



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2022-3464  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/26/2022 **In control:** City Council  
**Final action:** 12/14/2022  
**Title:** Zoning Reclassification Map No. 3-G at 1433 W Cortez St - App No. 22014T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-G  
**Attachments:** 1. O2022-3464 (V1).pdf, 2. O2022-3464.pdf

Date	Ver.	Action By	Action	Result
12/14/2022	1	City Council	Passed	Pass
11/29/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/26/2022	1	City Council	Referred	

### ORDINANCE

#### HE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 Single-Unit (Detached House) District, as shown on Map 3-G in the area bounded by:

**West Cortez Street; a line 318.7 feet west of North Noble Street ; the alley next South of and parallel to West Cortez Street; and a line 342.7 feet west of North Noble Street,**

**to those of RM-4.5 Residential Multi-Unit District**

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1433 West Cortez, Chicago, Illinois 60642

**NARRATIVE AND PLANS  
FOR THE PROPOSED ZONING MAP AMENDMENT**

**at 1433 West Cortez Street**

The Application is for a Zoning Map Amendment from RS-3 Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District. The Applicant intends to construct a three (3) dwelling unit building with three (3) off-street parking spaces. The footprint of the building shall approximately be 19.00 feet by 76.50 feet, in size. The building height shall be 45 feet, as defined by City Code.

LOT AREA: 2,983.2 SQUARE FEET

FLOOR AREA RATIO: 1.70

BUILDING AREA: 5074.50 SQUARE FEET

MINIMUM LOT AREA per DWELLING UNIT: 994.40 SQUARE FEET PER UNIT FOR EACH OF THE THREE (3) DWELLING UNITS

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES FRONT SETBACK: 10 FEET, 6 INCHES

REAR SETBACK: 37.5 FEET

SIDE SETBACK: 3 FEET (EAST) 2 FEET (WEST)

BUILDING HEIGHT: 45 FEET (measured to the upper ceiling on partial. 4<sup>th</sup> Floor)