



# Office of the City Clerk

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## Legislation Text

File #: SO2015-1374, Version: 1

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### ORDINANCE

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 9-G in the area bounded by:

West Cornelia Avenue; the public alley next southwest of and parallel to North Clark Street; the public alley next south of and parallel to West Cornelia Avenue; and a line 40.41 feet west of the public alley next southwest of and parallel to North Clark Street as measured along the south line of West Cornelia Avenue

to those of a RM-5 Residential Multi-Unit District which is hereby established in the area described above.

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

### NARRATIVE

1045-47 W. Cornelia Avenue TYPE I

### REGULATIONS

Current Zoning:

RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

Proposed Zoning: RM-5 Residential Multi-Unit District.

Narrative: The subject property includes 9,535 square feet of land, and is currently being used for a detached, single-family home and a detached garage. Applicant proposes to demolish the existing building and construct a 4 story building consisting of 16 residential dwelling units, 16 parking spaces and no loading berth.

FAR: 1.99

MLA: 595.94

FLOOR AREA: 9,535 sq. ft.

Residential Dwelling Units: Sixteen

Height: 46'8"

Setbacks:

North setback: East setback: South setback: West setback: Open Space:

15 feet 0 feet

31 feet 4 inches\* 7 feet 8 inches 592 Square Feet

\*Applicant will seek an administrative adjustment to reduce the rear yard setback from 38 feet to 31 feet 4 inches.

Parking Spaces: Sixteen

Loading: None

**FINAL FOR  
PUBLICATION**

NORTH SITE PLAN  
1045 W CORNELIA

1

1

NORTH  
FIRST FLOOR PLAN  
1045 W CORNELIA

2