



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2017-3836, Version: 1

Application Number: 19237 T~K

SUBSTITUTE ORDINANCE

BE 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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-1 in the area bounded by:

West Cortland Street; a line 103 feet West of and parallel to North Western Avenue; the public alley next South of and parallel to West Cortland Street; a line 127 feet West of and parallel to North Western Avenue.

To those of an RM4.5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 2413 West Cortland Street, Chicago IL

Application Number: 19237 T

NARRATIVE FOR TYPE 1 REZONING FOR 2413 WEST CORTLAND STREET, CHICAGO

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story three dwelling unit residential building. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description: Zoning Change from an RS3 to an RM4.5
 Use: Three dwelling unit residential building
 Floor Area Ratio: 1.466
 Lot Area: 2,991 square feet
 Building Floor Area: 4,387 square feet
 Density: 997 square feet per DU
 Off- Street parking: Parking spaces: 3
 Set Backs: Front: 12 feet 8 inches Side: east setback 6 inches
 and west setback 3 feet Rear: 25 feet 4 inches * Rear
 Yard Open Space: 195 square feet
 Building height: 35 feet 7 inches

will file an application for variation, if required

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FINAL FOR PUBLICATION

PLAT OF SURVEY

DESCRIBED AS :

JOHNSTON'S SUBDIVISION OF THE EASI V, OK THE SOUTHEAST ii OF SECTION 36, TOWNSHIP 40 NORTH RANCKnSifnp THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY^^LINCHS

TOTAL LAND AREA: 2988 SQ. FEET -

W. CORTLAND ST.

LEGEND

- CHAIN LINK FENCE -WOODFENCE "
- F. FR P O FR. P
- IRON FENCE.
- CONCRETE PA VEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH. " -SIDE BOUNDARY LINE
- EASEMENT LINE'
- BLDG. SETBACK UNE ■ .
- CENTERLINE . •

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. .

SCALE.: ORDERED : JOB NO : riKi.nwoitK ■

' COMPLETION. DATE

MUNICIPALITY :

. THE LEGAL" DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY.MUST BE; "-COMPARED WITH THE DEED..
M..A.G. NAH. * ON PROPERTY

7vM^"i"> (^C.=MEAS.),,,A.a.nailset3.
' ■ v 24.00 1-

SS.

16 FT. ASPHALT ALLEY

SIGNATURE DATE: ■ ,

STATE OF ILLINOIS COUNTY OF COOK

■ I, ANDRZJFJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT. PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY^

7. J?A.

ANDRZEJ MURZANSKI PLS: NO.,35-3258 EXPIRES 11/30/2018 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY:

" ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO " THE SURVEYOR FOR EXPLANATION OR CORRECTION ..

FOR EASEMENTS, BUILDING LINES AND OTHERRESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL ' BUILDING REGULATIONS' :