

**NARRATIVE AND PLANS ATTACHMENT**

**TYPE I Rezoning from RS-3 to B2-3**

1441 West Cortez Street

**The Project**

The property is improved with a four-story residential building containing eight residential dwelling units, and three parking spaces. The Applicant seeks to rezone the property to legalize two of the existing eight residential dwelling units in the building. No exterior additions are proposed. No parking will be added, and the number of off-street parking spaces will remain at three spaces. The building height is and will remain at 42.5 feet.

The subject property is located on the south side of West Cortez Street in area that is primarily improved with multi-family buildings ranging in height from two to four stories. To legalize two of the existing eight building, the Applicant seeks a change in zoning classification for the subject property from the property's current RS-3 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District under a Mandatory Type I Map Amendment. The area has a mix of zoning classifications, including RS-3, RT-4, RM-4.5, RM-5, RM-6, B1-2, B1-3, B2-2, B3-1 and B3-3. It is improved with multiple buildings of similar size, scale, and density to the subject building. The proposed B2-3 will legalize two of the existing eight units in the building, the other six being legal non-conforming units. The proposed rezoning is not only consistent with the variety of buildings and classifications in the area but also with the Plan for Chicago's Near Northwest Side adopted in September 2002. The property is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is located within the requisite distance from three CTA bus line corridors as designated in Table 17-17-0400-B, being 863 feet from Ashland Avenue, 1,009 feet from Division Street and 311 feet from Milwaukee Avenue and also is located 1,362 feet from the CTA Division Blue Line Train Station entrance. Accordingly, the property qualifies for a parking reduction under the Transit Served provision of the Zoning Ordinance and a Variation under Section 17-13-1003-EE reducing the required parking for the eight units to three existing parking spaces is sought as part of the Type I rezoning, per Section 17-13-0303-D governing Optional Administrative Adjustments and also a Variation is sought as part of the Type I rezoning, again per Section 17-13-0303-D, to reduce under Section 17-13-1101-R the required minimum lot area per dwelling units for the eight residential dwelling units from 3,200 square feet to 2,990 square feet, which reduction is 93.44% of the otherwise required land area.

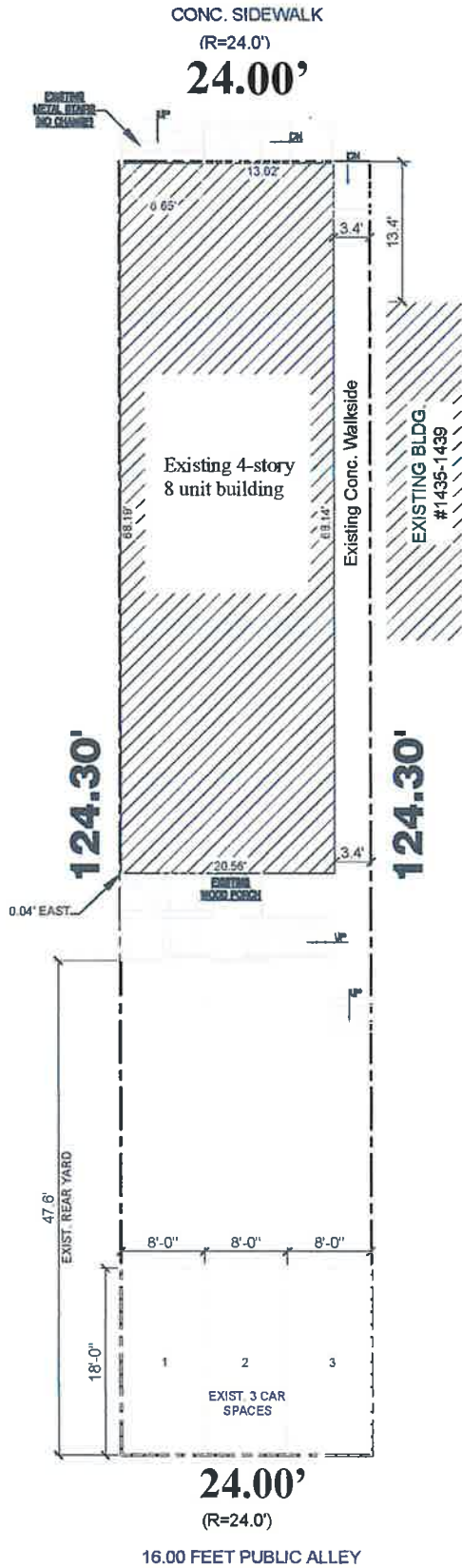
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,990 square feet
Floor Area:	5,257 square feet (existing)
Maximum FAR:	1.76
Residential Dwelling Units:	8
MLA Density:	373.75 square feet
Height (existing):	42.5 feet
Bicycle Parking:	2 spaces
Automobile Parking:	3*
Setbacks:	Front (Cortez Street): None (existing)
	East Side: 3.40 feet (existing)
	South Side: None (existing)
	Rear (Alley): 47.50 feet (existing)

\*A set of plans and a block plan showing the TSL distance of 311.0 feet to Milwaukee Avenue.

# WEST CORTEZ ST.

CONCRETE CURB



## SITE PLAN

SCALE: 1/8" = 1'-0"



**AD** ARCHITECTS  
Chicago Design Collaborative

Studio: 1000 North Dearborn Street  
Chicago, IL 60610  
Phone: 312.744.0001  
Fax: 312.744.0005  
Email: info@adarchitects.com

**Mario G. Cruz**  
ARCHITECT

CONTRACTOR:  
MARIO G. CRUZ ARCHITECTS, 1000 NORTH DEARBORN STREET, CHICAGO, IL 60610. LICENSE NO. 001-00000001. REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF ILLINOIS. MARIO G. CRUZ ARCHITECTS IS THE ARCHITECT OF RECORD FOR THIS PROJECT. THE ARCHITECT'S CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE ARCHITECT'S CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.



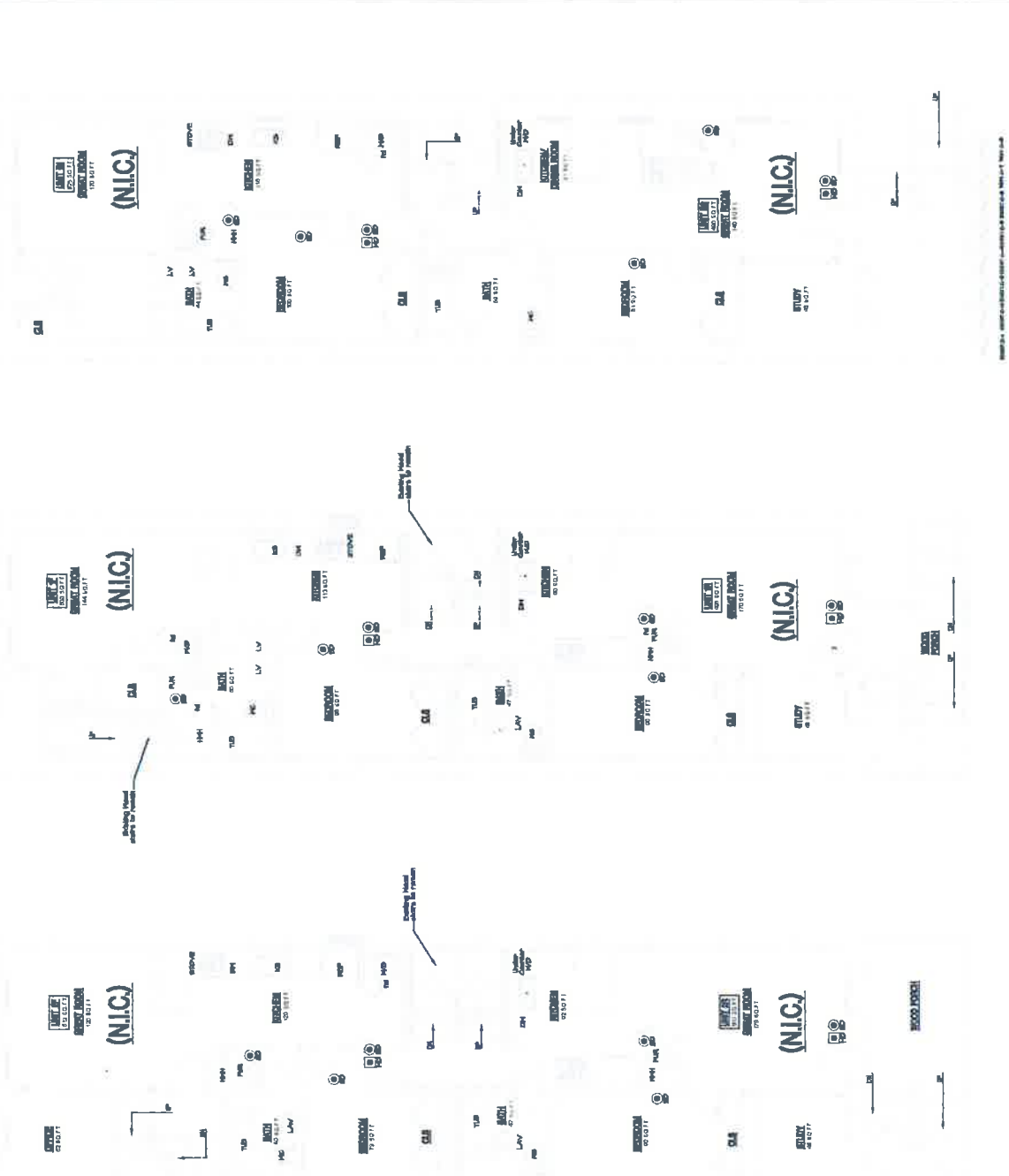
LEGEND FOR FLOOR PLAN

NO.	DESCRIPTION	DATE
1	For Permit	7-1-2023

1441 W.  
CORTEZ  
STREET  
CHICAGO ILLINOIS

Existing Floor  
Plans (Basement,  
First & Second)

**D-100**



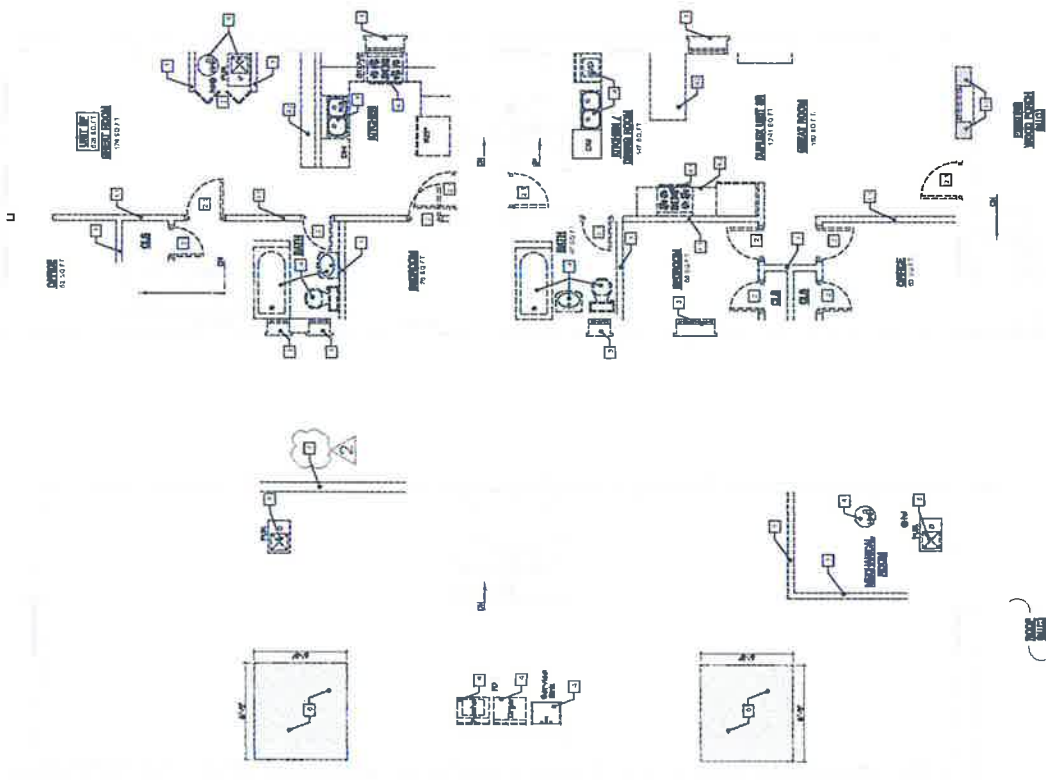
**BASEMENT EXISTING PLAN**  
SCALE: 1/8" = 1'-0"  
(N.I.C.) SHOWN FOR REFERENCE ONLY

**FIRST FLOOR EXISTING PLAN**  
SCALE: 1/8" = 1'-0"  
(N.I.C.) SHOWN FOR REFERENCE ONLY

**SECOND FLOOR EXISTING PLAN**  
SCALE: 1/8" = 1'-0"  
(N.I.C.) SHOWN FOR REFERENCE ONLY

**General Legend**

- 1) Remove existing ceiling and ceiling joists in areas shown. See Note 1.
- 2) Remove existing ceiling and ceiling joists in areas shown. See Note 2.
- 3) Remove existing ceiling and ceiling joists in areas shown. See Note 3.
- 4) Remove existing ceiling and ceiling joists in areas shown. See Note 4.
- 5) Remove existing ceiling and ceiling joists in areas shown. See Note 5.
- 6) Remove existing ceiling and ceiling joists in areas shown. See Note 6.
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- 16) Remove existing ceiling and ceiling joists in areas shown. See Note 16.
- 17) Remove existing ceiling and ceiling joists in areas shown. See Note 17.
- 18) Remove existing ceiling and ceiling joists in areas shown. See Note 18.
- 19) Remove existing ceiling and ceiling joists in areas shown. See Note 19.
- 20) Remove existing ceiling and ceiling joists in areas shown. See Note 20.



**THIRD FLOOR DEMOLITION PLAN**

**FOURTH FLOOR DEMOLITION PLAN**

NOTES:  
1. DEMOLITION TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.  
2. ALL DEMOLITION TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.  
3. ALL DEMOLITION TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

**ARCHITECTS**  
**AD**  
Chicago, IL  
1441 W. Cortez Street  
Chicago, IL 60642  
Tel: 312.321.1000  
Fax: 312.321.1001  
www.adarchitects.com

**Mario G. Cruz**  
**ARCHITECT**  
Chicago, IL  
1441 W. Cortez Street  
Chicago, IL 60642  
Tel: 312.321.1000  
Fax: 312.321.1001  
www.adarchitects.com

**ARCHITECT STATEMENT**  
I, Mario G. Cruz, Architect, certify that I am the author of the architectural drawings and specifications herein, and that I am a duly licensed architect in the State of Illinois. I am not aware of any falsification of information or any other irregularities in the preparation of these drawings and specifications. I am not aware of any other persons who have prepared or caused to be prepared any drawings or specifications in violation of the provisions of the Illinois Professional Land Surveying Act, Chapter 120, Illinois Compiled Statutes (605 ILCS 120/1-1).

NO.	DESCRIPTION	DATE
1	For Permit	7-1-2023
2	For Review	8-10-2023
3	Corrections	

**1441 W. CORTEZ STREET**  
CHICAGO, ILLINOIS

**Demolition Floor Plans (Third & Attic)**

**D-101**



**Mario G. Cruz**  
ARCHITECT

Design Firm Architect License  
No. 14 00176-021

ARCHITECTS 001642415  
280 W. Superior St.  
Chicago, IL 60604  
PH: 312.747.0745  
Email: mrcruz@mgca.com

**ARCHITECT STATEMENT**

THIS DOCUMENT IS THE PROPERTY OF MARIO G. CRUZ ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MARIO G. CRUZ ARCHITECT. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

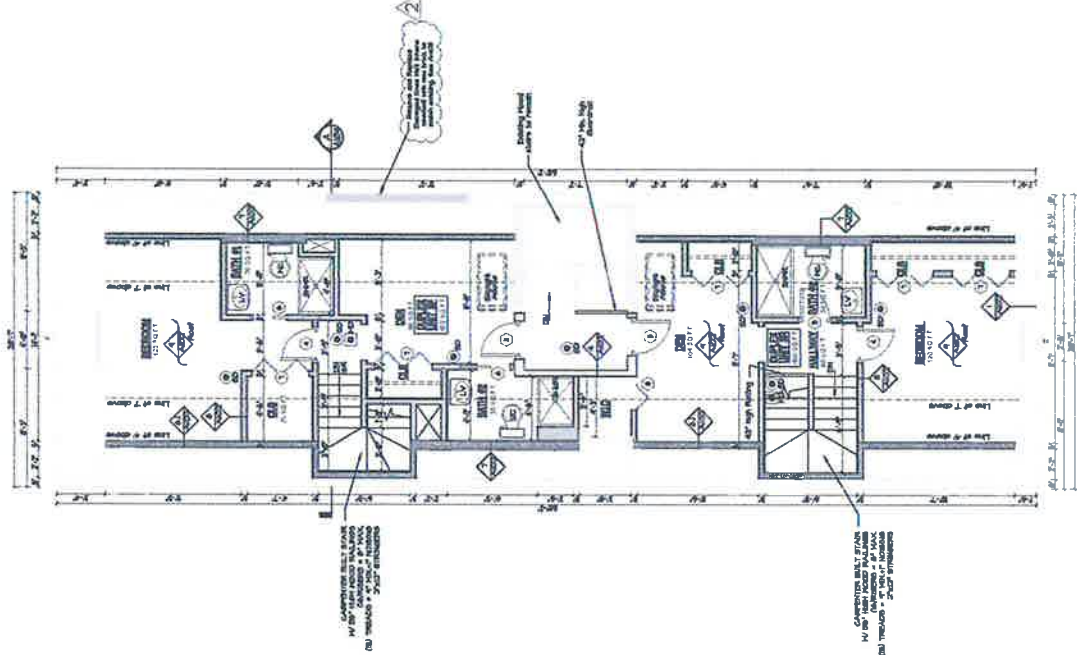
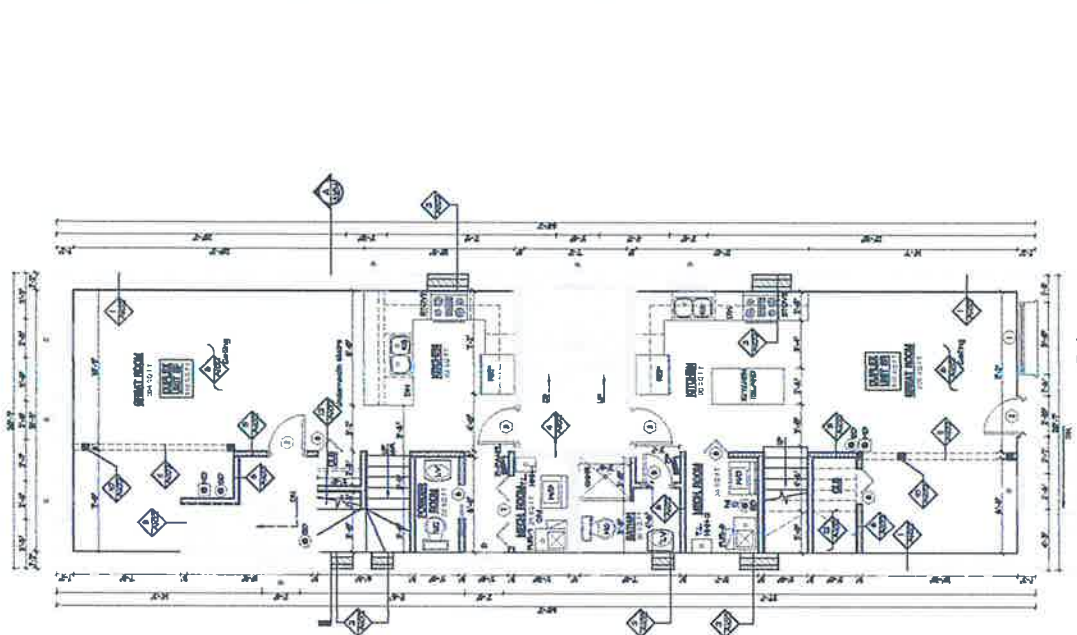


NO.	DATE	DESCRIPTION	BY
1	7-1-2023	FOR PERMITS	
2	8-10-2023	FOR PERMITS CORRECTIONS	

**1441 W. CORTEZ STREET**  
CHICAGO, ILLINOIS

Proposed Floor Plans  
(Third & Attic)

**A-101**



- GENERAL NOTES:**
1. INSTALL BRASS CABINET KNOCKERS IDENTIFIERS
  2. 1/2" PLY FROM ALL MATERIAL ROOMS
  3. 1/4" GYPSUM BOARD ON ALL WALLS
  4. CLASPS COMPLIANT PER OWNER SELECTION.
- MECHANICAL:**
1. APPROXIMATE PER MECHANICAL ROOMS OWNER SELECTION.
  2. PROVIDE COMPASS & SPOON SHAVE CHARACTER PER OWNER SELECTION.
  3. APPROXIMATE PER MECHANICAL ROOMS OWNER SELECTION.
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- ELECTRICAL:**
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  10. PROVIDE VARIETY & STONE TOP PER PER GIVEN
- PLUMBING:**
1. PROVIDE MECHANICAL ROOMS OWNER SELECTION
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  10. PROVIDE MECHANICAL ROOMS OWNER SELECTION

**PROPOSED FOURTH FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**PROPOSED THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NOTES:  
1. CONSULT WITH ALL AGENCIES AND APPROVED CONTRACTORS TO VERIFY ALL DIMENSIONS (TYP)

**AD ARCHITECTS**  
**G-D CONSULTANTS**

Design Firm Architect License No. 16300020001  
 ARCHITECTS CONSULTANTS  
 CHICAGO ILLINOIS 60632  
 PH 312 774 0195  
 GMAIL: info@adg.com

**Mario G. Cruz**  
 ARCHITECT

**CONTRACT**

THIS IS A CONTRACT FOR ARCHITECTURAL SERVICES ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE ARCHITECTURAL DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE ARCHITECTURAL DRAWINGS.

**ARCHITECT'S STATEMENT**

THE ARCHITECT HAS REVIEWED THE PROJECT INFORMATION AND HAS DETERMINED THAT THE PROJECT INFORMATION IS SUFFICIENT FOR THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE ARCHITECTURAL DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE ARCHITECTURAL DRAWINGS.



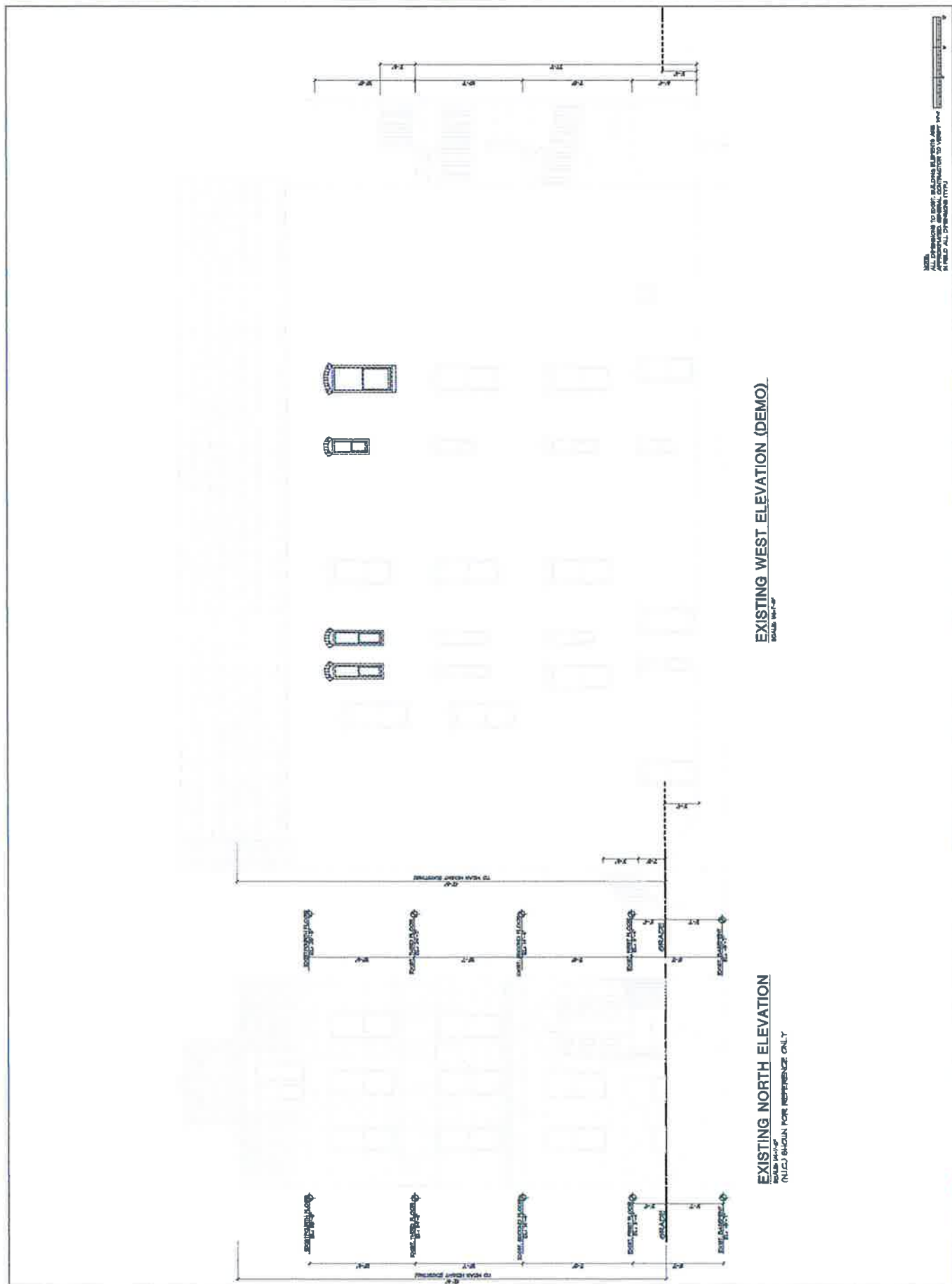
DATE: 7-1-2023

NO.	DESCRIPTION	DATE
1	FOR PERMITS	7-1-2023

**1441 W. CORTEZ STREET**  
 CHICAGO ILLINOIS

Demolition Elevations

**D-200**



NOTES:  
 1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 2. APPROXIMATE DEMOLITION CONTRACTOR TO VERIFY AND FIELD ALL DIMENSIONS (TYP)


  
 Design Firm (Architect) License No. 141 000 76 0017  
**ARCHITECTS-CONSULTANTS**  
 1408 W. DIVISION ST.  
 CHICAGO, IL 60642  
 PH: 312.771.8185  
 Email: mocr@mgca.com

**Mario G. Cruz**  
 ARCHITECT

I AM AN ARCHITECT REGISTERED IN THE STATE OF ILLINOIS UNDER LICENSE NO. 141 000 76 0017. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING ENGINEERING SERVICES. I AM NOT PROVIDING LANDSCAPE ARCHITECTURE SERVICES. I AM NOT PROVIDING SURVEYING SERVICES. I AM NOT PROVIDING PROFESSIONAL SERVICES IN ANY OTHER FIELD. I AM NOT PROVIDING PROFESSIONAL SERVICES IN ANY OTHER FIELD. I AM NOT PROVIDING PROFESSIONAL SERVICES IN ANY OTHER FIELD.

**ARCHITECT'S STATEMENT**  
 I, THE ARCHITECT, HAVE PREPARED THIS SET OF ARCHITECTURAL DRAWINGS FOR THE PROJECT DESCRIBED HEREIN. I HAVE CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAVE FOUND THEM TO BE AS SHOWN ON THESE DRAWINGS. I HAVE CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAVE FOUND THEM TO BE AS SHOWN ON THESE DRAWINGS. I HAVE CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAVE FOUND THEM TO BE AS SHOWN ON THESE DRAWINGS.

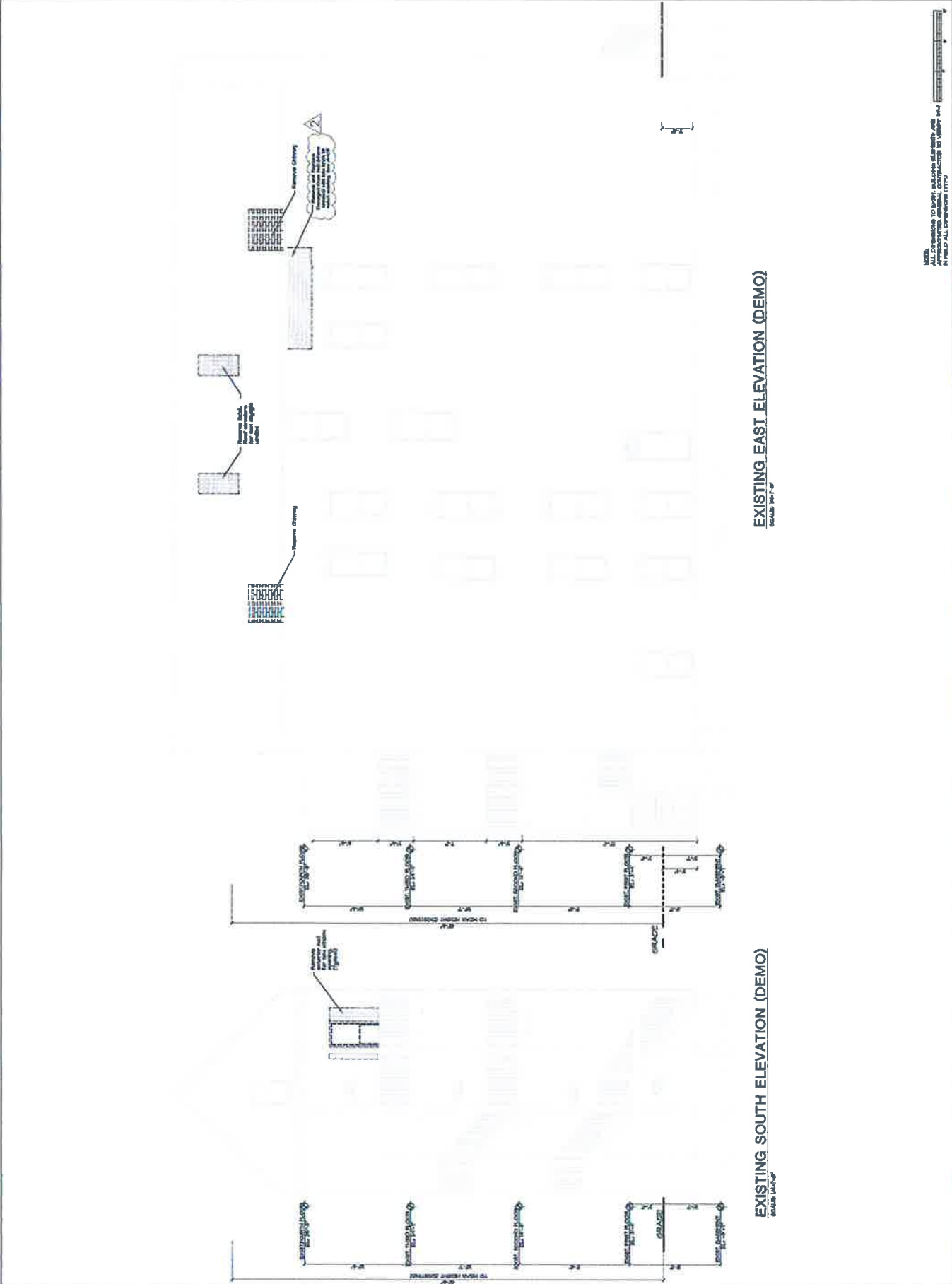


LICENSE FOR THE PROJECT  
 PROJECT NO. 1408 W. DIVISION ST.  
 SHEET NO. D-201

DIS.	DESCRIPTION	DATE
1	For Permit	7-1-2023
2	For Zoning	8-10-2023
	Comments	

**1441 W. CORTEZ STREET**  
 CHICAGO ILLINOIS

Demolition Elevations  
**D-201**



NOTES:  
 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

**AD** ARCHITECTS  
**CRUZ D.** ARCHITECTS

Design Firm Address: Lakeview  
 No. 18100 36-001  
 ARCHITECTS-CORPORATE  
 18100 36-001  
 CHICAGO ILLINOIS 60647  
 PH-312-711-0765  
 Email: mpcruz@adarchitects.com

**Mario G. Cruz**  
 ARCHITECT

**ARCHITECT STATEMENT**  
 I, MARIO G. CRUZ, ARCHITECT, AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS. I HAVE REVIEWED THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT AND I HEREBY CERTIFY THAT THE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS OF THE ILLINOIS ARCHITECTURAL BOARD AND THE ILLINOIS ARCHITECTURAL ACT. I HAVE NOT OBSERVED ANY VIOLATIONS OF THE ILLINOIS ARCHITECTURAL BOARD RULES AND REGULATIONS. I HAVE NOT OBSERVED ANY VIOLATIONS OF THE ILLINOIS ARCHITECTURAL ACT. I HAVE NOT OBSERVED ANY VIOLATIONS OF THE ILLINOIS ARCHITECTURAL BOARD RULES AND REGULATIONS. I HAVE NOT OBSERVED ANY VIOLATIONS OF THE ILLINOIS ARCHITECTURAL ACT.



EXP. 11-30-2024  
 ILLINOIS ARCHITECTURAL BOARD  
 ARCHITECT STATEMENT  
 MARIO G. CRUZ  
 No. 011-011111

DATE	DESCRIPTION	DATE
1	For permit	7-1-2023
2	For Planning Commission	8-18-2023

1441 W.  
 CORTEZ  
 STREET  
 CHICAGO ILLINOIS

Proposed Elevations

**A-200**



**PROPOSED WEST ELEVATION**  
 SCALE: 1/4"=1'-0"

**EXISTING NORTH ELEVATION (FOR REFERENCE ONLY)**  
 SCALE: 1/4"=1'-0"



**AD** ARCHITECTS  
**CRUZ D. CRUZ ARCHITECTS**  
 Chicago, IL

Design Firm Accredited License  
 No. 14-00129-001

ARCHITECT'S CONSULTANTS  
 200 WEST MADISON AVE  
 CHICAGO, IL 60601  
 PH 312.714.7755  
 Email: [info@adarchitects.com](mailto:info@adarchitects.com)

**Mario G. Cruz**  
 ARCHITECT

CONTRACT  
 I AM NOT A REGISTERED ARCHITECT IN THE STATE OF ILLINOIS. I AM A REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA. I AM NOT A REGISTERED ARCHITECT IN THE STATE OF ILLINOIS. I AM A REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA. I AM NOT A REGISTERED ARCHITECT IN THE STATE OF ILLINOIS. I AM A REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA.

**ARCHITECT'S STATEMENT**  
 I, THE ARCHITECT, HAVE PREPARED THESE PLANS TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO BUILDING DEPARTMENT. I HAVE CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAVE FOUND THEM TO BE AS SHOWN ON THESE PLANS. I HAVE CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAVE FOUND THEM TO BE AS SHOWN ON THESE PLANS.

EXP. 11-30-2024

LICENSED ARCHITECT

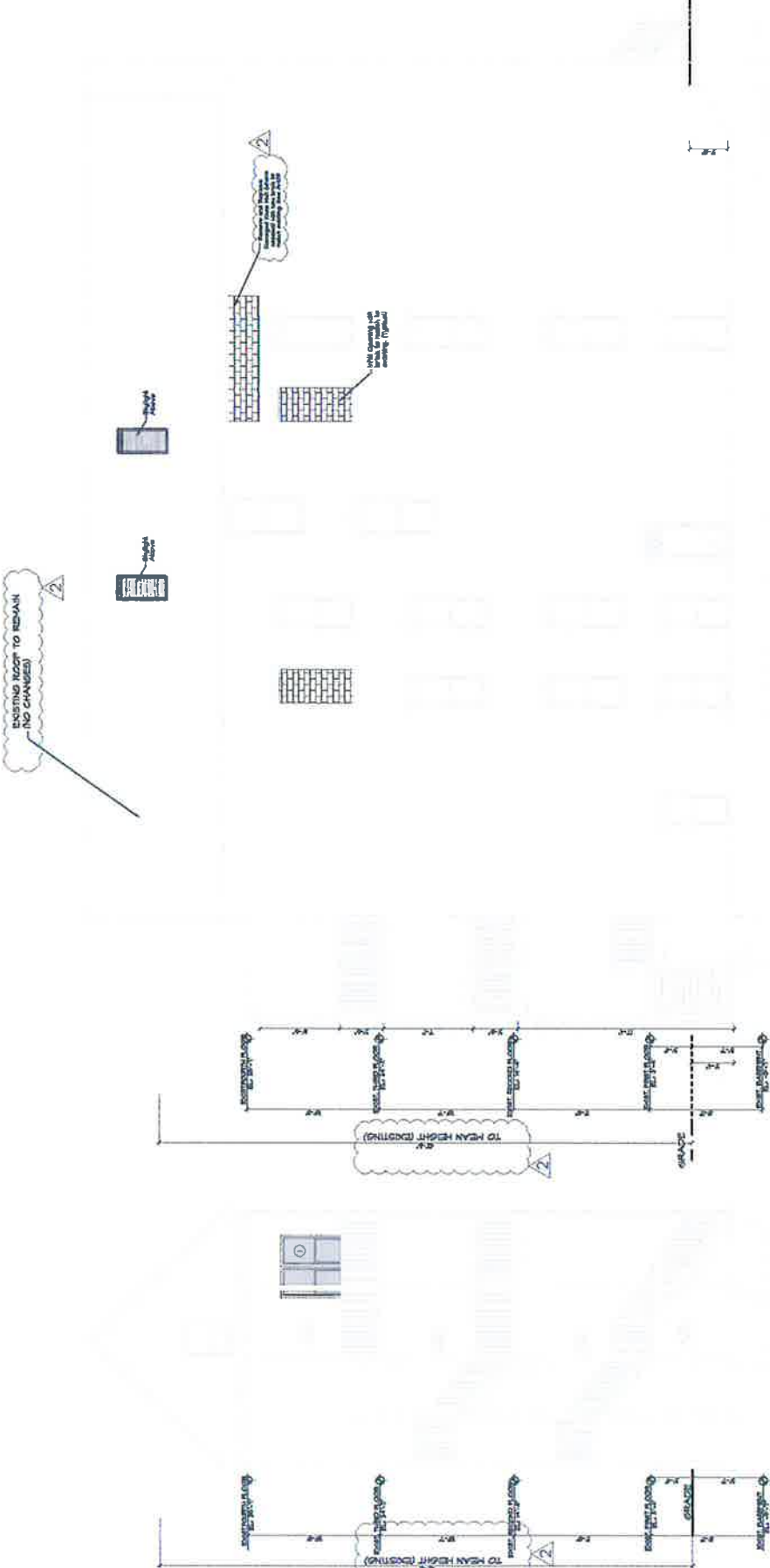
NO.	DESCRIPTION	DATE
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2	For Zoning Corrections	8-10-2023

1441 W.  
 CORTEZ  
 STREET

CHICAGO ILLINOIS

Proposed Elevations

**A-201**



**PROPOSED EAST ELEVATION**  
 SCALE 1/4" = 1'-0"

**PROPOSED SOUTH ELEVATION**  
 SCALE 1/4" = 1'-0"

