

NARRATIVE AND PLANS ATTACHMENT

TYPE I Rezoning from RS-3 to B2-3

1441 West Cortez Street

FINAL FOR PUBLICATION

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.

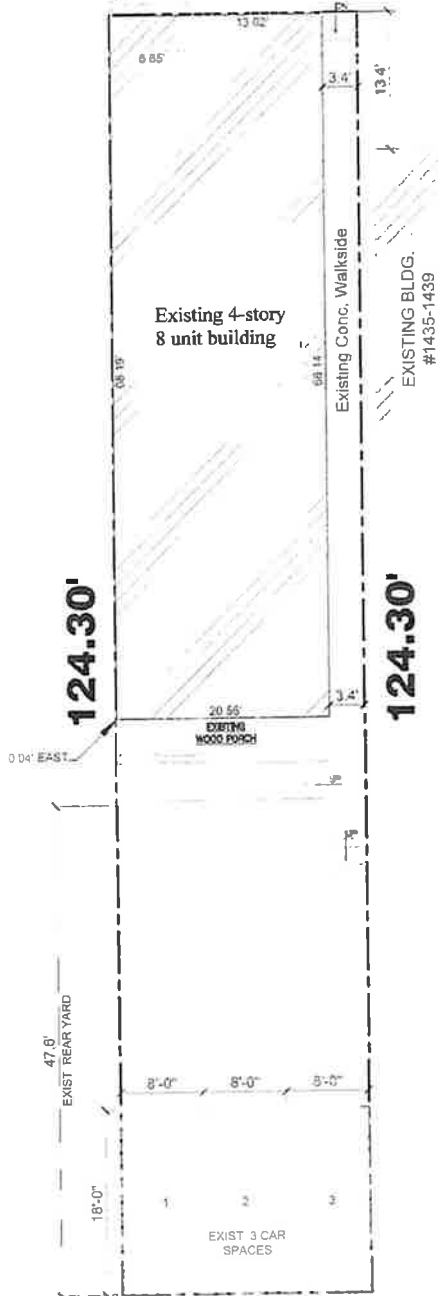
CONCRETE CURB

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CONC SIDEWALK
(R=24.0')

24.00'

EXISTING
METAL STAIRS
(NO CHANGE)



124.30'

124.30'

24.00'

(R=24.0')

16.00 FEET PUBLIC ALLEY

SITE PLAN

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



FINAL FOR PERMIT



(N.I.C.)
 SECOND FLOOR EXISTING PLAN
 N.I.C. ARCHITECTS FOR REFERENCE ONLY

(N.I.C.)
 FIRST FLOOR EXISTING PLAN
 N.I.C. ARCHITECTS FOR REFERENCE ONLY

(N.I.C.)
 BASEMENT EXISTING PLAN
 N.I.C. ARCHITECTS FOR REFERENCE ONLY

Mario G. Cruz
 ARCHITECT

1441 W. CORTEZ STREET

CHICAGO ILLINOIS

Existing Floor Plans (Basement, First & Second)

D-100

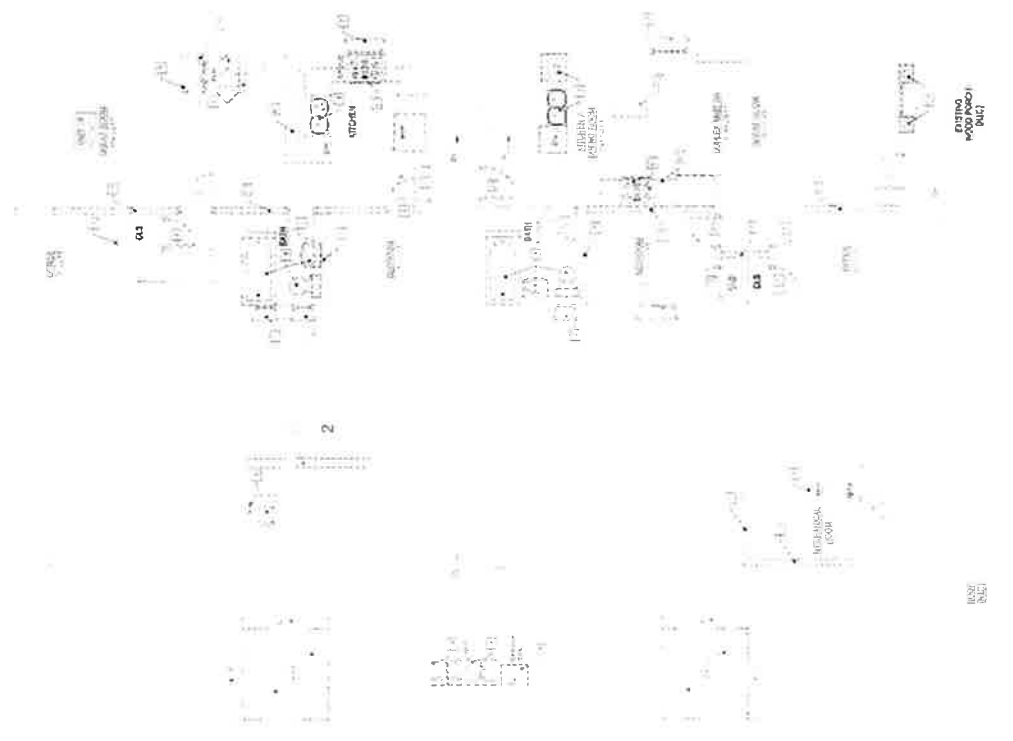
BASEMENT EXISTING PLAN

FIRST FLOOR EXISTING PLAN

SECOND FLOOR EXISTING PLAN

- GENERAL NOTES:**
- 1) All work shall be done in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.
 - 2) All work shall be done in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.
 - 3) All work shall be done in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.
 - 4) All work shall be done in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.
 - 5) All work shall be done in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.
 - 6) All work shall be done in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.
 - 7) All work shall be done in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.
 - 8) All work shall be done in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.
 - 9) All work shall be done in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.
 - 10) All work shall be done in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and regulations.

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THIRD FLOOR DEMOLITION PLAN

FOURTH FLOOR DEMOLITION PLAN



Mario G. Cruz
ARCHITECT



1441 W.
CORTEZ
STREET
CHICAGO, ILLINOIS

Demolition
Floor Plans
(Third & Attic)

D-101

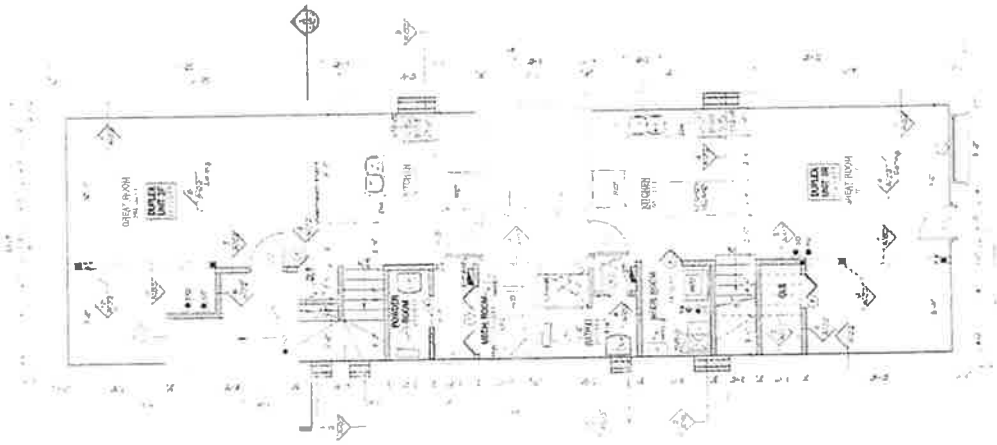
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ARCHITECT

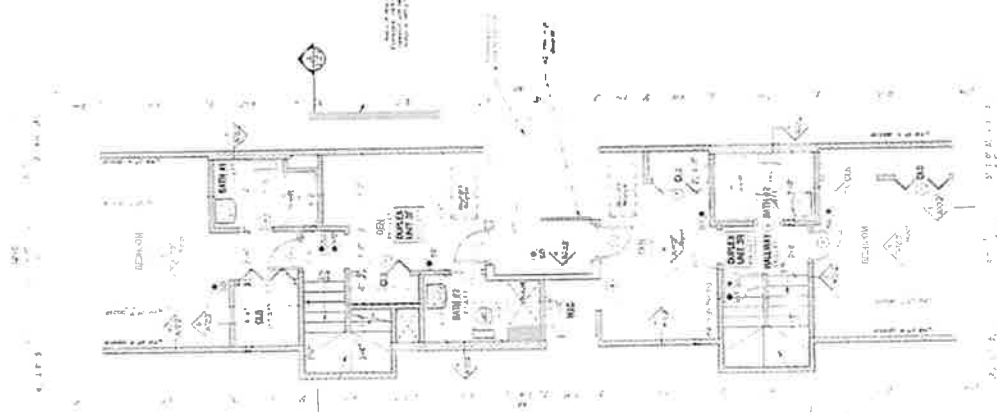
1441 W. CORTEZ STREET
CHICAGO ILLINOIS

Proposed Floor Plans
(Third & Attic)

A-101

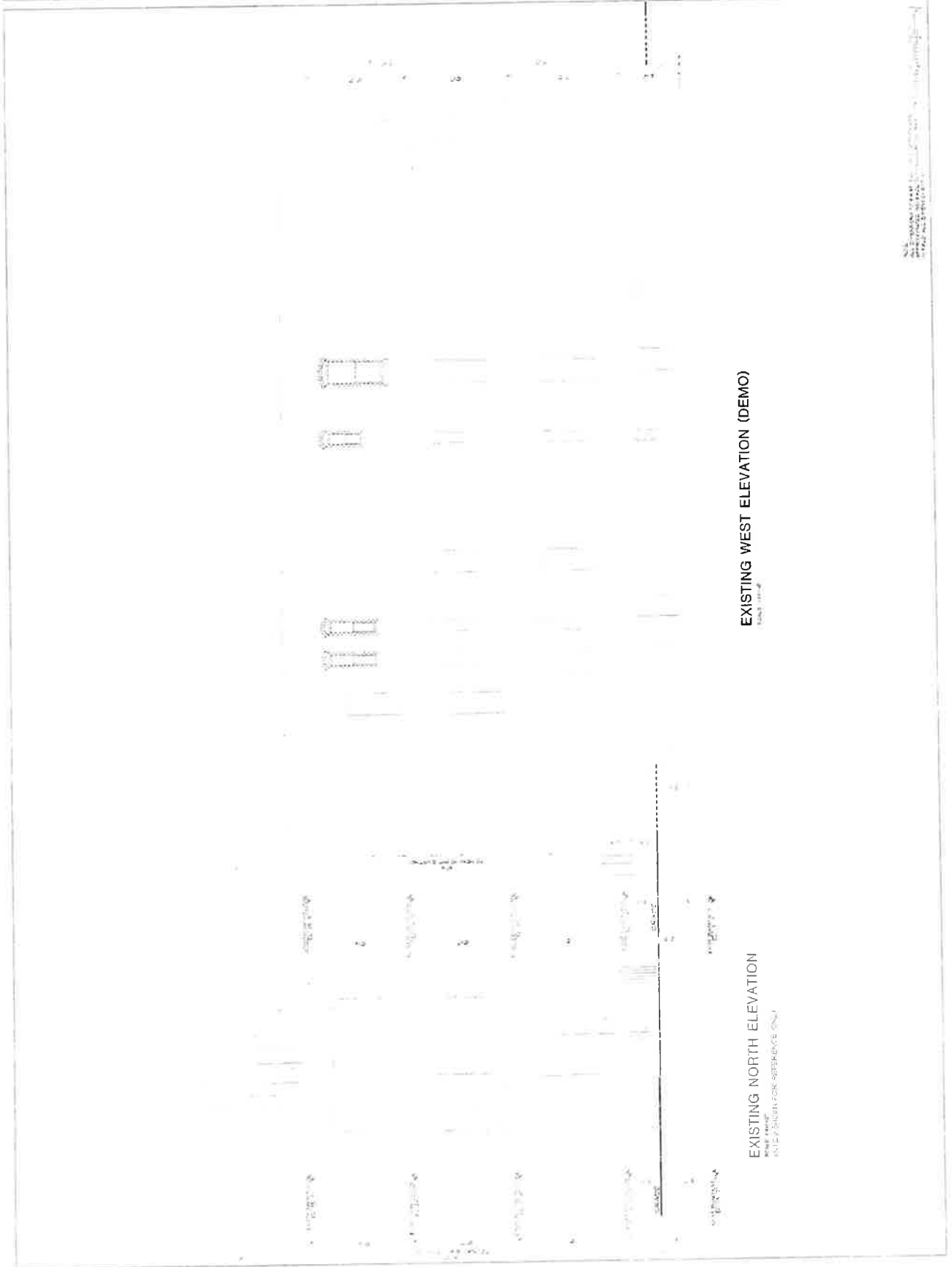


PROPOSED THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



PROPOSED FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"

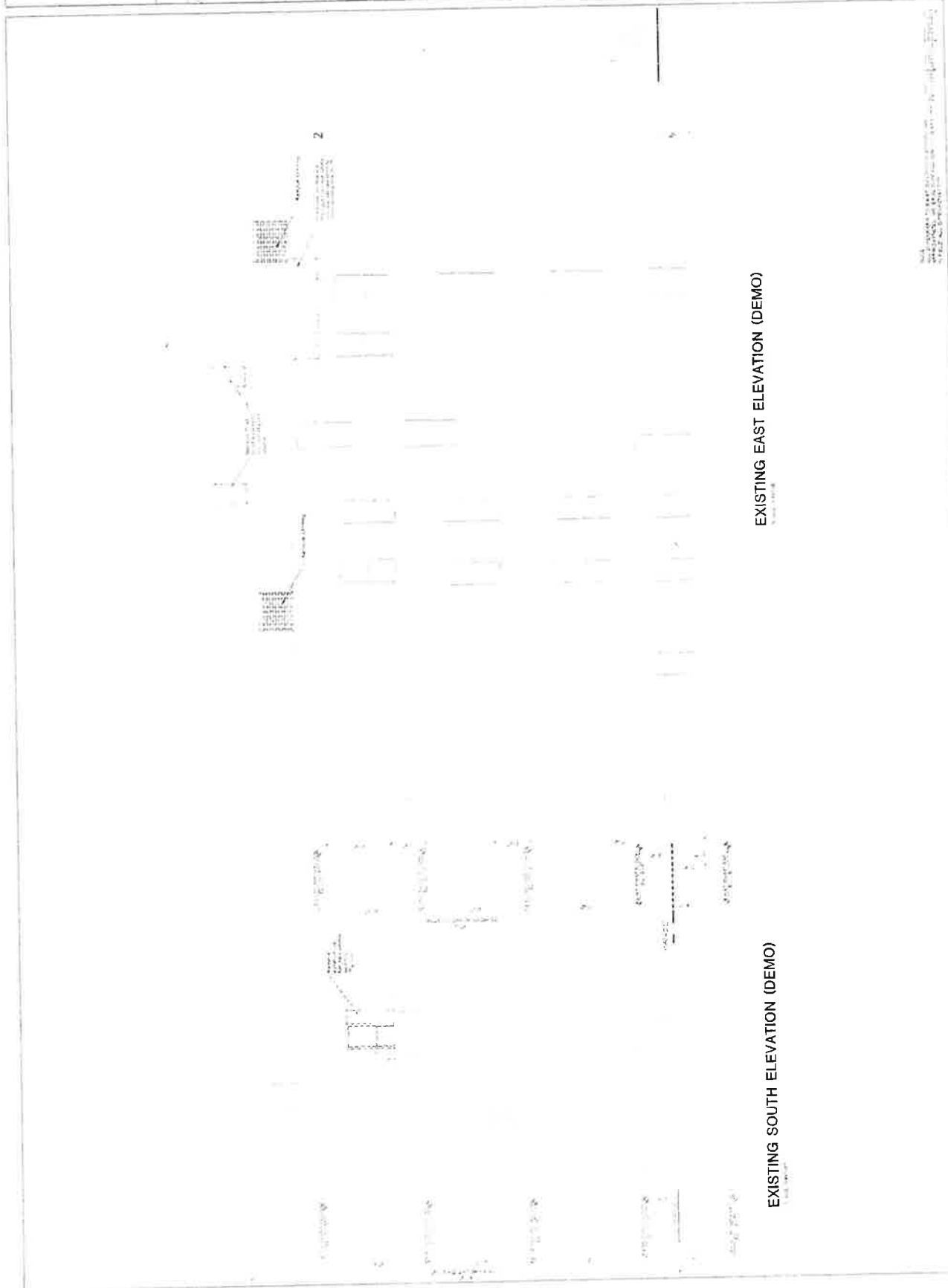
- NOTES:**
1. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.
 2. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 CODE.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).
 4. ALL WORK TO BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMCC).
 5. ALL WORK TO BE IN ACCORDANCE WITH THE INTERNATIONAL ELECTRICAL CODE (IEC).
 6. ALL WORK TO BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 7. ALL WORK TO BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE (IFC).
 8. ALL WORK TO BE IN ACCORDANCE WITH THE INTERNATIONAL SAFETY CODE (ISC).
 9. ALL WORK TO BE IN ACCORDANCE WITH THE INTERNATIONAL HEALTH AND SAFETY CODE (IHSC).
 10. ALL WORK TO BE IN ACCORDANCE WITH THE INTERNATIONAL ENVIRONMENTAL CODE (IEC).



Architectural title block containing the following information:

- Project Name: 1441 W. CORTEZ STREET
- Location: CHICAGO ILLINOIS
- Architect: Mario G. Cruz ARCHITECT
- Sheet Title: Demolition Elevations
- Sheet Number: D-200

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CHICAGO ARCHITECTURAL BOARD
1441 W. CORTEZ STREET
CHICAGO ILLINOIS

Mario G. Cruz
ARCHITECT

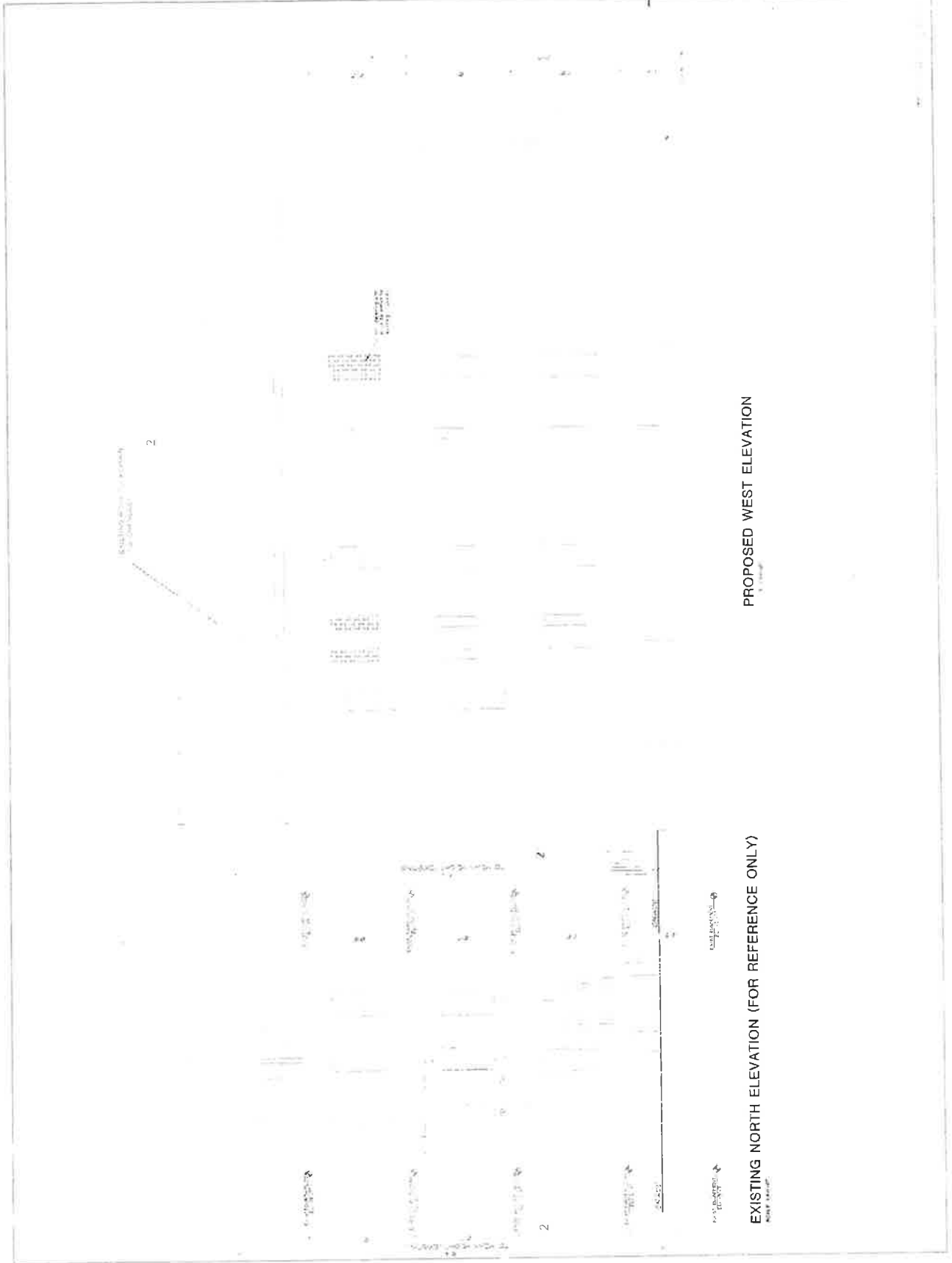
NO.	DATE	DESCRIPTION
1	10/15/11	1. 1st Floor Plan
2	10/15/11	2. 2nd Floor Plan

CHICAGO ILLINOIS

Demolition Elevations

D-201

FINAL FOR PERMITS



Architect
 Mario G. Cruz
 ARCHITECT

1441 W.
 CORTEZ
 STREET

CHICAGO ILLINOIS



EXP. 11.30.2024

No.	Description	Date
1	PRELIMINARY	11.24.11
2	FOR PERMITS	11.24.11
3	FOR PERMITS	11.24.11

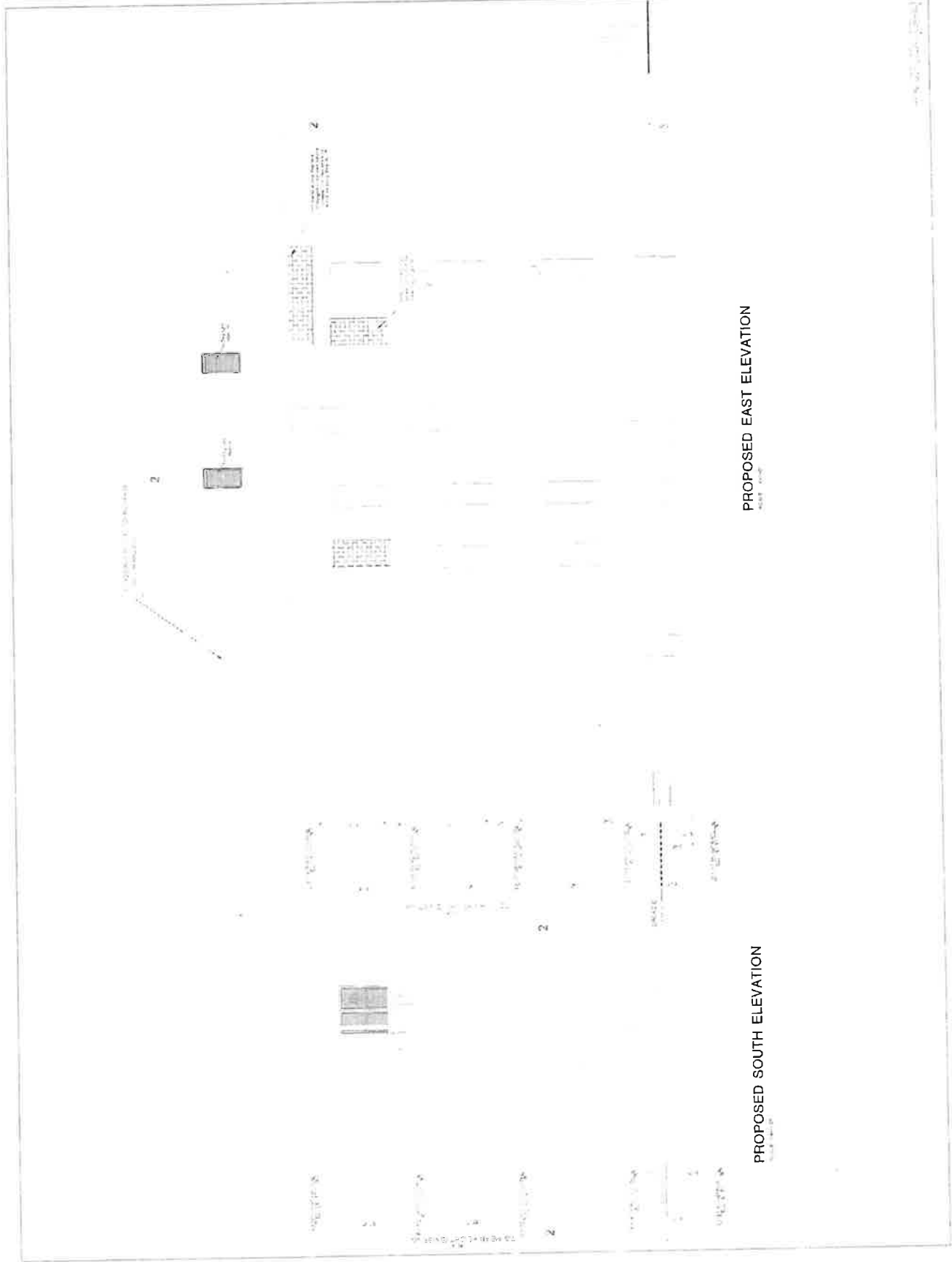
1441 W.
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 STREET

CHICAGO ILLINOIS

Projected Elevations

A-200

PROPOSED EAST ELEVATION



Chicago Department of Planning
11-30-2024

Mario G. Cruz
ARCHITECT



EXP 11-30-2024

NO.	DESCRIPTION	DATE
1	11-30-2024	11-30-2024
2	11-30-2024	11-30-2024

1441 W.
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STREET

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Miscellaneous Elevation

A-201