Final for Publication

23016-T1

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
3601-11 West Cortland Street / 1844-56 North Central Park Avenue
From RM-5 to RM-5

The Property
The subject property is an improved property located in a RM-5 Residential Multi-Unit District. The property is improved with a five-story with basement building that previously included a transitional residence use. The building's existing height is 64.42'.

The Project
KDP CHICAGO CORTLAND LLC (the "Applicant") will convert the existing building to residential use with 42 units and 34 parking spaces. The building's existing height will remain. A four story addition with a height of 59.83' is proposed.

The Applicant seeks to rezone the property from a RM-5 Residential Multi-Unit District to a RM-5 Residential Multi-Unit District to seek all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation per section 17-13-1101-B to reduce the minimum required front setback (Central Park Avenue) required under section 17-2-0305 from 15.0' to 0; 2) an optional variation per section 17-13-1101-B to reduce the minimum required north side setback (Cortland Avenue) required under section 17-2-0309 from to 0; 3) an optional variation per section 17-13-1101-B to reduce the required combined side setback to zero; 4) an optional variation per section 17-13-1101-B to reduce the required south side setback (alley) required under section 17-2-0309 from to 0; 5) an optional variation per section 17-13-1101-D to reduce the off-street parking requirement under section 17-10-0207-C by 20% from 42 spaces to 34 spaces; 6) an optional variation per section 17-13-1101-D to reduce the off-street loading space requirement under section 17-10-1100 from one loading space to zero; 7) an optional variation per sections 17-13-1101-A and 17-13-1003-K to reduce the required amount of rear yard open space required under section 17-2-0307 . to zero; 8) an optional variation per sections 17-13-1101-A and 17-13-1003-L to allow a building height of 59.83' which exceeds the maximum allowable height required under section 17-2-0311 of 47.0' but is not more than the existing non-conforming building height of 64.42'; 9) an optional variation per sections 17-13-1101-A and 17-13-1003-II to seek relief under the Landscape Ordinance to reduce interior landscape area required under section 17-11-0203-B from 580 square feet to 256 square feet; and 10) an optional variation per section 17-13-1101-A and 17-13-1003-II to reduce interior trees required under section 17-11-0203-B from 5 to 0.

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

Lot Area:	16,892 square feet	
FAR:	2.00	
Floor Area:	33,784 square feet	
Residential Dwelling Units:	42	
MLA Density:	402 square feet	
Height:	64.42' (existing height of building) 59.83' (proposed building addition height)*	
Automobile Parking:	34*	
Loading Berths:	0*	
Setbacks (existing):	Front (Central Park Avenue):	0'*
	North Side (Cortland Avenue):	0'*
	South Side (alley):	0'*
	Rear:	56'

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A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

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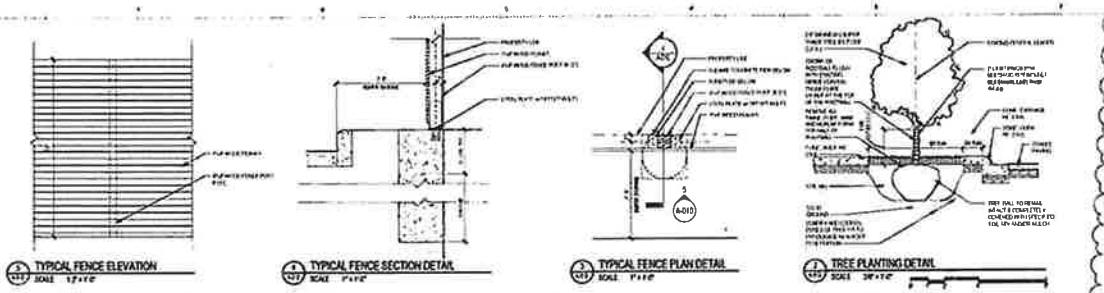

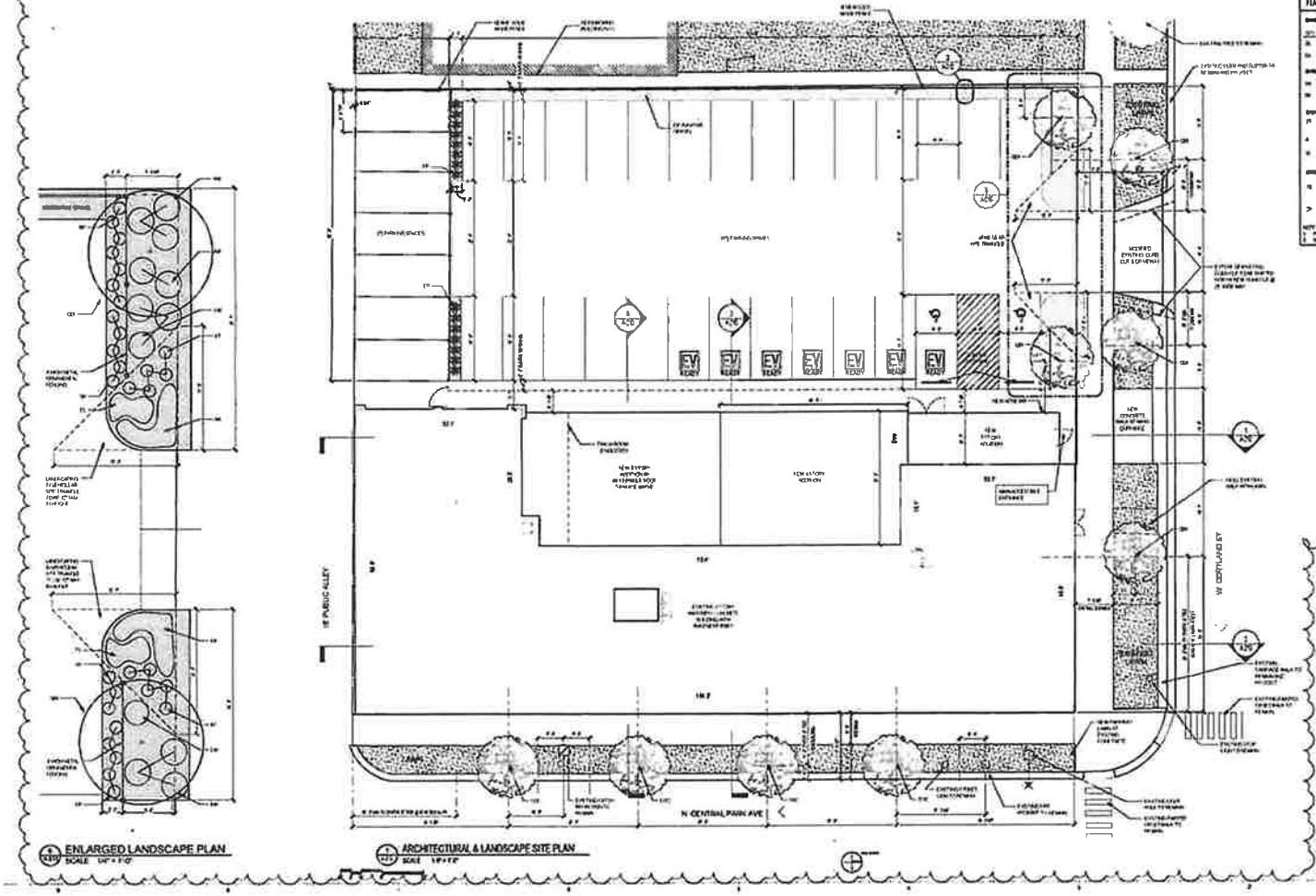

NOTE

LANDSCAPE ROOM CHART SUMMARY

PLANT LIST

SITE PLAN NOTES

LANDSCAPE NOTES

SITE LEGEND:

OKW

CORTLAND PLACE

3001 W CORTLAND ST CHICAGO IL 60647

ARCHITECTURAL & LANDSCAPE SITE PLAN

A-010

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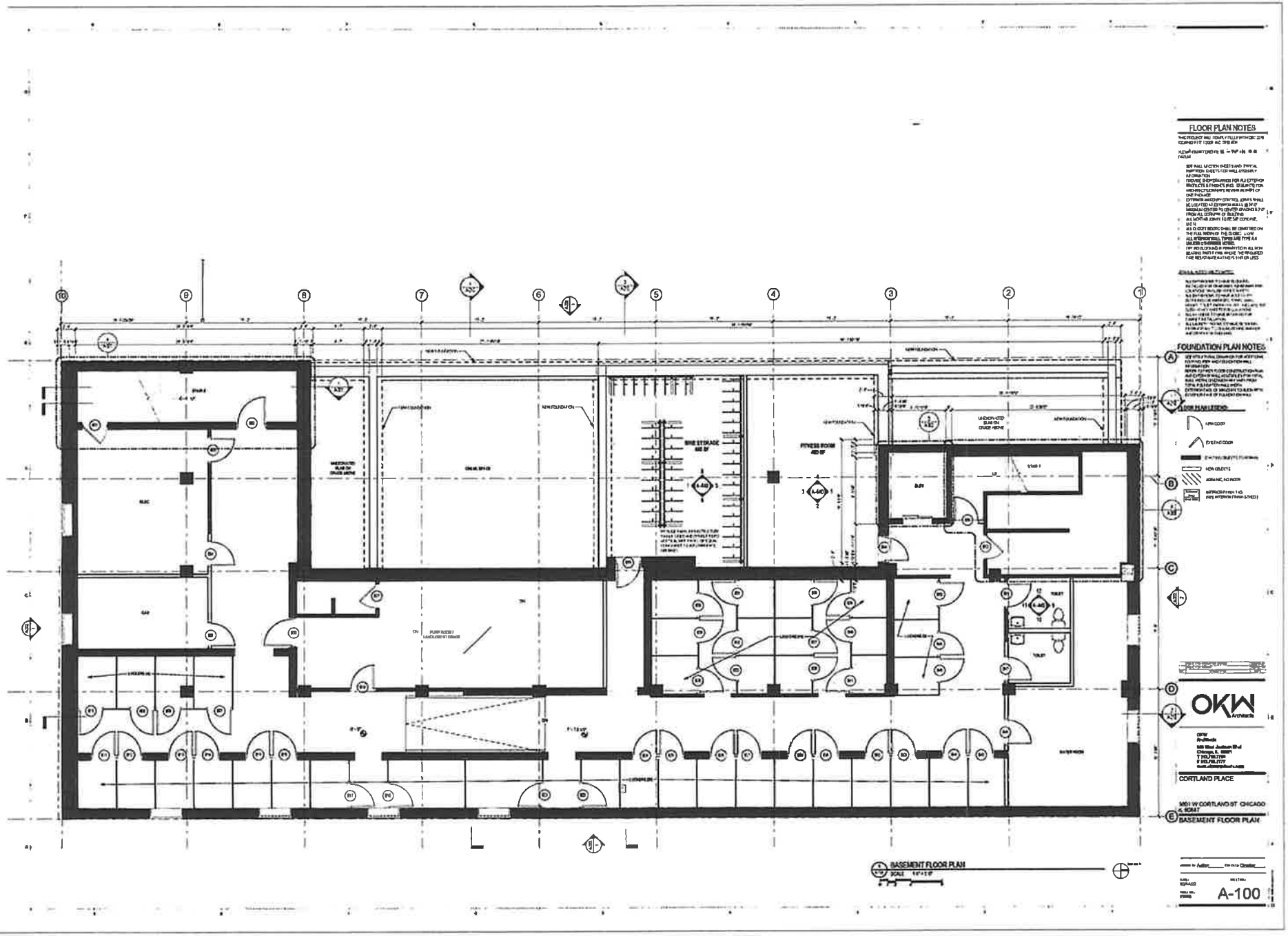

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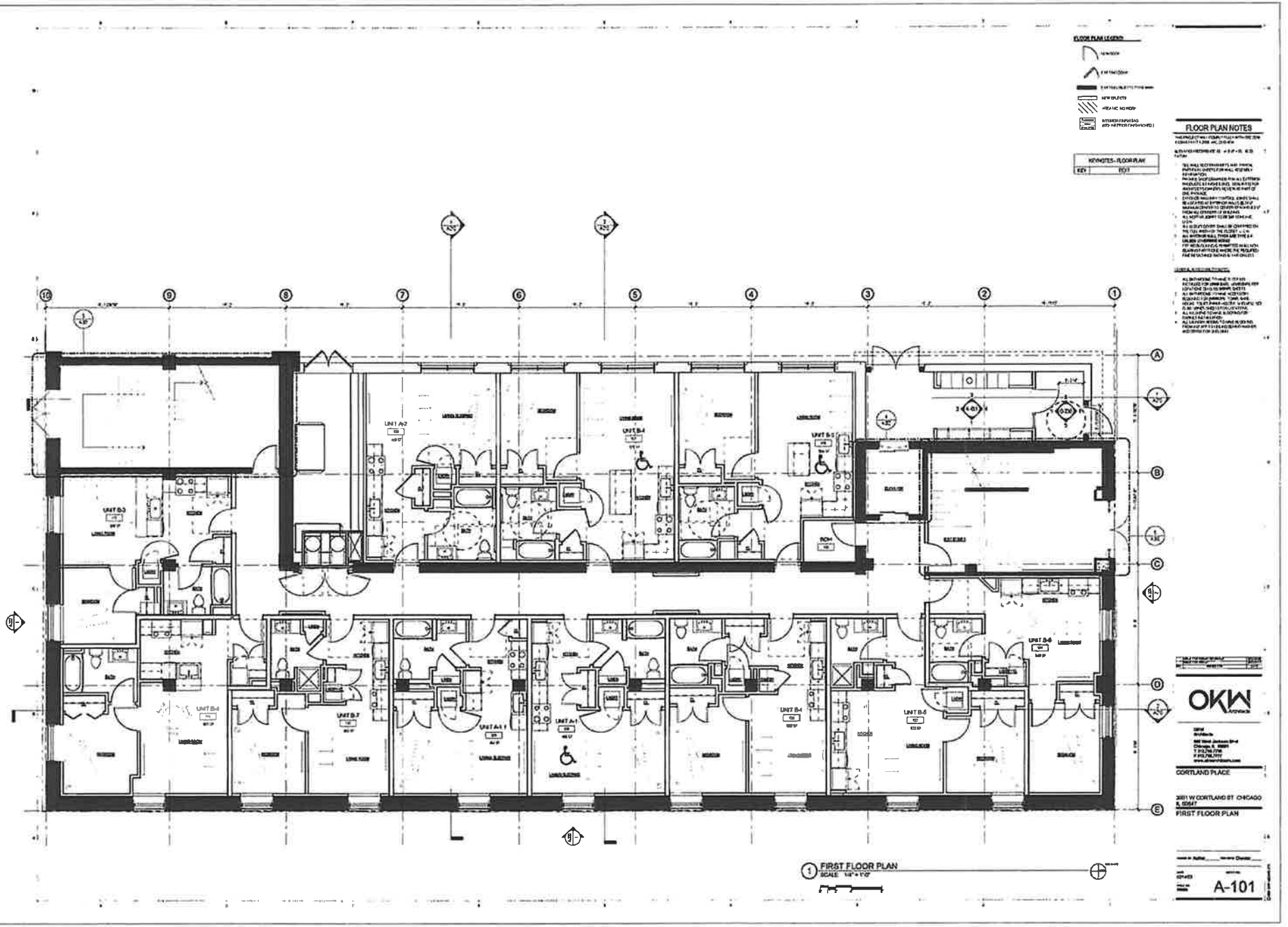

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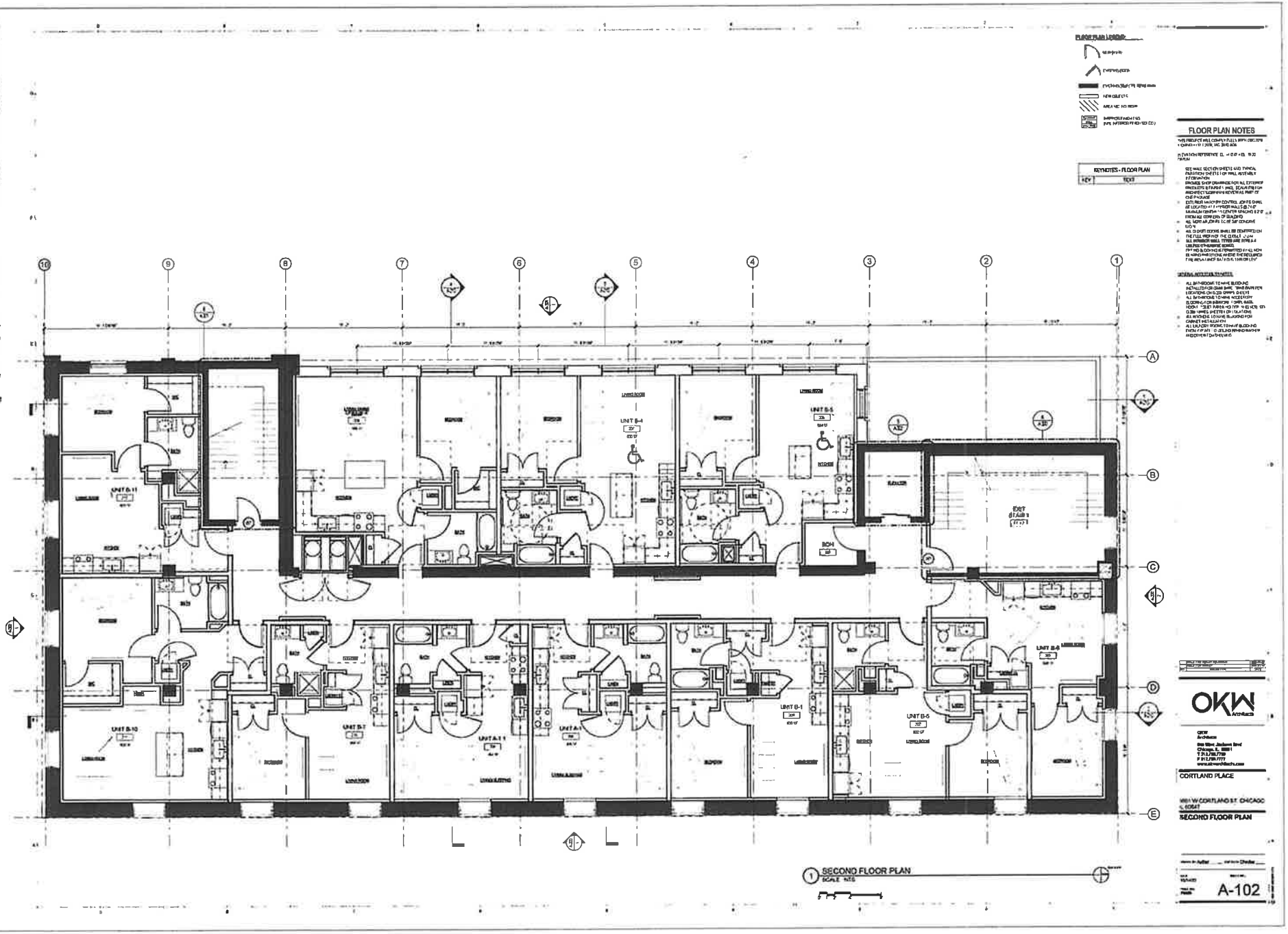

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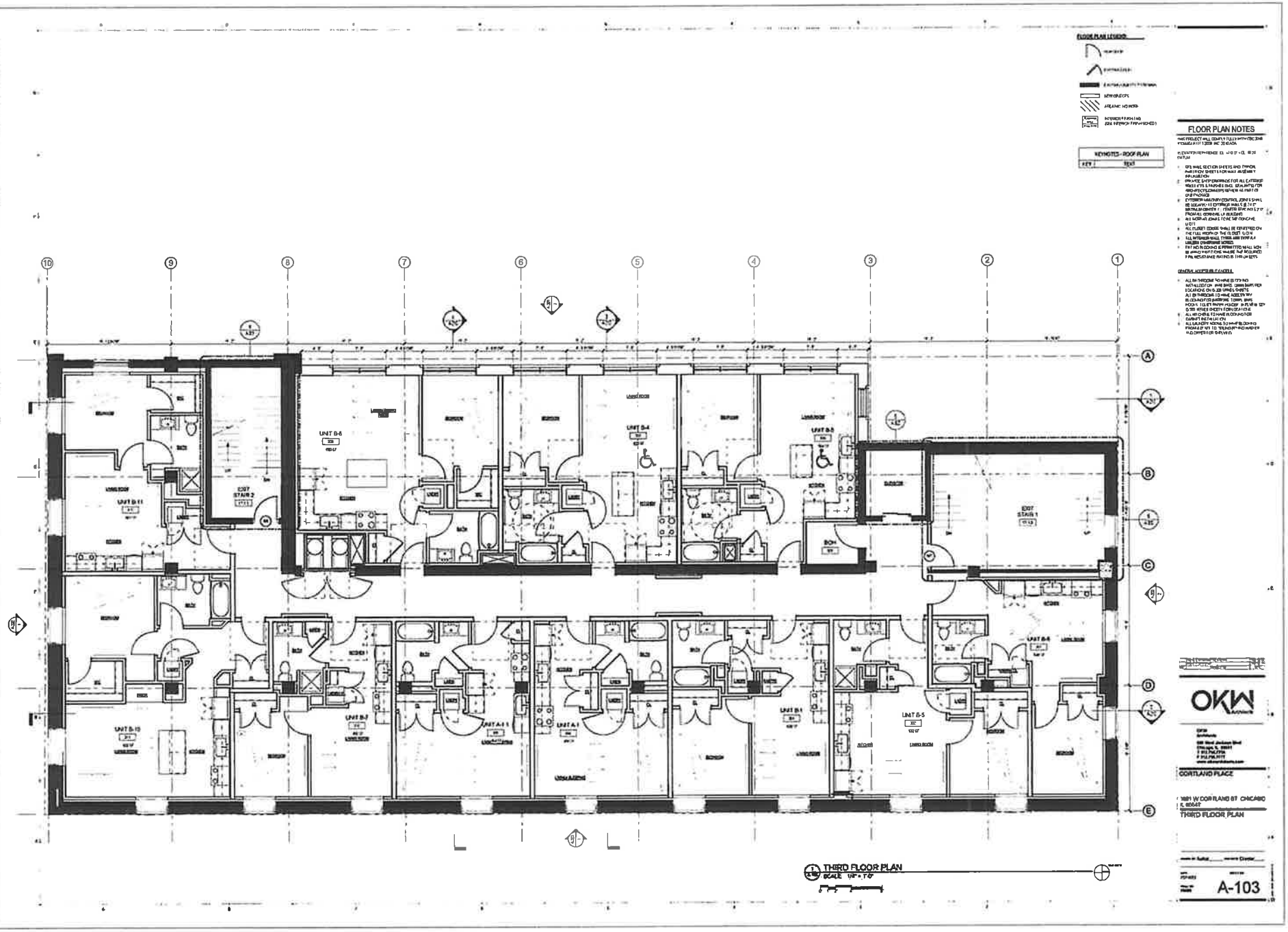

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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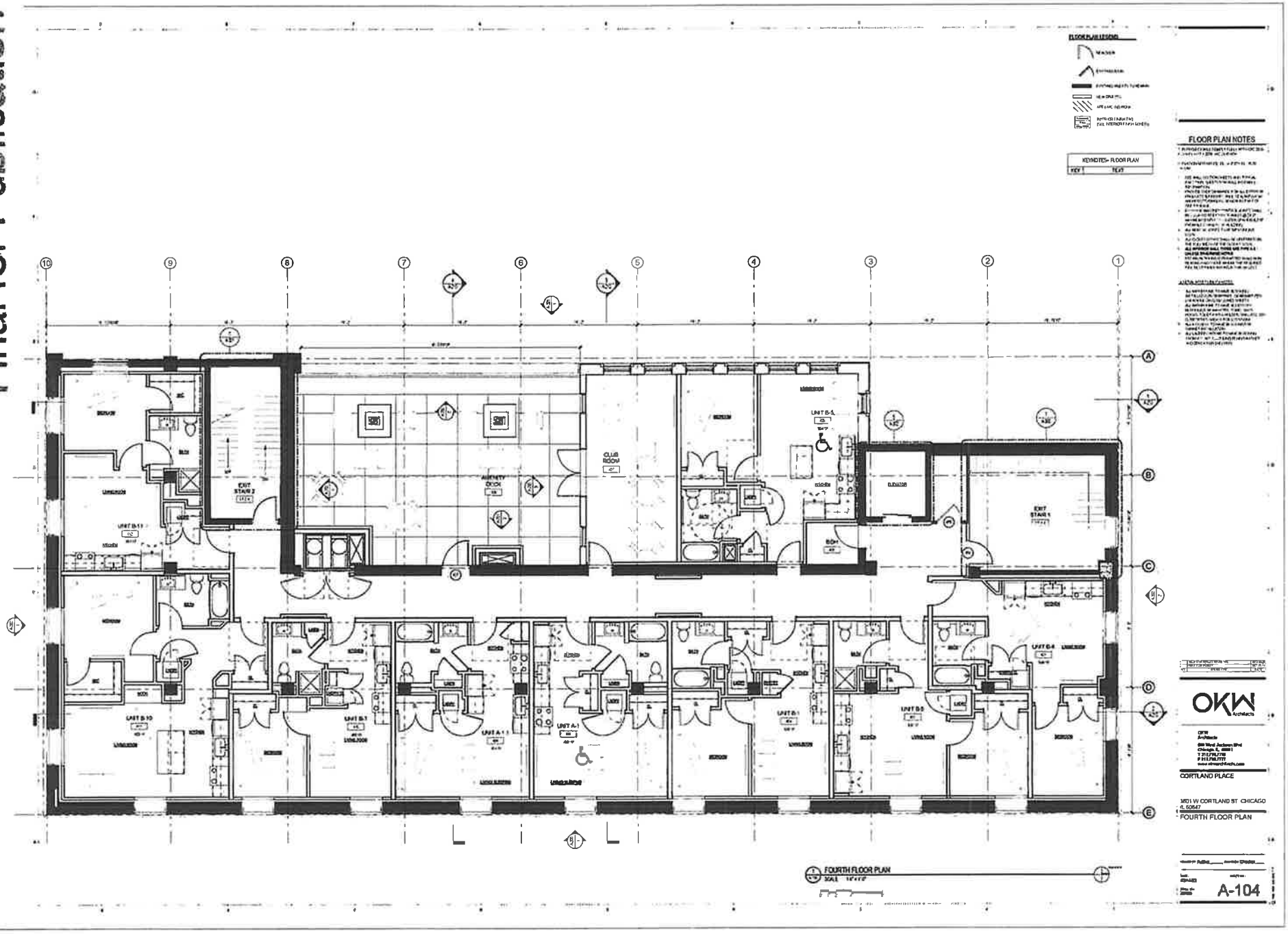

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CORTLAND PLACE

1601 W CORTLAND ST CHICAGO IL 60647

FOURTH FLOOR PLAN

A-104

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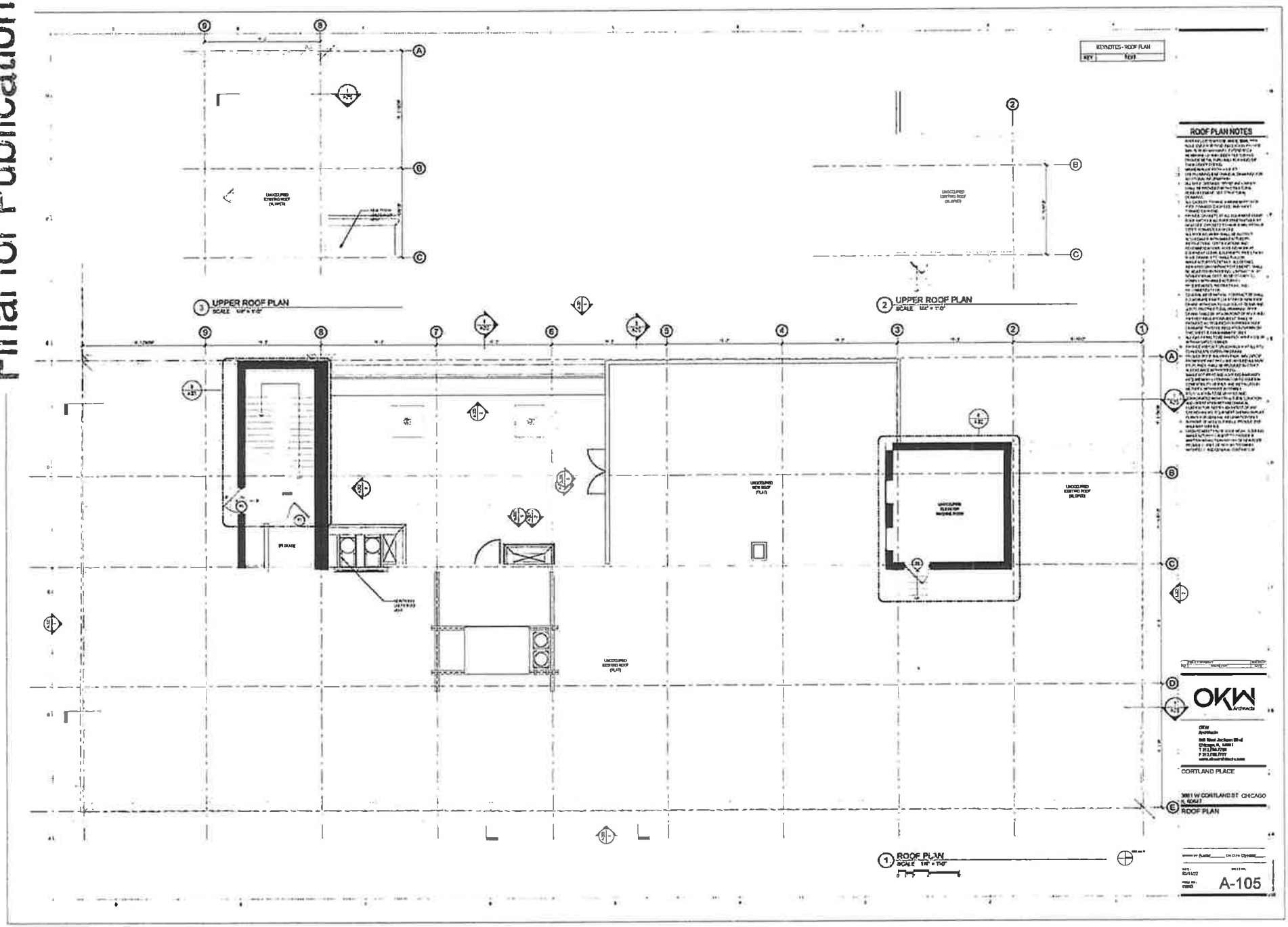

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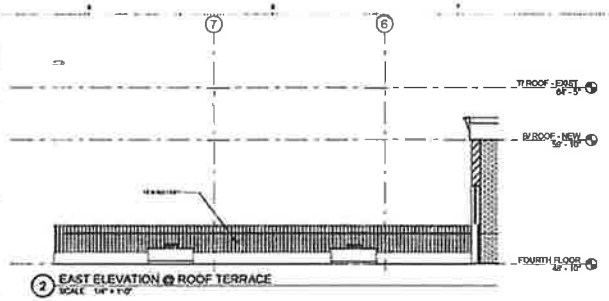
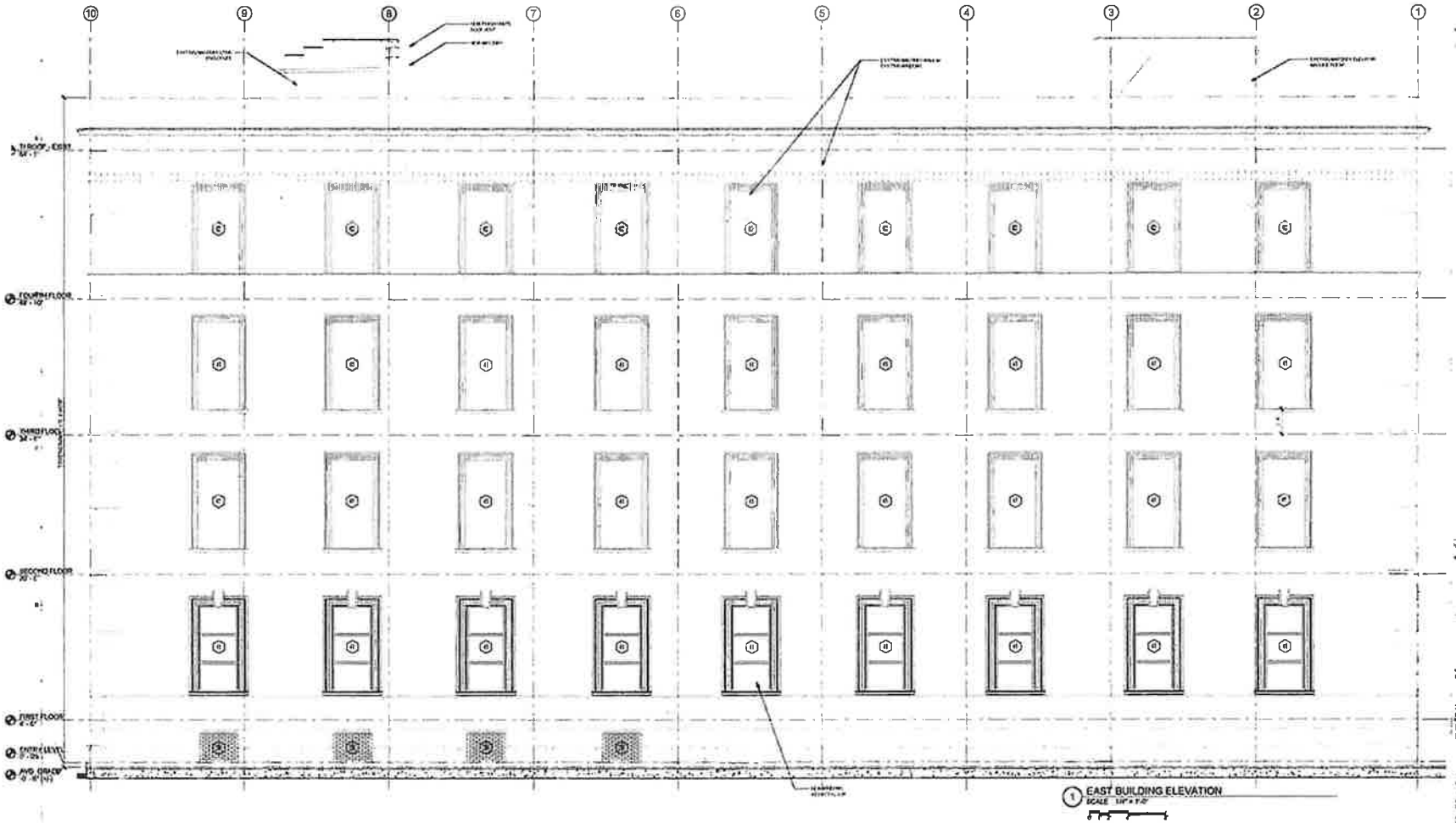


2 EAST ELEVATION @ ROOF TERRACE
SCALE 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

TYPE MARK	DESCRIPTION	STYLE	COLOR	MANUFACTURER
[illegible]	FLUID APPLIED TEMPERABLE AIR & WEATHER RESISTIVE BARRIER	TBD	TBD	TBD
[illegible]	EIFS WALL FINISH	TBD	TBD	TBD
[illegible]	BRICK VENEER	TBD	TBD	TBD
[illegible]	Aluminum Composite Panels	TBD	TBD	TBD
[illegible]	PAINT	TBD	TBD	TBD



1 EAST BUILDING ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION NOTES

ELEVATION REFERENCE EL. +0'-0" = EL. 18.25 CMTA.M

PROVIDE SHOP DRAWINGS FOR ALL EXTERIOR PRODUCTS & FABRICATIONS, SUBMIT AS NOT ARCHITECTURAL SHOWN REVIEW AS PART OF ONE PACKAGE

ALL MORTAR BLENDS TO BE SAME COLOR

WHEN ROOF FOR KEY ACCESS, TO BE PROVIDED AS REQD BY LOCAL AUTHORITIES. CONFIRM LOCATION WITH FIRE DEPARTMENT

ALL GLASS DOORS AND ALL GLASS PANEL NEAR THRU 2' WHERE IMMEDIATELY ADJACENT TO ANY DOOR SHALL BE THE CELL OF GLASS GLASS PANE OVER 9 SF & LESS THAN 18" ABOVE THE FLOOR SHALL BE CONSIDERED "HAZARDOUS LOCATIONS" AND SHALL BE TEMPERED GLAZING

WITH ON STREET PARKING PLACE ALL METERS, MUST HAVE A MIN OF 18" SPACE BETWEEN ALL EDGES OF ANY ELECTRICAL METERS. CODE IN EUROPE REFER TO HOLLAND AND TO BE PROVIDED BY D.C. AND SPECIFIED FOR DIRECT CHILD INSPECTOR

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CORTLAND PLACE

3601 W CORTLAND ST CHICAGO IL 60647

EAST BUILDING ELEVATIONS

A-200

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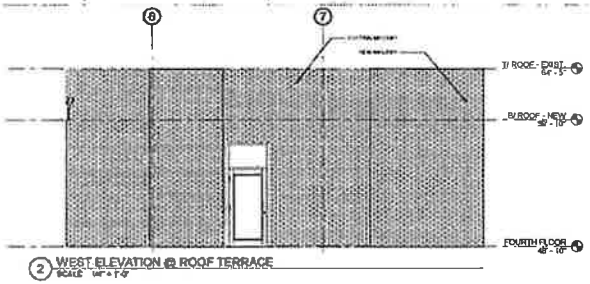
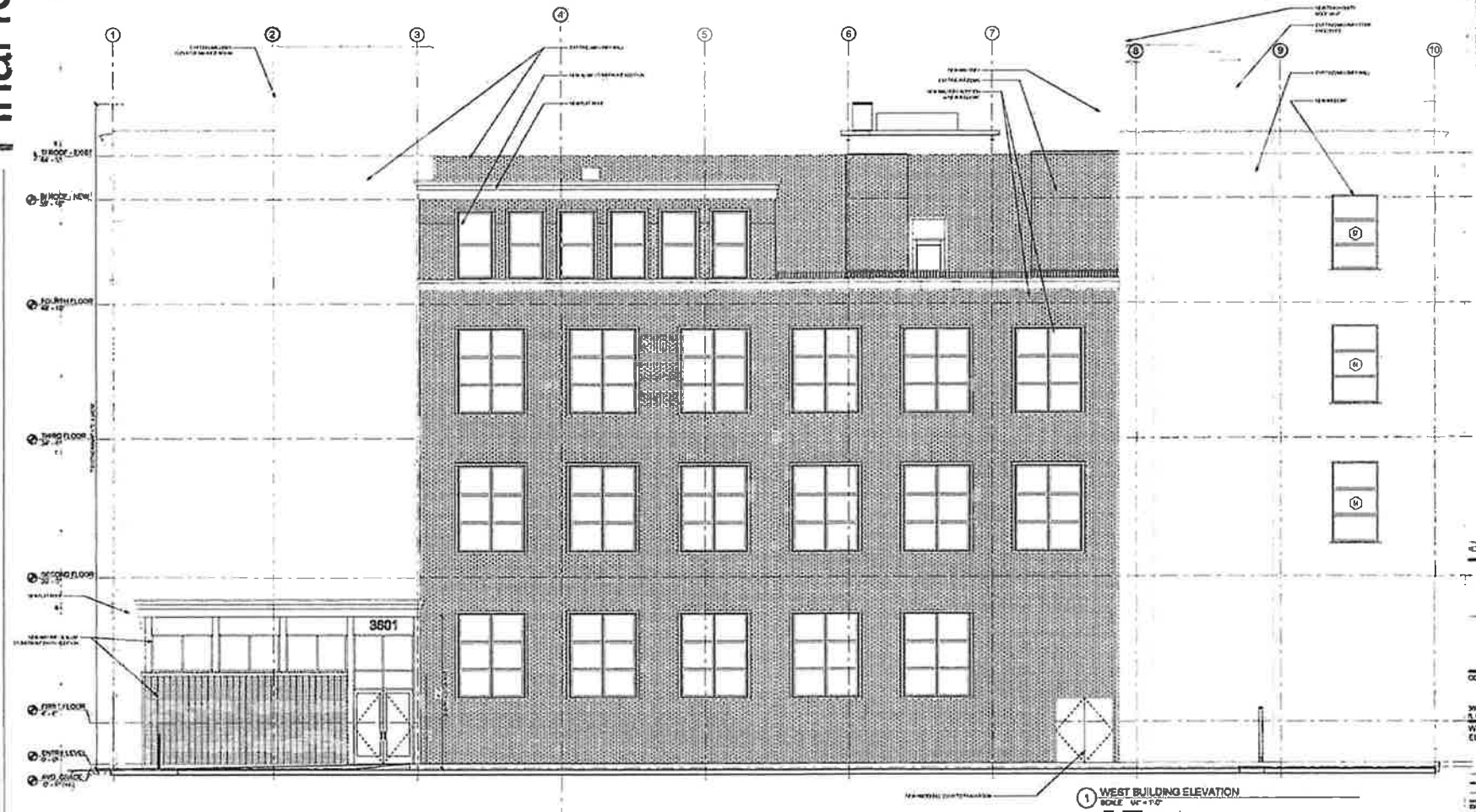


2 WEST ELEVATION @ ROOF TERRACE
SCALE 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				
ITEM TAG	DESCRIPTION	STYLE	COLOR	MANUFACTURER
(MB1)	FLUID APPLIED PERMEABLE AIR & WEATHER RESISTIVE BARRIER	TBD	TBD	TBD
(ET1)	EIFS FINISH	TBD	TBD	TBD
(BR1)	BRICK VENEER	TBD	TBD	TBD
(MC1)	ALUMINUM COMPOSITE PANELS	TBD	TBD	TBD
(CB1)	STONE	TBD	TBD	TBD

ELEVATION NOTES



1 WEST BUILDING ELEVATION
SCALE 1/4" = 1'-0"

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[redacted]

CORTLAND PLACE

3601 W CORTLAND ST CHICAGO IL 60647

WEST BUILDING ELEVATIONS

A-201

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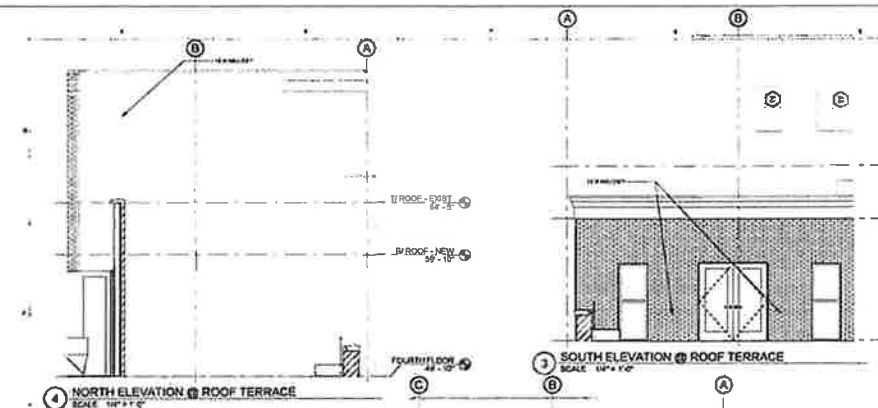
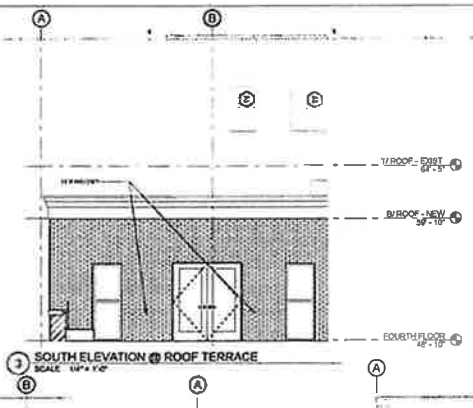


4 NORTH ELEVATION @ ROOF TERRACE
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION @ ROOF TERRACE
SCALE 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				
ITEM TAG	DESCRIPTION	STYLE	COLOR	MANUFACTURER
		TBD	TBD	TBD
		TBD	TBD	TBD
		TBD	TBD	TBD
		TBD	TBD	TBD
		TBD	TBD	TBD

ELEVATION NOTES

ELEVATION NOTES REFER TO ARCHITECTURAL DETAIL

REFER TO SHOP DRAWINGS FOR ALL ENTRANCE PROJECTS & FINISHES BY OWNER. SCHEDULE TO BE AGREED UPON BY OWNER AT PART OF ONE PACKAGE

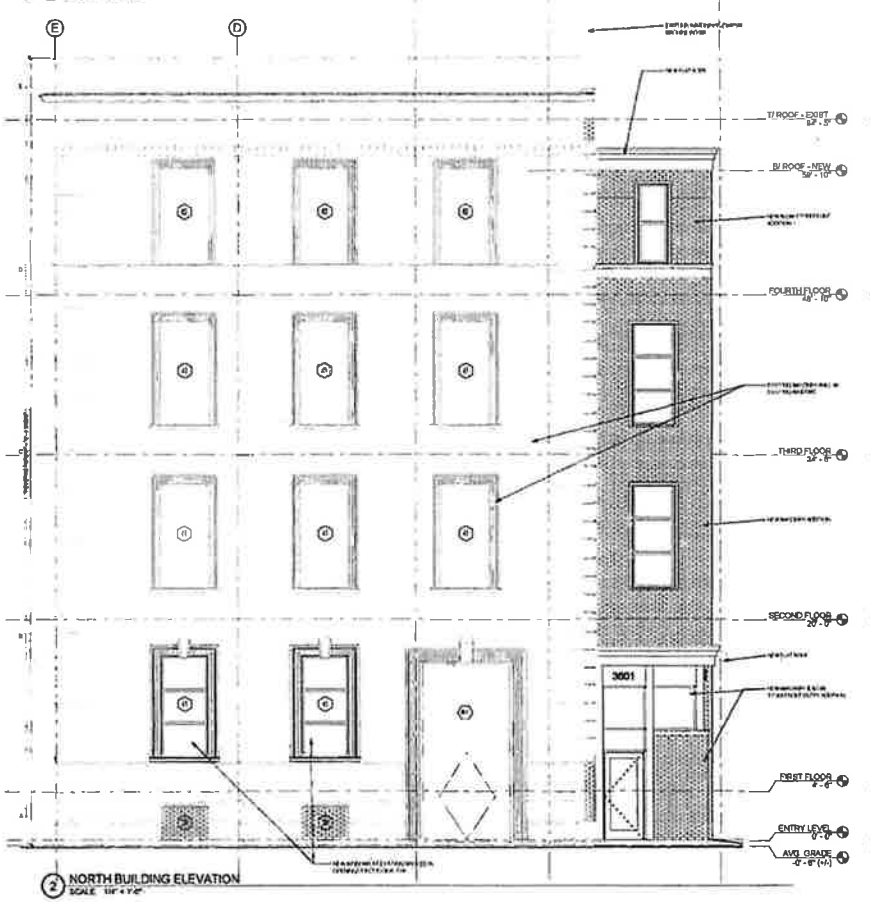
EXTERIOR MASONRY CONTROL JOINTS SHALL BE LOCATED AT CORNER WALLS @ 2'-0" MAXIMUM CENTER TO CENTER SPACING & 2'-0" FROM ALL CORNERS OF BUILDING, AND AT CHANGES IN MATERIALS

ALL MORTAR JOINTS TO BE RAKED AS NOTED

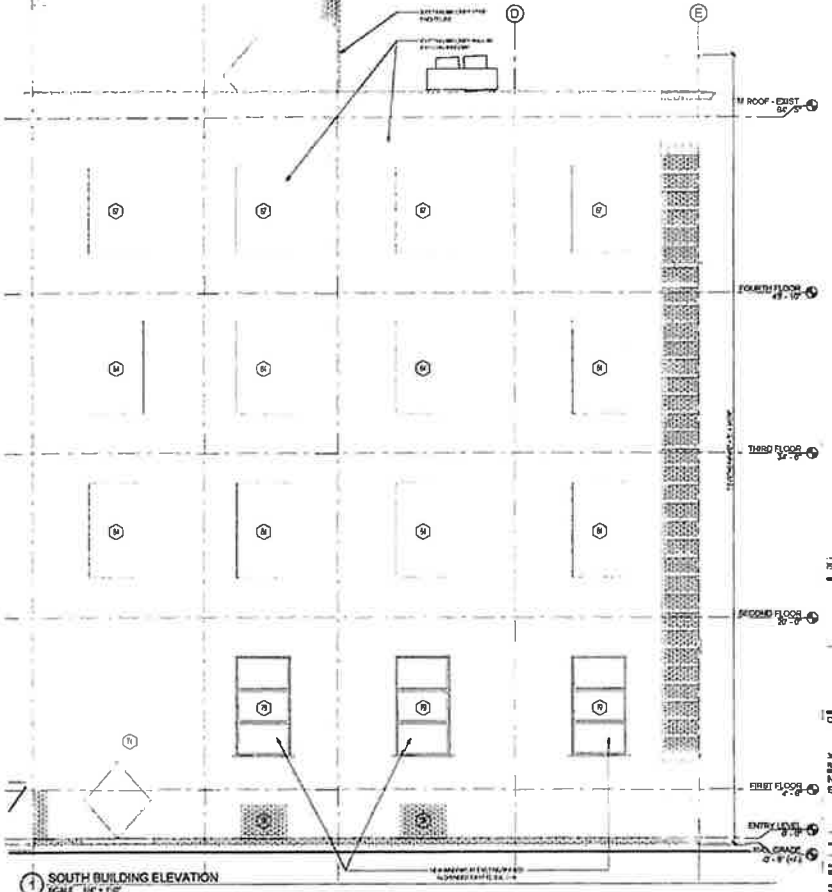
EXCEPTION TO 1E - ACCESS DOOR PROVIDED AS REQUIRED BY LOCAL AUTHORITIES. DOOR FOR EXCEPTION WILL BE EXPANSION

ALL GLAZED DOORS, AND ANY GLAZED PANEL WITHIN 24" OF ANY DOOR'S EDGE OR ADJACENT TO ANY DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR SHALL BE CONSIDERED HAZARDOUS LOCATIONS AND SHALL BE TEMPERED GLAZING

NOTE: ALL EXPANSION JOINTS TO BE ALIGNED WITH CONTROL JOINTS IN MASONRY WALLS



2 NORTH BUILDING ELEVATION
SCALE 1/8" = 1'-0"



1 SOUTH BUILDING ELEVATION
SCALE 1/8" = 1'-0"

ISSUED FOR PERMIT — 08/27/13

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CORTLAND PLACE

3601 W CORTLAND ST CHICAGO IL 60647

NORTH & SOUTH BUILDING ELEVATIONS

DRAWN BY: [illegible] CHECKED BY: [illegible]

DATE: 08/27/13

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

JOB NO. [illegible]

A-202