



City of Chicago



SO2019-9318

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 1317 W Wrightwood Ave - App No. 20267T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20267-T1

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 C1-1 Neighborhood Commercial District, as shown on Map 7-G in the area bounded by:

West Wrightwood Avenue, a line 108 feet East of North Wayne Avenue; the alley next South of and parallel to West Wrightwood Avenue; and a line 75 feet East of North Wayne Avenue.

To those of **RM-5 Residential Multi-Unit District**

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

Common Address of Property: 1317 West Wrightwood Ave., Chicago, IL 60614

**SUBSTITUTE NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
1317 WEST WRIGHTWOOD AVENUE**

The Application is to change zoning for 1317 West Wrightwood Avenue from C1-1 Neighborhood Commercial District to **RM-5 Residential Multi-Unit District**. The Applicant intends to construct a four (4) dwelling unit building with a basement. There will be four garage parking spaces. The footprint of the building shall approximately be 26 feet by 80.25 feet in size. The building height shall be 47 feet high, as defined by City Code.

LOT AREA: 4,125 SQUARE FEET

FLOOR AREA RATIO: 1.99

BUILDING AREA: 8,208.68 SQUARE FEET

DENSITY per DWELLING UNIT: 1,031.25 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE FOUR OFF-STREET, GARAGE PARKING SPACES PROVIDED.

FRONT SETBACK: 7.25 FEET

REAR SETBACK: 37.50 FEET

SIDE SETBACK: 3.33 FEET WEST SIDE AND 3.67 FEET EAST SIDE

BUILDING HEIGHT: 47 FEET

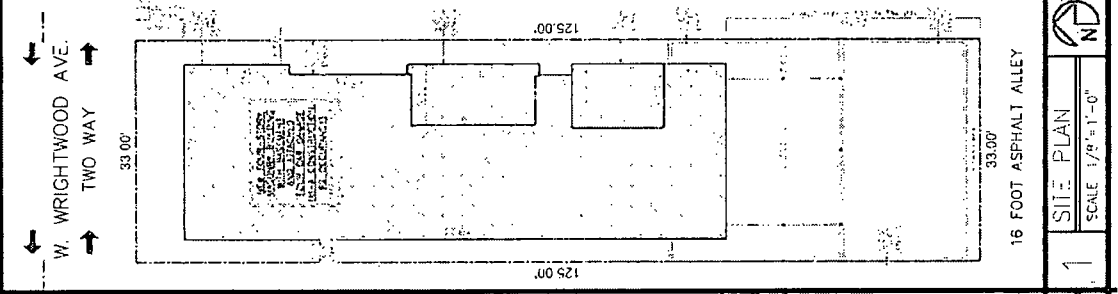
NEW FOUR STORY FOUR DWELLING UNIT MASONRY BUILDING WITH BASEMENT, ATTACHED FOUR CAR GARAGE, STEEL DECKS AND PRIVATE ROOF DECK (R2 OCCUPANCY, III-A CONSTRUCTION)

<p>CODE MATRIX, NOTES, & SITE PLAN</p> <p>1317 W. WRIGHTWOOD AVE. CHICAGO, IL 60614</p> <p>OWNER: [REDACTED] ARCHITECT: [REDACTED] DATE: [REDACTED]</p>	<p>ARCHITECTS</p> <p>ARCHITECT: [REDACTED] PROJECT: [REDACTED]</p>	<p>T1.0</p> <p>10/2024</p>
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<p>GENERAL NOTES</p> <p>SCALE: N.T.S.</p> <p>03-22-2024 PLANS FOR ALTERNATE COMPLETE</p>	<p>NOT IN USE</p> <p>SCALE: N.T.S.</p>
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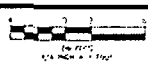
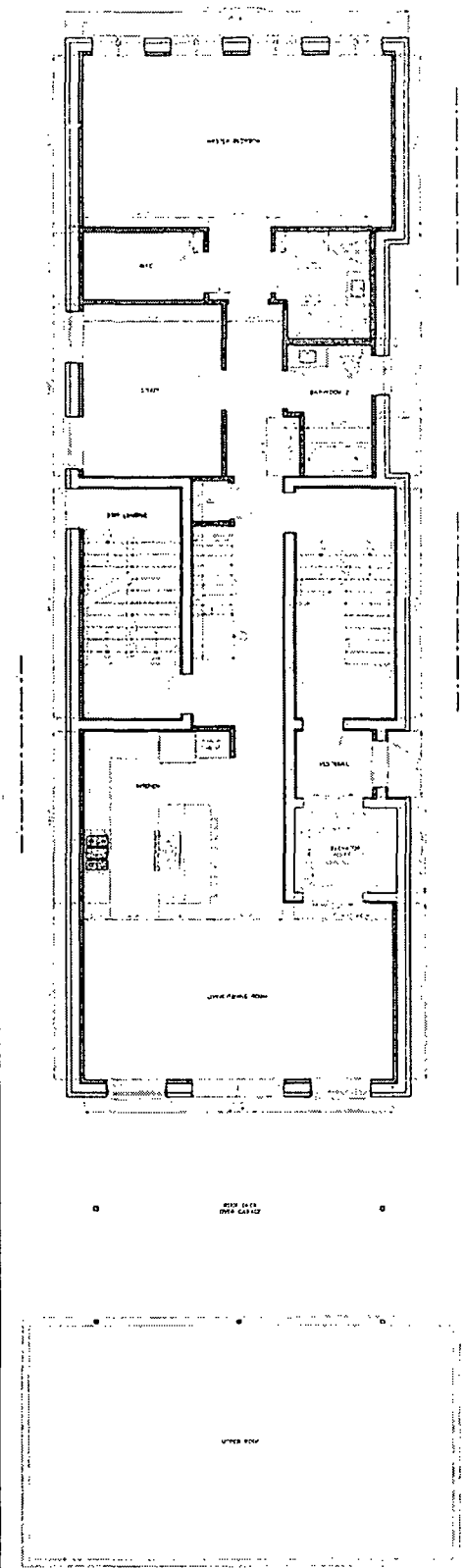
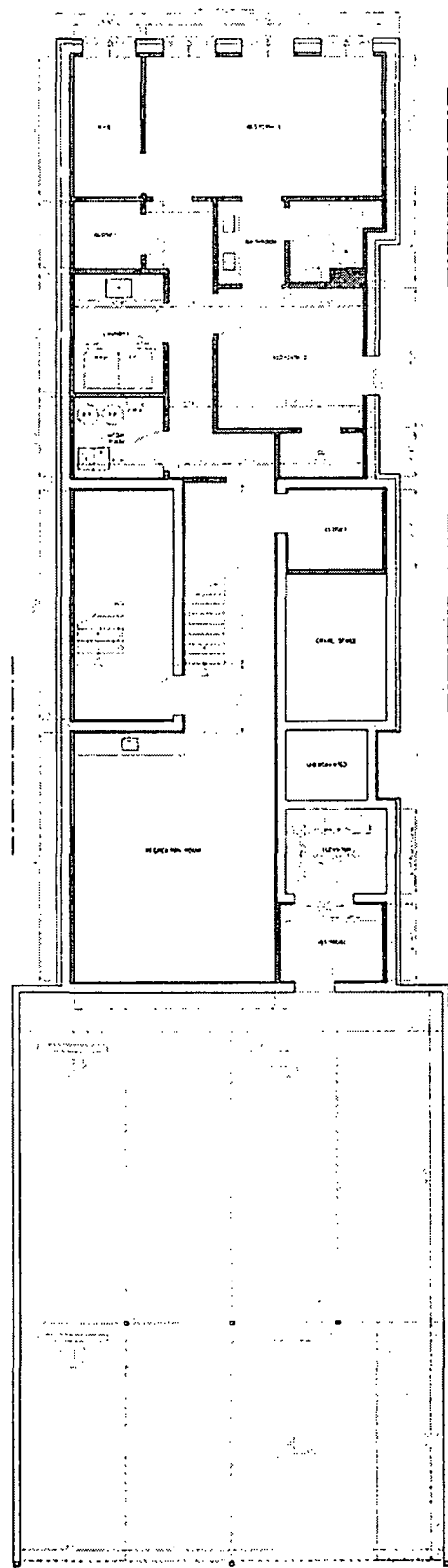
<p>INDEX OF DRAWINGS</p> <p>SCALE: N.T.S.</p> <p>T1.0 CODE MATRIX, SITE PLAN & NOTES A1.0 BUILDING FLOOR PLANS A1.1 BUILDING FLOOR PLANS A1.2 BUILDING FLOOR PLANS A2.0 BUILDING ELEVATIONS A2.1 BUILDING ELEVATIONS</p>	<p>PROJECT NOTES</p> <p>SCALE: N.T.S.</p>
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<p>GENERAL NOTES</p> <p>SCALE: N.T.S.</p> <p>T1.0 CODE MATRIX, SITE PLAN & NOTES A1.0 BUILDING FLOOR PLANS A1.1 BUILDING FLOOR PLANS A1.2 BUILDING FLOOR PLANS A2.0 BUILDING ELEVATIONS A2.1 BUILDING ELEVATIONS</p>	<p>SETBACK CALCULATIONS</p> <p>SCALE: N.T.S.</p> <p>6000</p>
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<p>CODE MATRIX</p> <p>SCALE: N.T.S.</p>	<p>SITE PLAN</p> <p>SCALE: 1/8" = 1'-0"</p>
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<p>NOT IN USE</p> <p>SCALE: N.T.S.</p>	<p>ZONING DATA AND SETBACK CALCULATIONS</p> <p>SCALE: N.T.S.</p>
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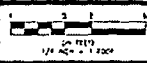
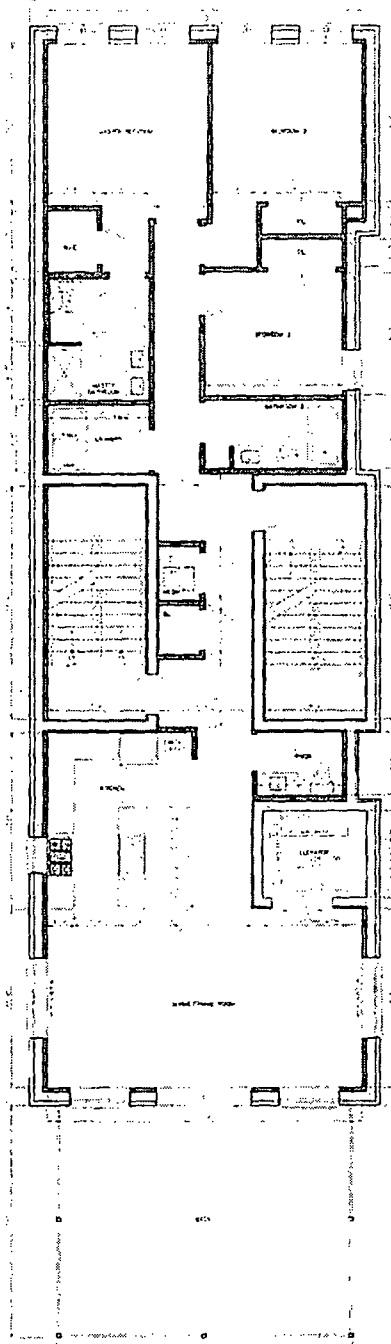
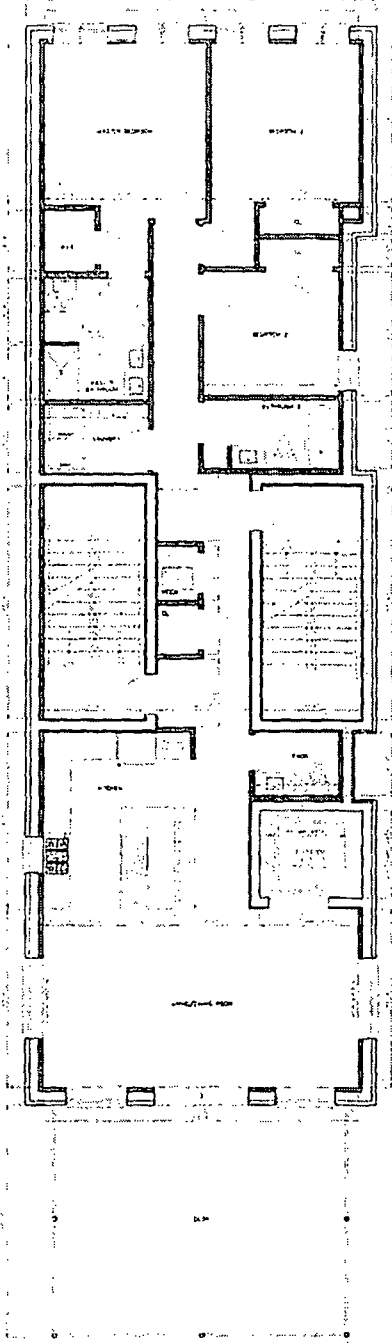


BASMENT/GARAGE FLOOR PLAN
SCALE 1/4" = 1'-0"

FIRST FLOOR P.LAN
SCALE 1/4" = 1'-0"


A1.0	PROJECT 1317 W. WRIGHTWOOD	ARCHITECTURE ARCHITECTS	2123 N. DUNBAR AVE CHICAGO, IL 60647	PROPOSED FLOOR PLANS	DRAWN BY: [] CHECKED BY: [] DATE: []
	SCALE 1/4" = 1'-0"	PLANNING	1317 W. WRIGHTWOOD AVE CHICAGO, IL 60614		
DATE 6/23/2022	ARCHITECTURAL ENGINEERING		REG. NO. [] ISSUE NO. []		

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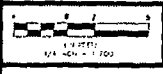
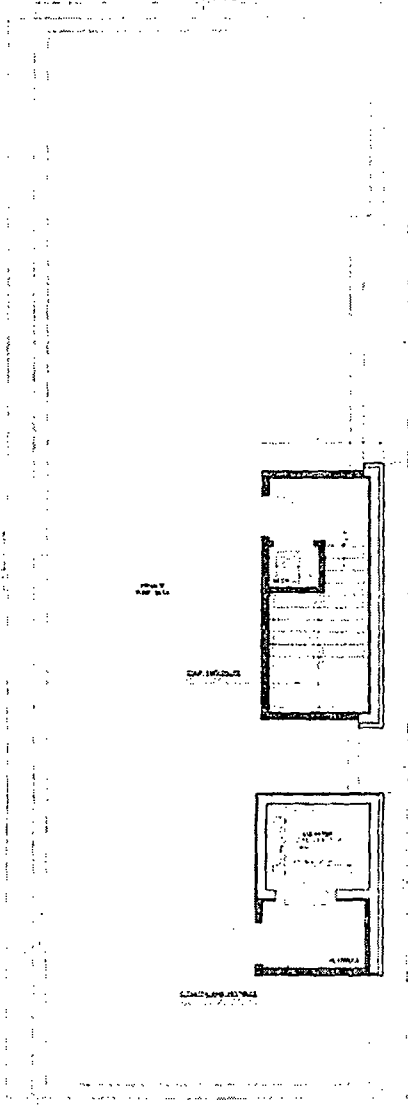
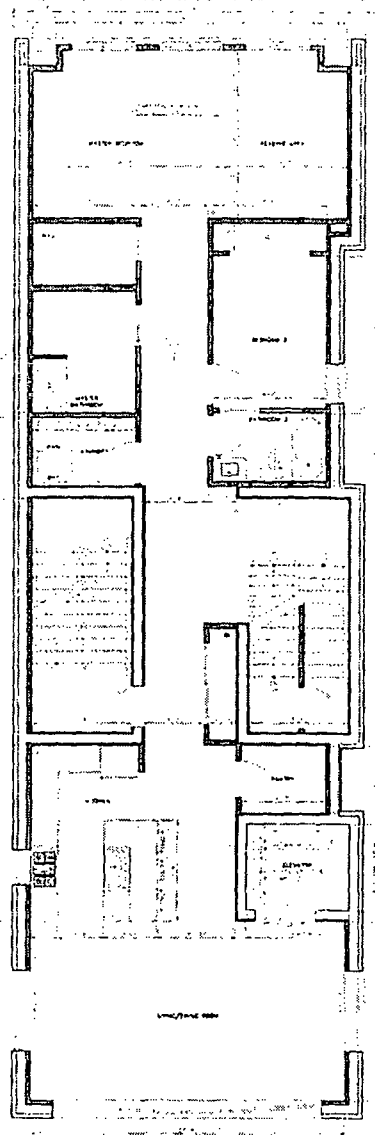


SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

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

A1.1	PROJECT 1317 W. WRIGHTWOOD SCALE DATE: DRAWN BY:	ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING	 <small>2175 W. Diversey Ave. Chicago, IL 60641</small> <small>312.775.2700 312.775.2704 fax</small>	1317 W WRIGHTWOOD AVE CHICAGO, IL 60614	PROPOSED FLOOR PLANS	<small>DATE: 11/11/11 BY: [signature] CHECKED BY: [signature]</small>
	DATE: 11/11/11	DATE: 11/11/11	DATE: 11/11/11	DATE: 11/11/11	DATE: 11/11/11	DATE: 11/11/11

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

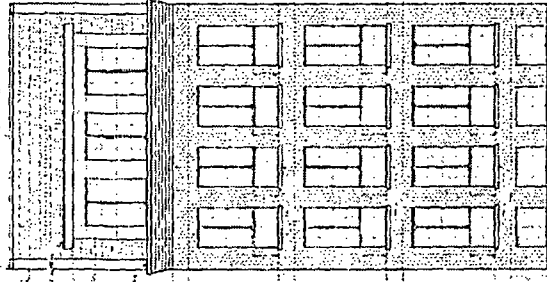
ROOF DECK PLAN
SCALE 1/4" = 1'-0"

A1.2	PROJECT 1515 W WRIGHTWOOD SHELL	ARCHITECTURE ARCHITECTS	3123 N. BROADWAY CHICAGO, IL 60641	1317 W WRIGHTWOOD AVE CHICAGO, IL 60614	PROPOSED FLOOR PLANS	DATE 11/11/11	BY [Signature]
	DATE 11/11/11	ARCHITECTURAL ENGINEERING	1737 N. STATE ST. CHICAGO, IL 60610				

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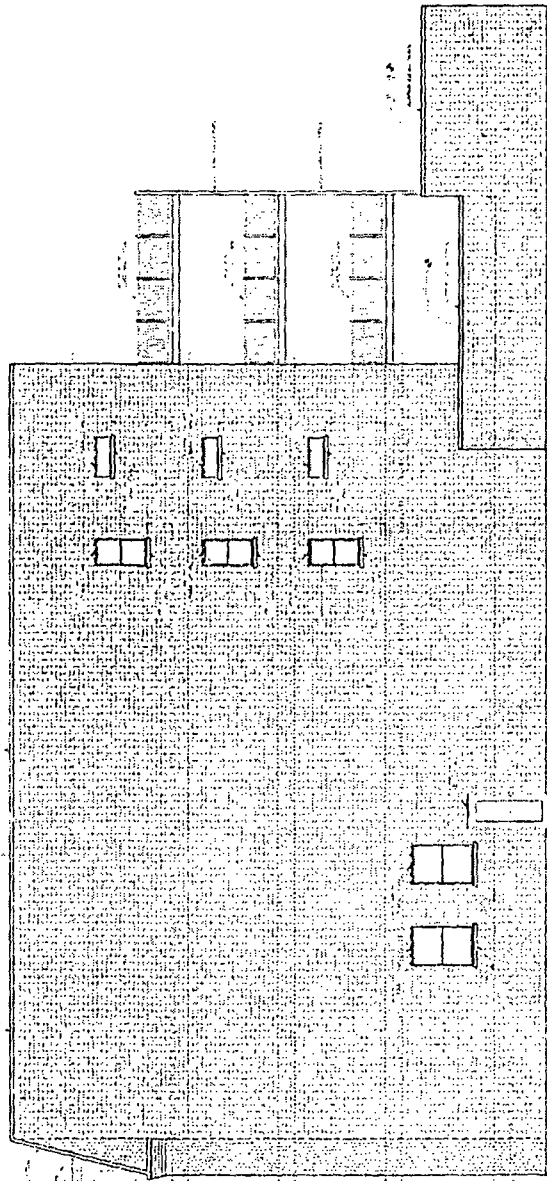
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PROJECT 1317 W WRIGHTWOOD AVE CHICAGO, IL 60614	ARCHITECT DEHN ARCHITECTS 107 N. Dearborn Chicago, IL 60610 Tel: 312.329.1100 Fax: 312.329.1101	DATE 10/15/11	SCALE 1/8" = 1'-0"
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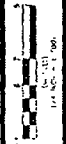
A NORTH ELEVATION

SCALE 1/8" = 1'-0"



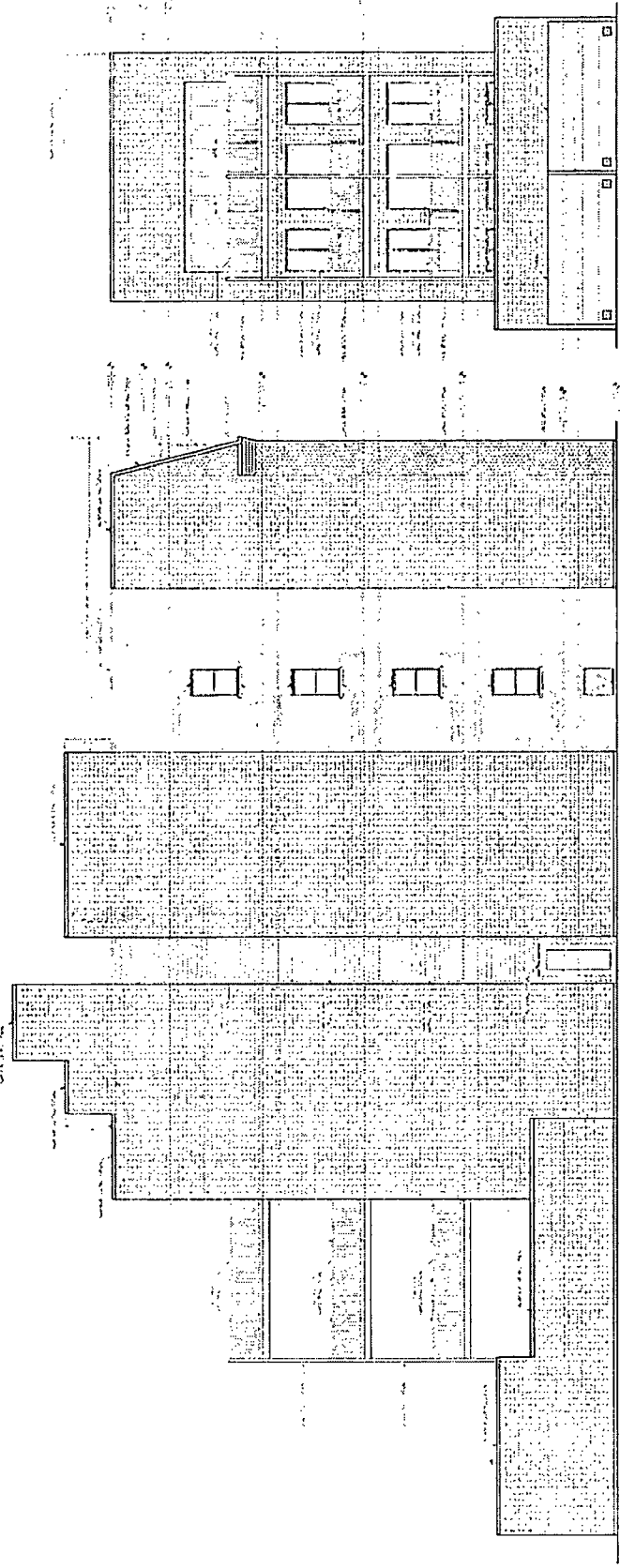
B WEST ELEVATION

SCALE 1/8" = 1'-0"



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PROJECT NO. DATE SCALE SHEET	ARCHITECT'S OFFICE 111 N. DEARBORN CHICAGO, ILL. 60610 TEL. 733-7700 FAX 733-7700	ARCHITECTS	1317 W WRIGHTWOOD AVE CHICAGO, IL 60614	BUILDING ELEVATIONS	DATE SCALE SHEET
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		EAST ELEVATION SCALE $\frac{3}{8}'' = 1'-0''$	C	SCOUT ELEVATION SCALE $\frac{3}{8}'' = 1'-0''$	A2.1
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