



# City of Chicago



SO2021-1209

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/24/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-G at 1341 W Wrightwood Ave - App No. 20663T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



*Substitute Narrative and Plans*

**NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
1341 WEST WRIGHTWOOD AVENUE**

The Application is to change zoning for 1341 West Wrightwood Avenue from C1-1 Neighborhood Commercial District to RM-5 Residential Multi-Unit District. The Applicant intends to construct a three (3) dwelling unit building with fourth floor for the Upper Unit and a lower level for the First Floor Unit. There will be three garage parking spaces. The footprint of the building shall approximately be 20.00 feet by 80.50 feet in size. The building height shall be 45 feet, as defined by City Code.

**LOT AREA:** 3,125 SQUARE FEET

**FLOOR AREA RATIO:** 2.0

**BUILDING AREA:** 5,243 SQUARE FEET

**DENSITY per DWELLING UNIT:** 1,747 AVERAGE SQUARE FEET PER DWELLING UNIT

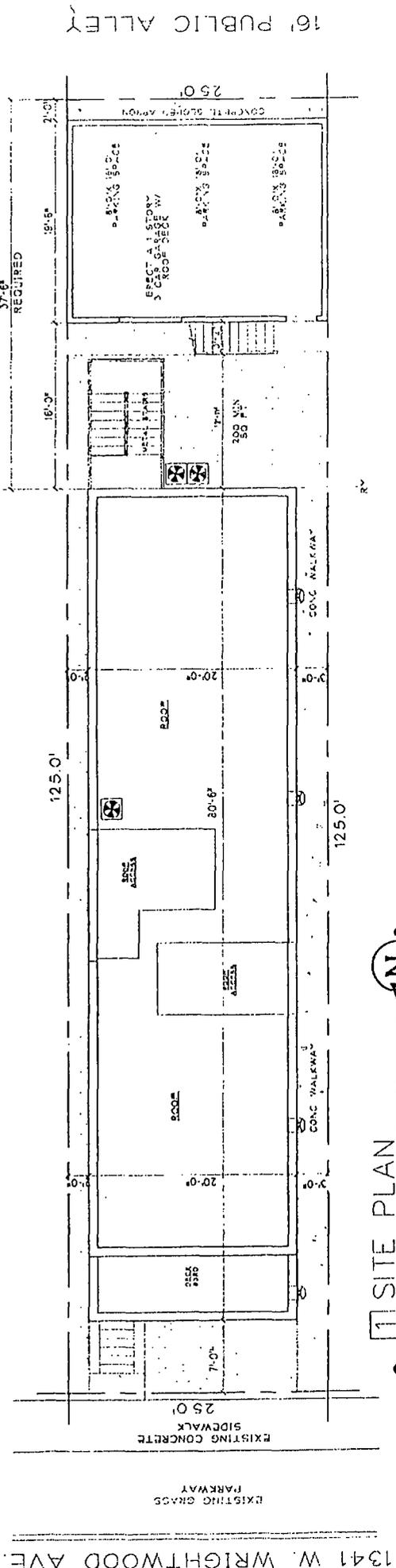
**OFF-STREET PARKING:** THERE WILL BE THREE OFF-STREET, GARAGE PARKING SPACES PROVIDED.

**FRONT SETBACK:** 7 FEET

**REAR SETBACK:** 32.40 FEET

**SIDE SETBACK:** 3 FEET (WEST) 2 FEET (EAST)

**BUILDING HEIGHT:** 45 FEET



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

SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
FRONT YARD SETBACK REQUIREMENT	AVERAGE OF 4 NEIGHBORS	7'-0" AVG	7'-0"
SIDE YARD SETBACK REQUIREMENT	BOX COMBINED W/ NO SIDE LESS THAN 8' & 3'-0"	3'-0"	3'-0"
REAR YARD SETBACK REQUIREMENT	BOX OF THE LOT DEPTH	37'-6"	37'-6"
MAXIMUM REAR HEIGHT ALLOWED	TO BOTTOM OF FLAT ROOF OR 170 MC POINT OF RAFTERS	45'-0"	45'-0"
REAR YARD OPEN SPACE REQUIREMENT	CODE DESCRIPTION	REQUIRED	ACTUAL
OPEN SPACE	3750 SQ. FT. AREA OR 36 SQ. FT. PER UNIT	1650 SQ. FT.	1000 SQ. FT.
OPEN SPACE REQUIREMENT			

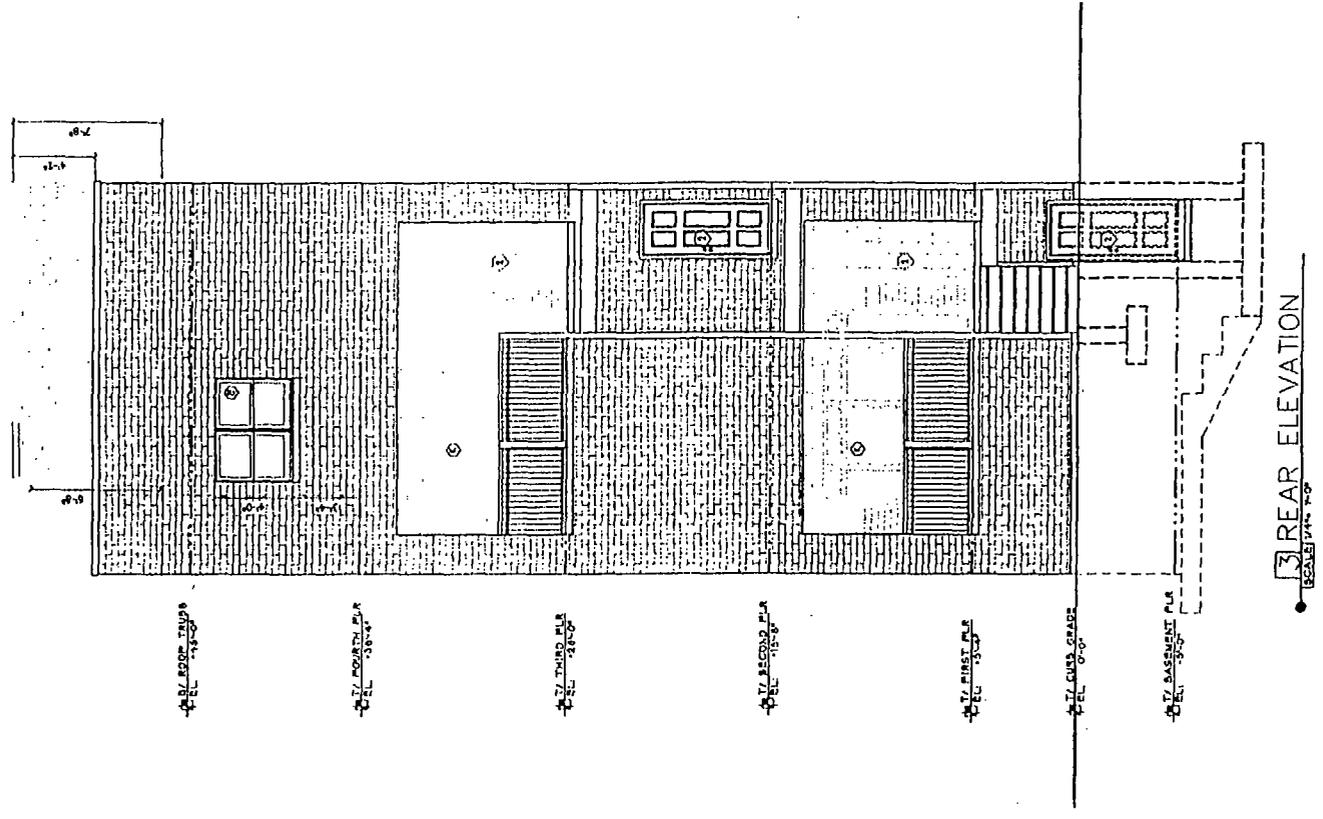
ZONING INFORMATION			
ZONING CLASSIFICATION	RV-5	450,000 SQ. FT. UNIT MAXIMUM # OF UNITS ALLOWED PER ZONING	30
LOT DIMENSIONS	25 X 125		
LOT AREA	3125 SQ. FT.	X 10' MAXIMUM BUILDABLE SQUARE FOOTAGE	6,250
		ACTUAL SQUARE FOOTAGE PER PLANS	5,423

4TH FLOOR...140
3RD FLOOR...140
1ST FLOOR...283
TOTAL... 5,423

1341 W. WRIGHTWOOD AVE.

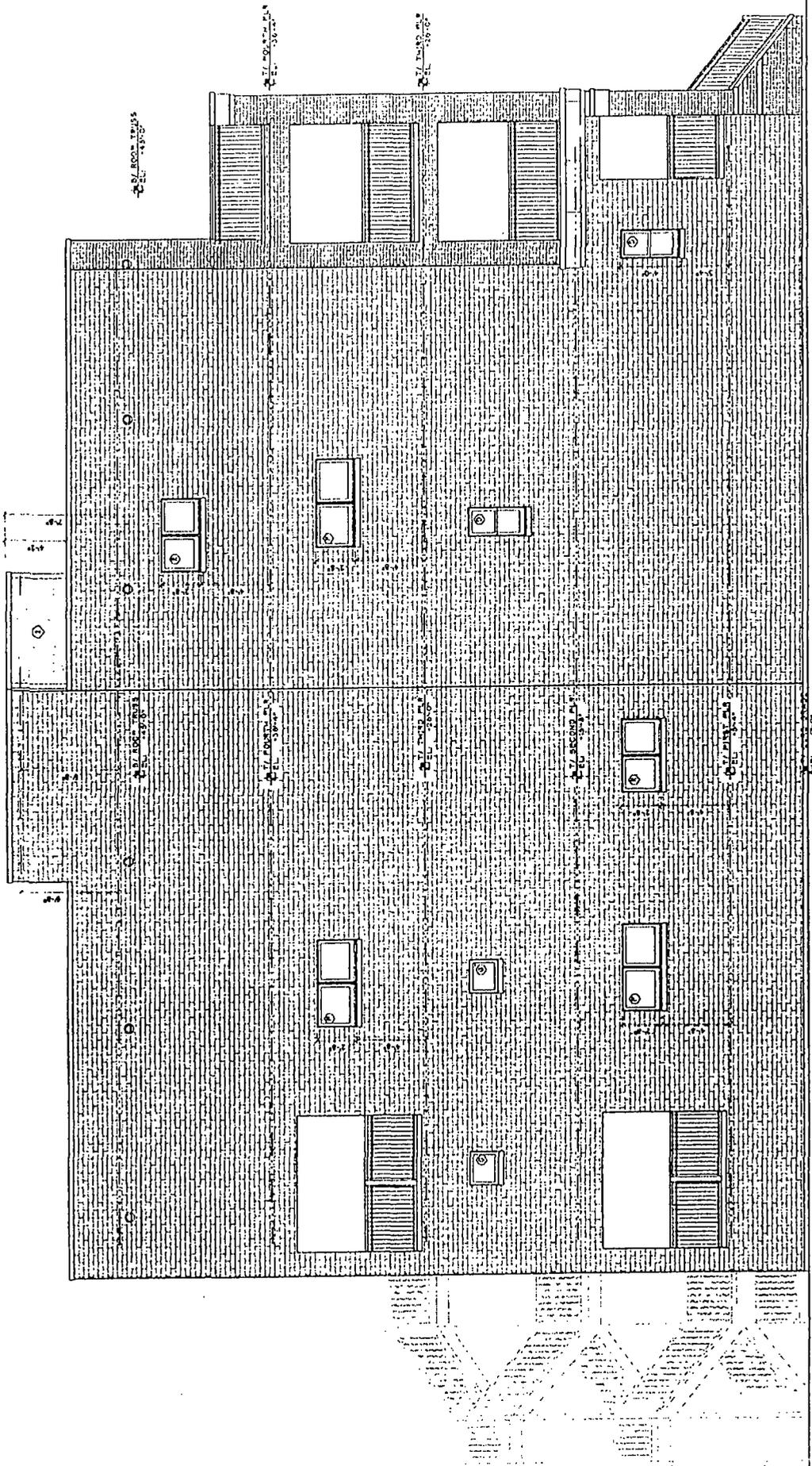
161 PUBLIC ALLEY



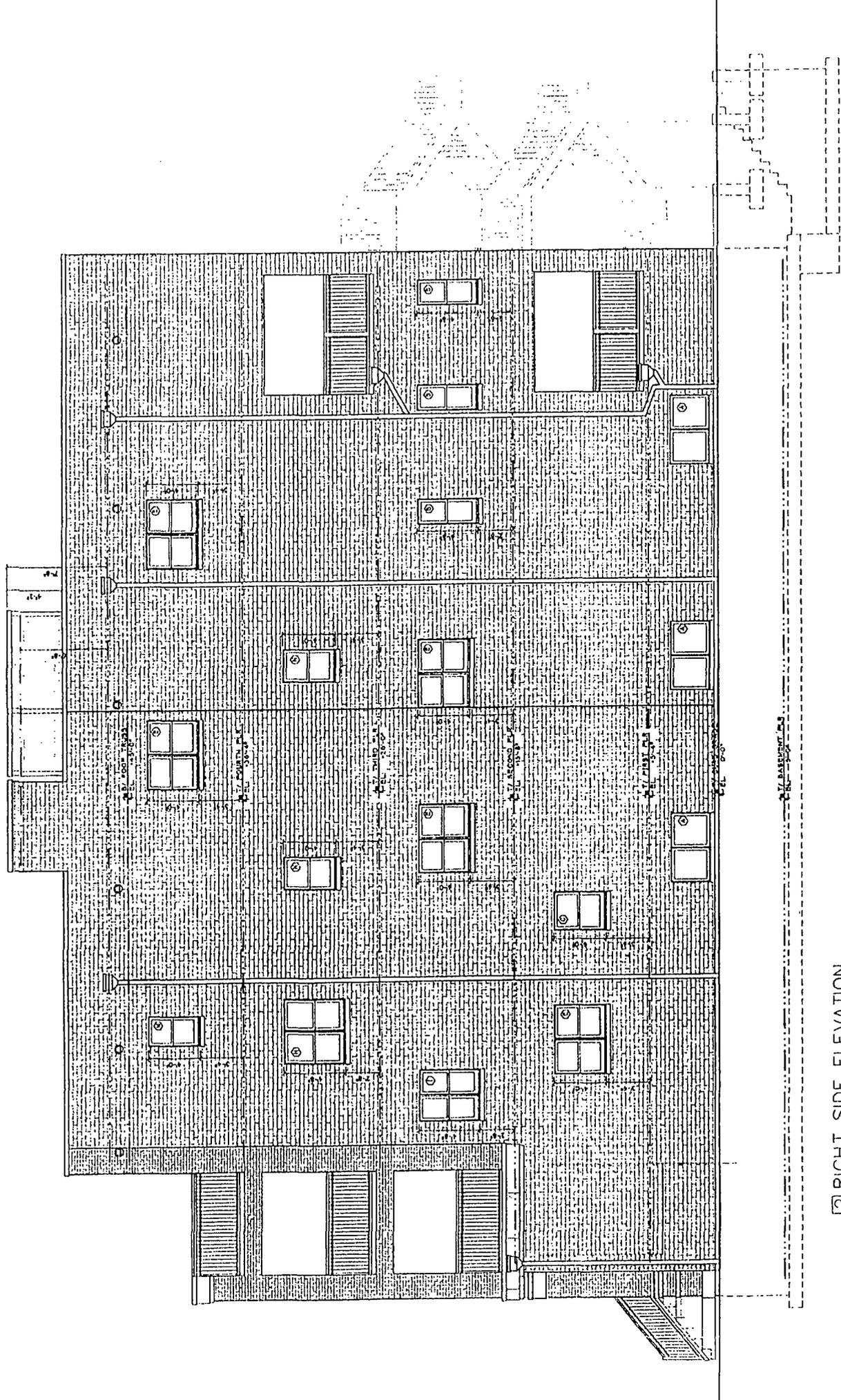


REAR ELEVATION

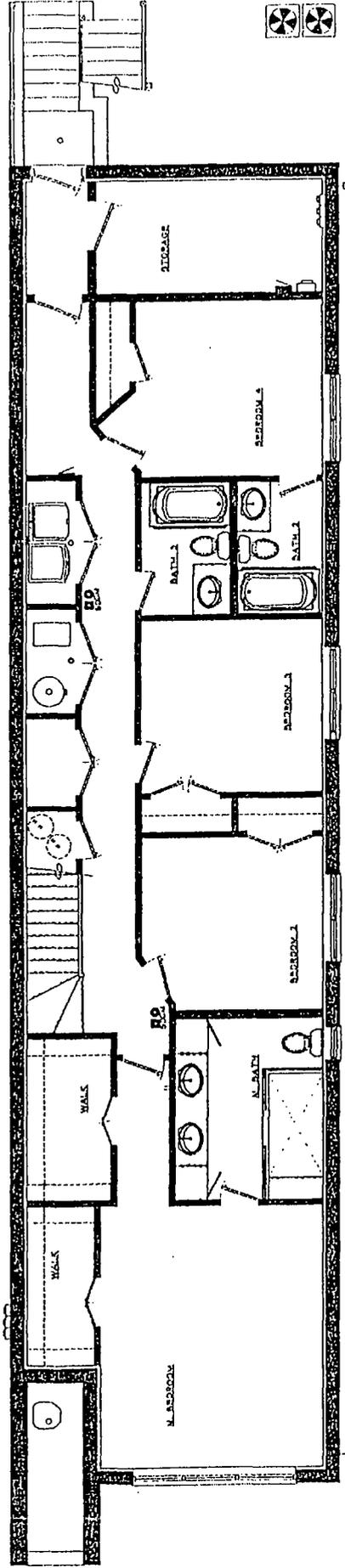
UNIVERSITY MICROFILMS



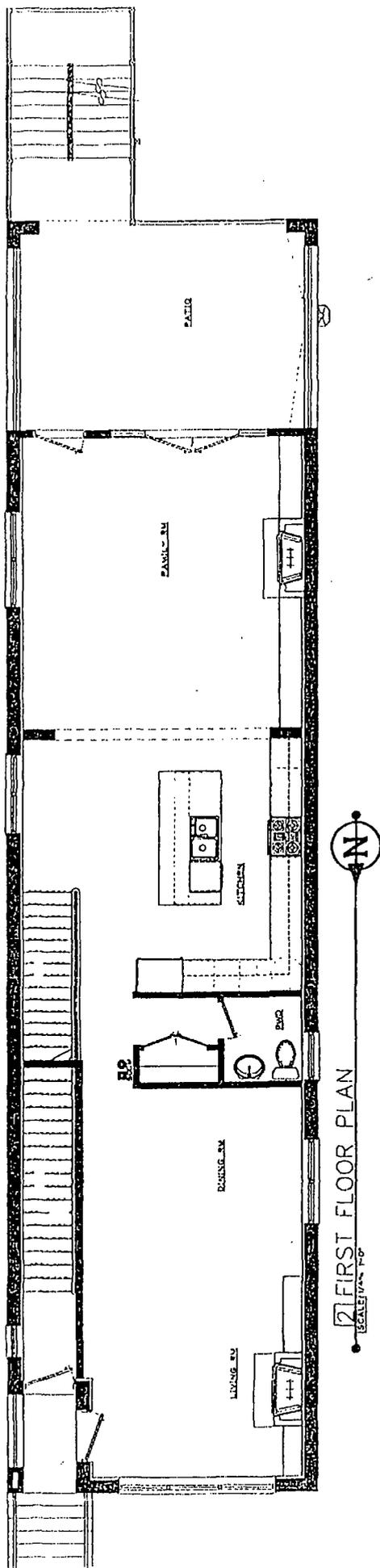
1 LEFT SIDE ELEVATION  
SCALE 1/4\"/>



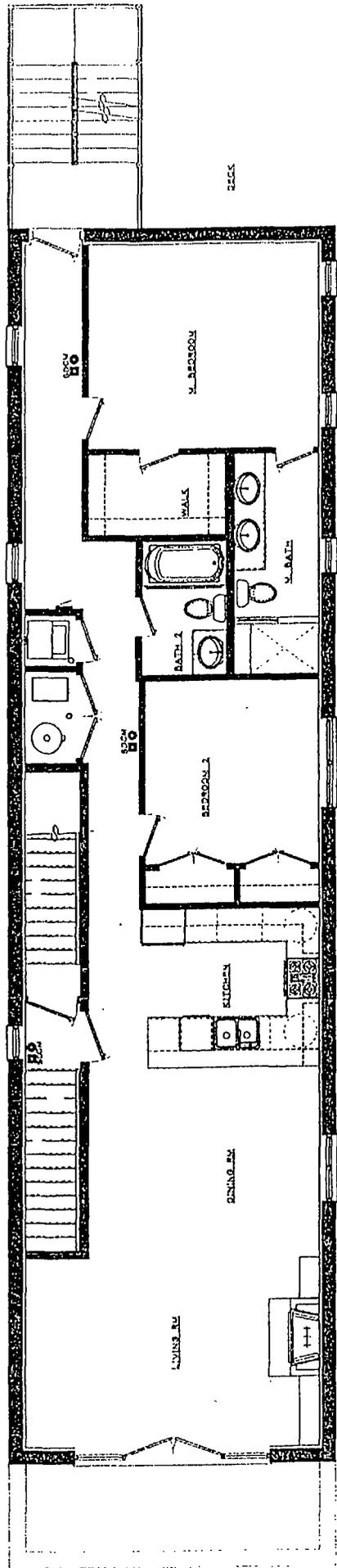
RIGHT SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



BASEMENT PLAN  
SCALE 1/4" = 1'-0"

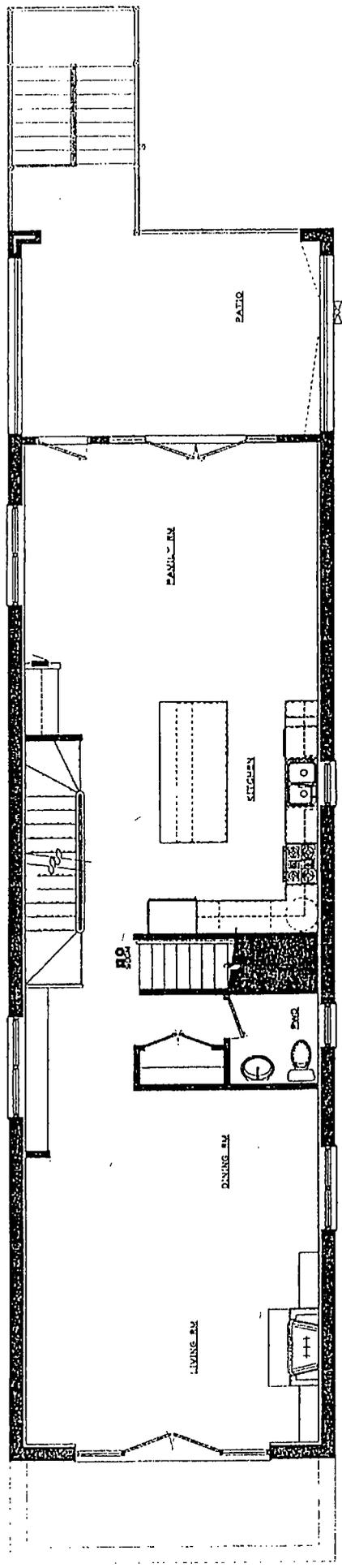


2 FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

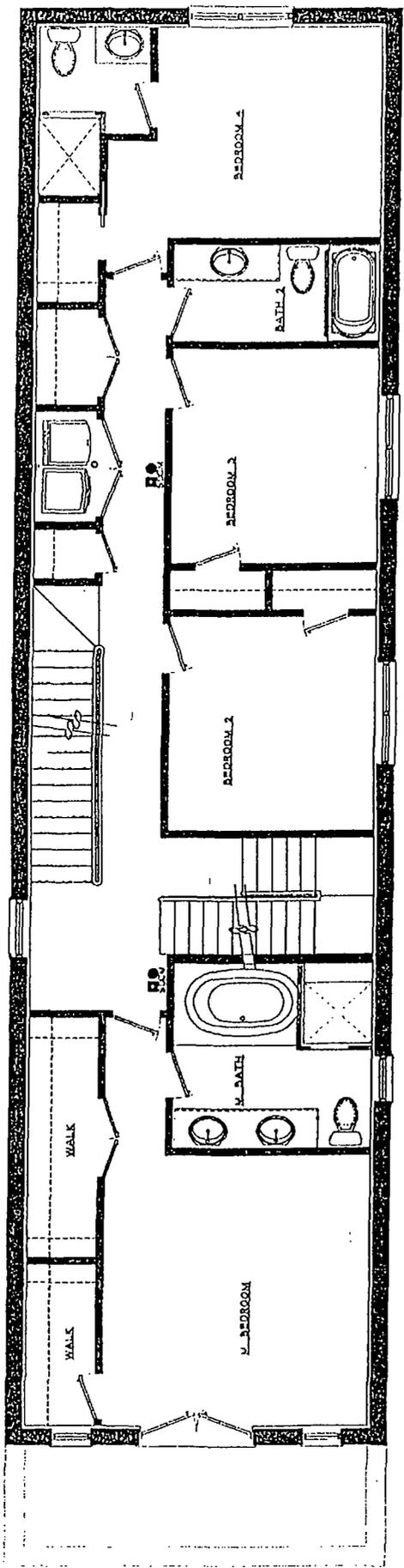


3 SECOND FLOOR PLAN

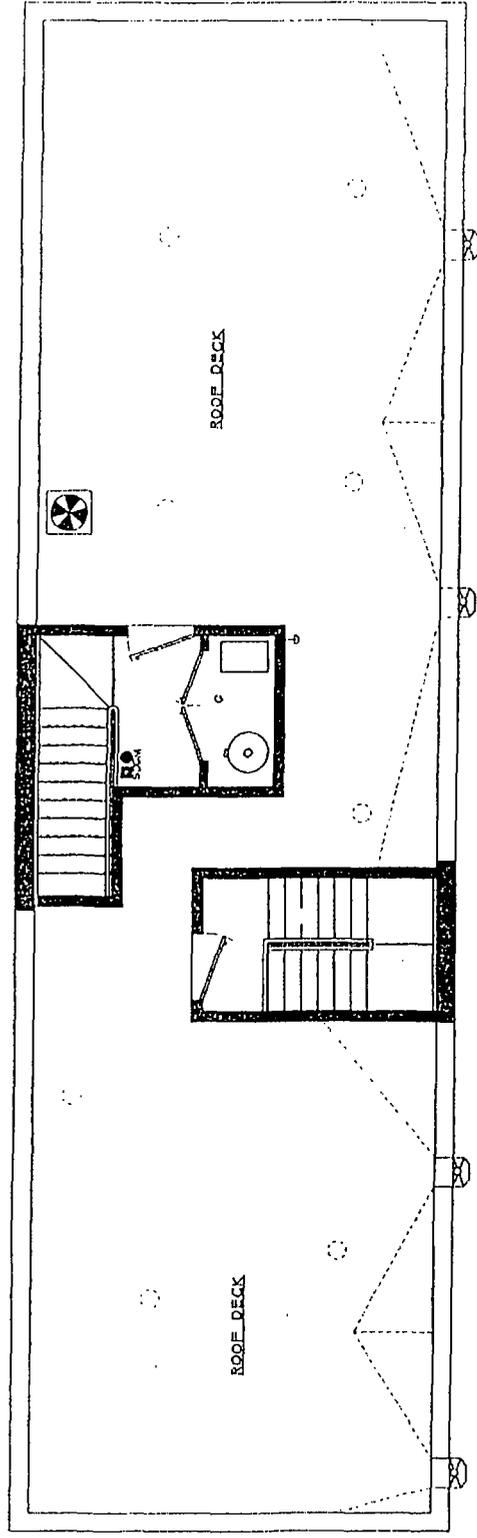
SCALE: 1/4" = 1'-0"



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



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



6 ROOF FLOOR PLAN  
SCALE: 1/4" = 1'-0"