



City of Chicago



SO2018-6975

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 1321 W Wrightwood Ave - App No. 19798T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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:

A line 50 feet East of and parallel to North Wayne Street; West Wrightwood Avenue; a line 75 feet East of and parallel to North Wayne Street; and the alley next South of and parallel to West Wrightwood Avenue.

To those of **B2-3 Neighborhood Mixed-Use District**

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

Common Address of Property: 1321 West Wrightwood Ave., Chicago, IL

FINAL FOR PUBLICATION

**SUBSTITUTE
NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
1321 WEST WRIGHTWOOD AVENUE**

The Application is to change zoning for 1321 West Wrightwood Avenue from C1-1 Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District. The Applicant intends to construct a three (3) dwelling unit building with a basement and partial fourth floor. There will be three garage parking spaces. The footprint of the building shall be approximately be 21 feet by 89 feet in size. The building height shall be 48 feet 4 inches high, as defined by City code.

LOT AREA: 3,125 SQUARE FEET

FLOOR AREA RATIO: 1.92

BUILDING AREA: 5,988 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,041.67 SQUARE FEET PER DWELLING UNIT

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

FRONT SETBACK: 6 FEET

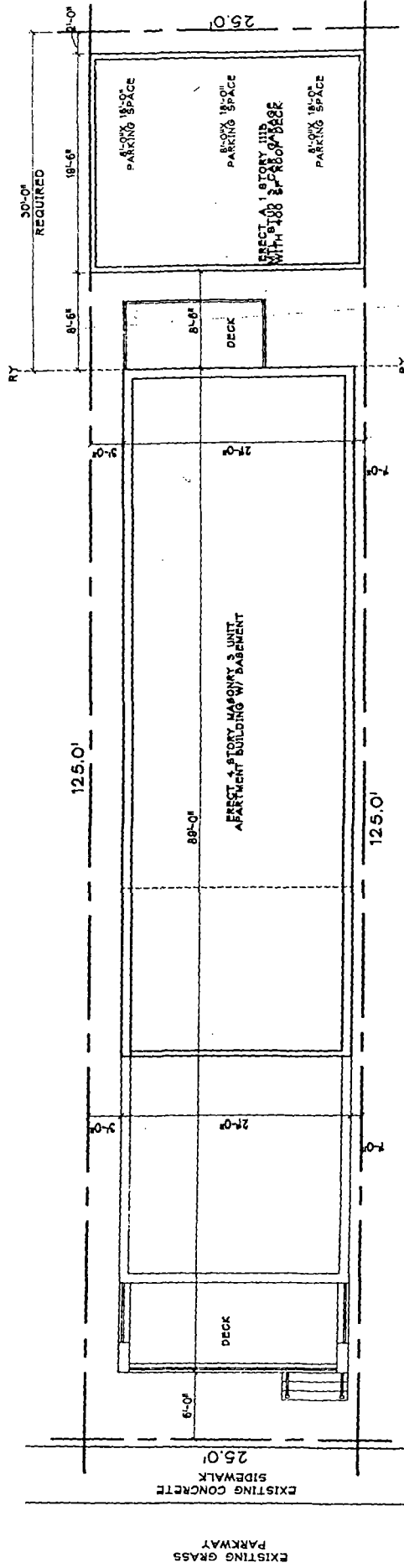
REAR SETBACK: 30 FEET

SIDE SETBACK: 3 FEET (WEST) 1 FOOT (EAST)

BUILDING HEIGHT: 48 FEET 4 INCHES

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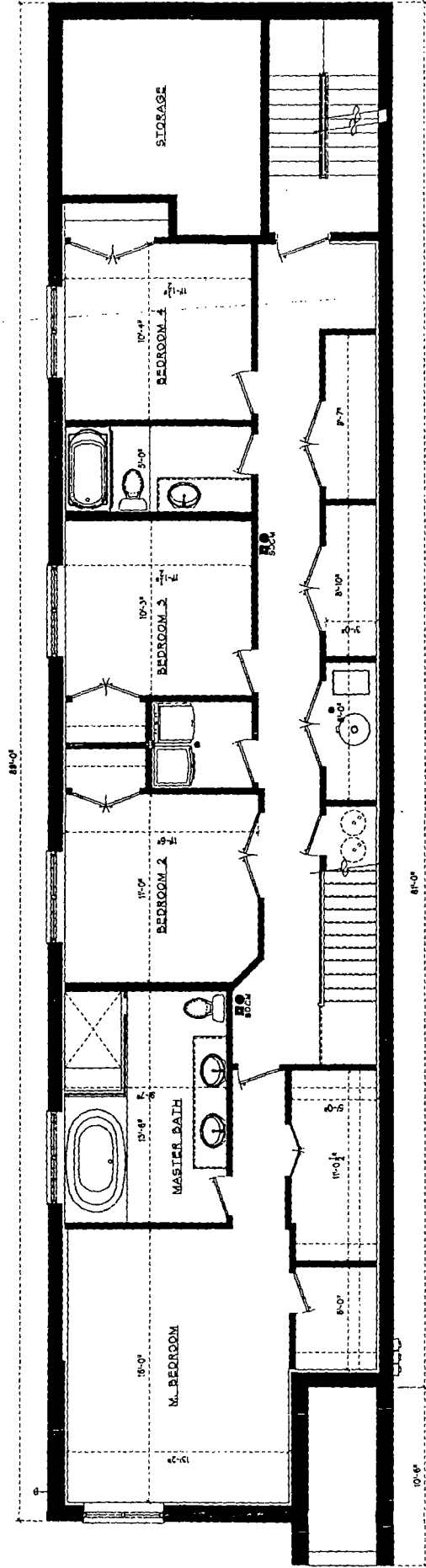
1321 W. WRIGHTWOOD AVE.



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

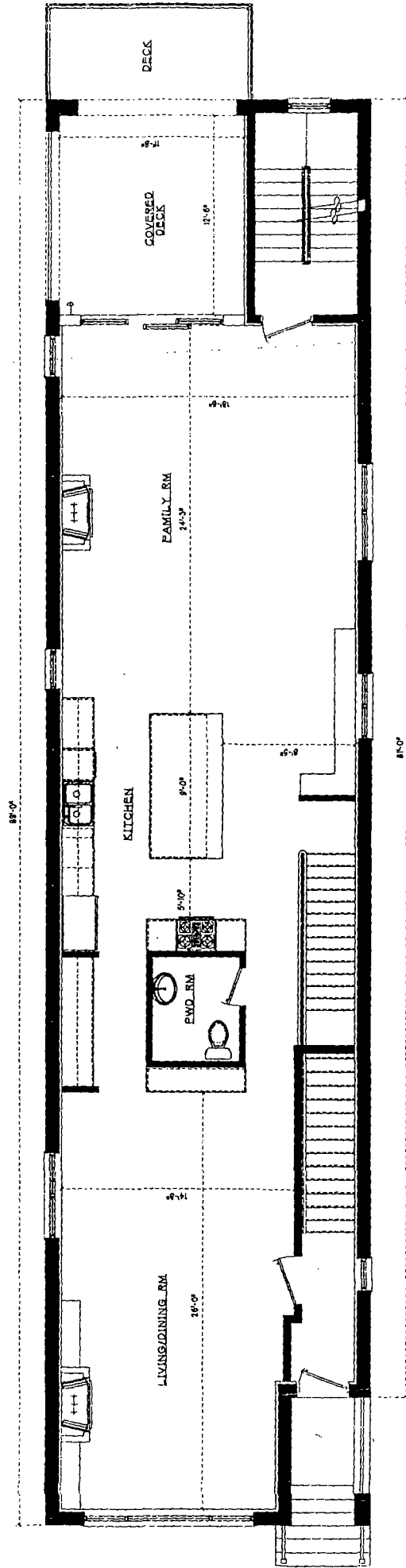
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18' PUBLIC ALLEY



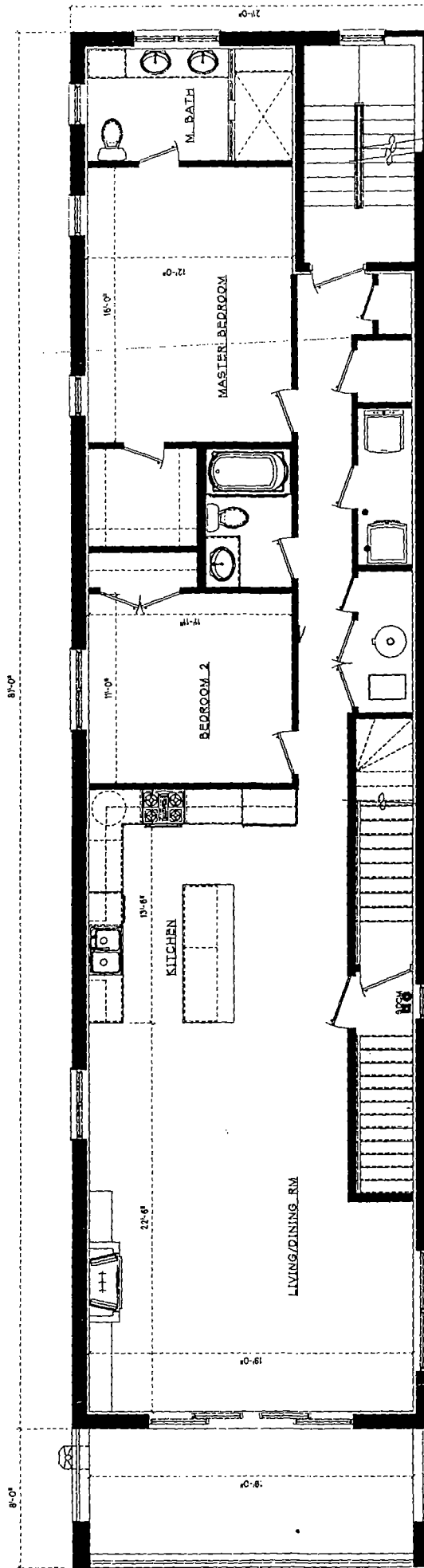
1 BASEMENT FLOOR PLAN
 SCALE 1/4" = 1'-0"

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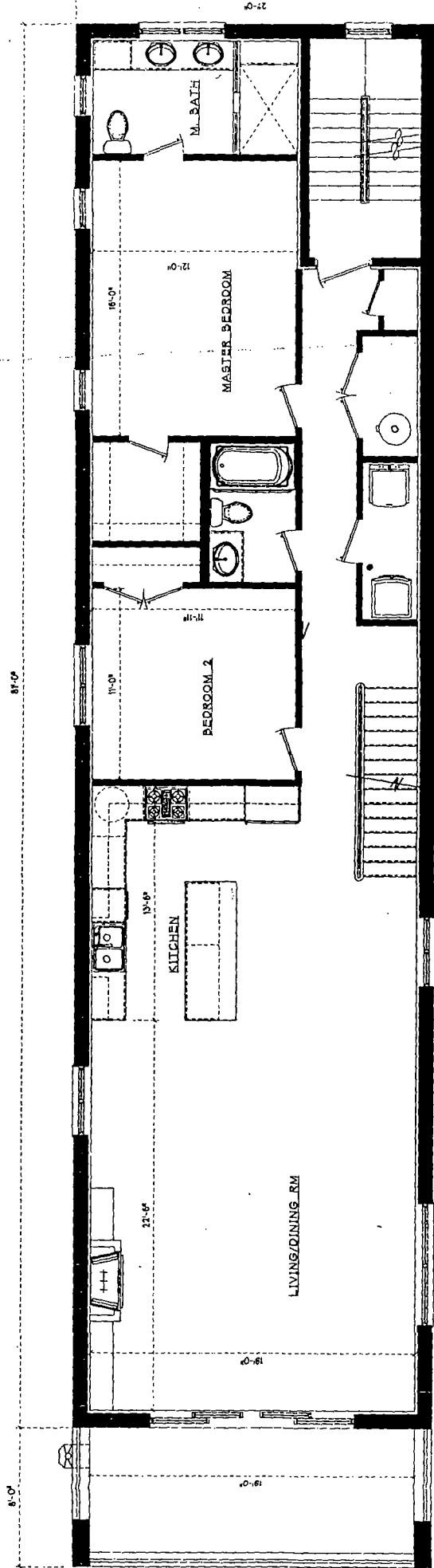
2 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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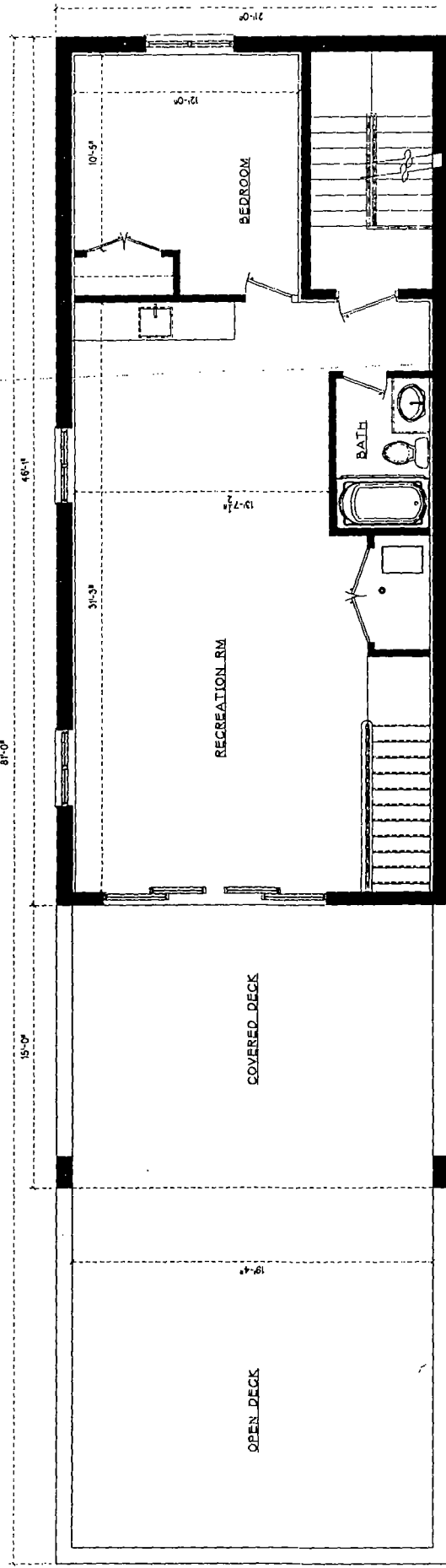
3 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

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

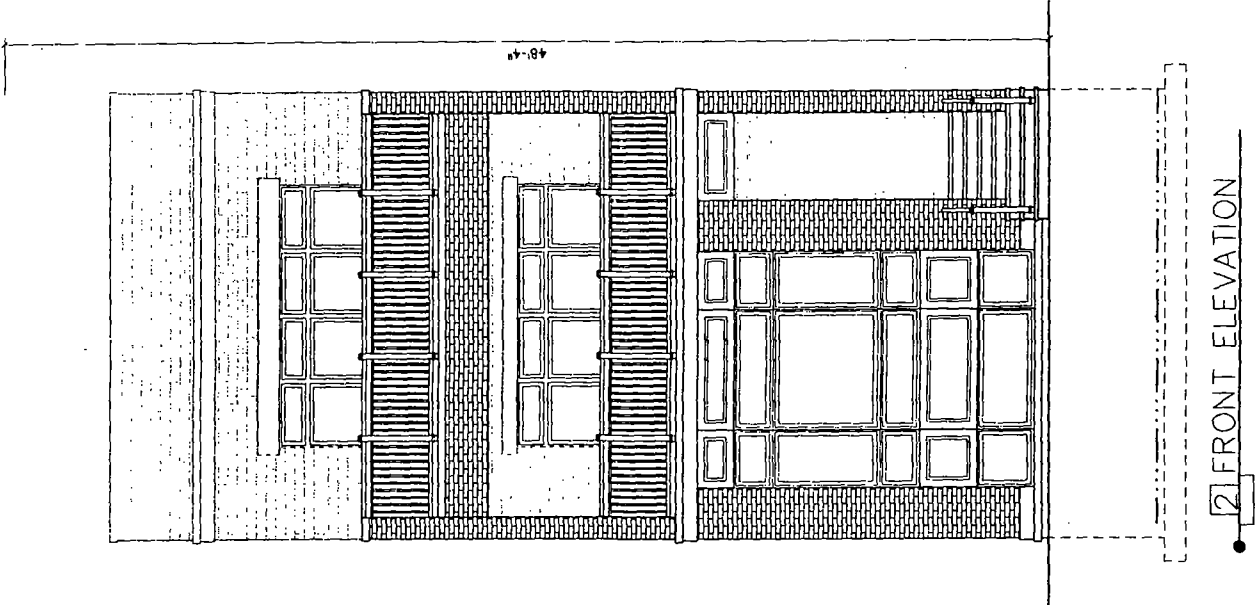
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15 FOURTH FLOOR PLAN

SCALE 1/4" = 1'-0"

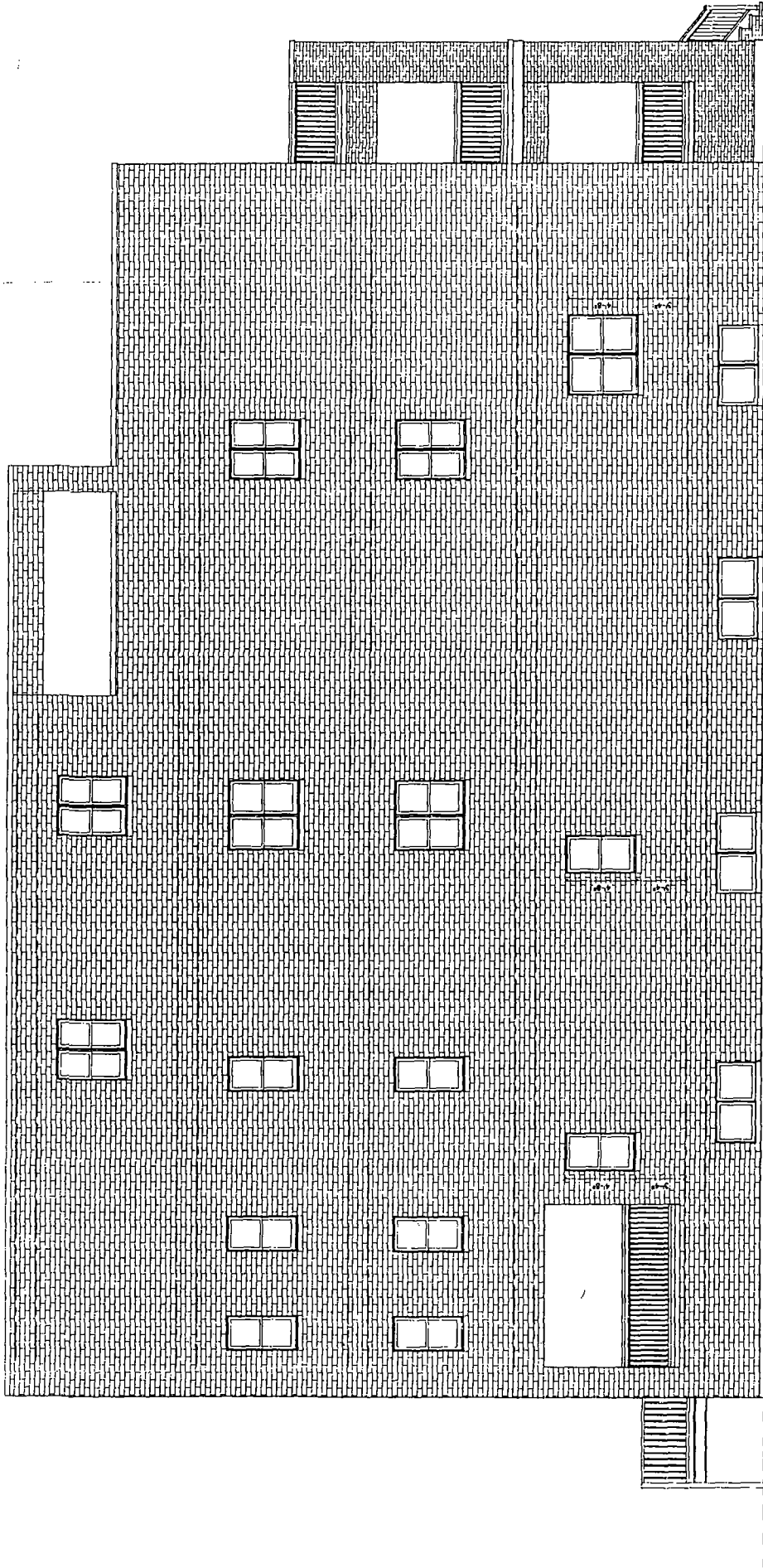
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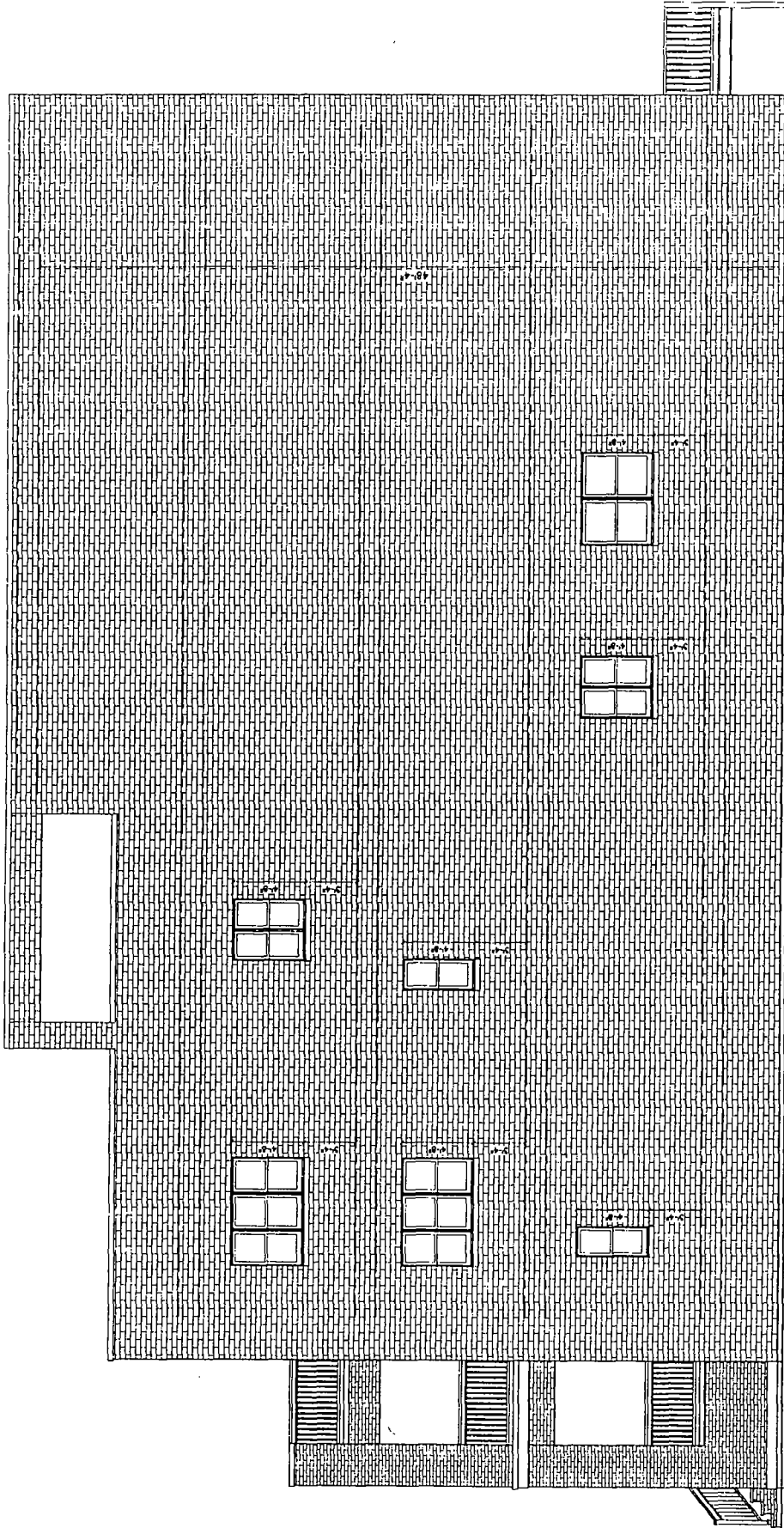
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2 FRONT ELEVATION



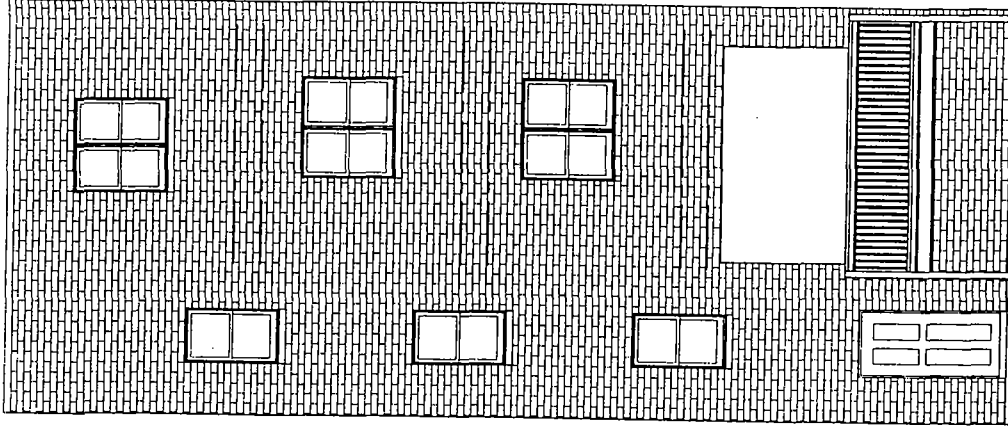
3 LEFT SIDE ELEVATION

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2 RIGHT SIDE ELEVATION

FINAL FOR PUBLICATION



3 REAR ELEVATION

FINAL FOR PUBLICATION

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