



# City of Chicago



SO2020-6222

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 12/16/2020  
**Sponsor(s):** Misc. Transmittal  
**Type:** Ordinance  
**Title:** Zoning Reclassification Map No. 7-F at 735-737 W Wrightwood Ave - App No. 20587T1  
**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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 7-F in the area bounded by

West Wrightwood Avenue; North Burling Street; a line 58 feet south of and parallel to West Wrightwood Avenue; a line 48 feet west of and parallel to North Burling Street

to those of a B1-3 Neighborhood Shopping District.

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

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Common Address of Property: 735-37 West Wrightwood Avenue

**PROJECT NARRATIVE AND PLANS**  
**AMENDED TO BE A TYPE-1 ZONING MAP**  
**AMENDMENT**

**735-37 West Wrightwood Avenue**

Rezoning from B1-2 to B1-3 Neighborhood Shopping District

The purpose of the rezoning is to comply with bulk, density, and minimum lot area requirements to allow for the construction of a 3-story addition and 2 dwelling units on the west side of the existing 3 story mixed use building. The proposed addition and dwelling units will be located above the existing west side ground floor commercial unit. After rezoning, there will be a total of 2 ground floor commercial units and 4 dwelling units. The height of the existing building will remain unchanged. There is no existing parking and 2 parking spaces will be provided off-site located at 725 W. Wrightwood.

	PROPOSED
Lot Area	2,784 square feet
MLA	696 per DU
Parking	2 parking spaces*
Rear Setback	0 feet**
West Setback	0 feet (Existing)
East Setback	0 feet (Existing)
Front Setback	0 feet (Existing)
FAR	2.79
Building Height	34.75 feet (Existing)

\*The Applicant will seek a special use to permit off site parking at 725 W Wrightwood.

\*\*The Applicant will seek a variation to reduce the rear setback requirements.

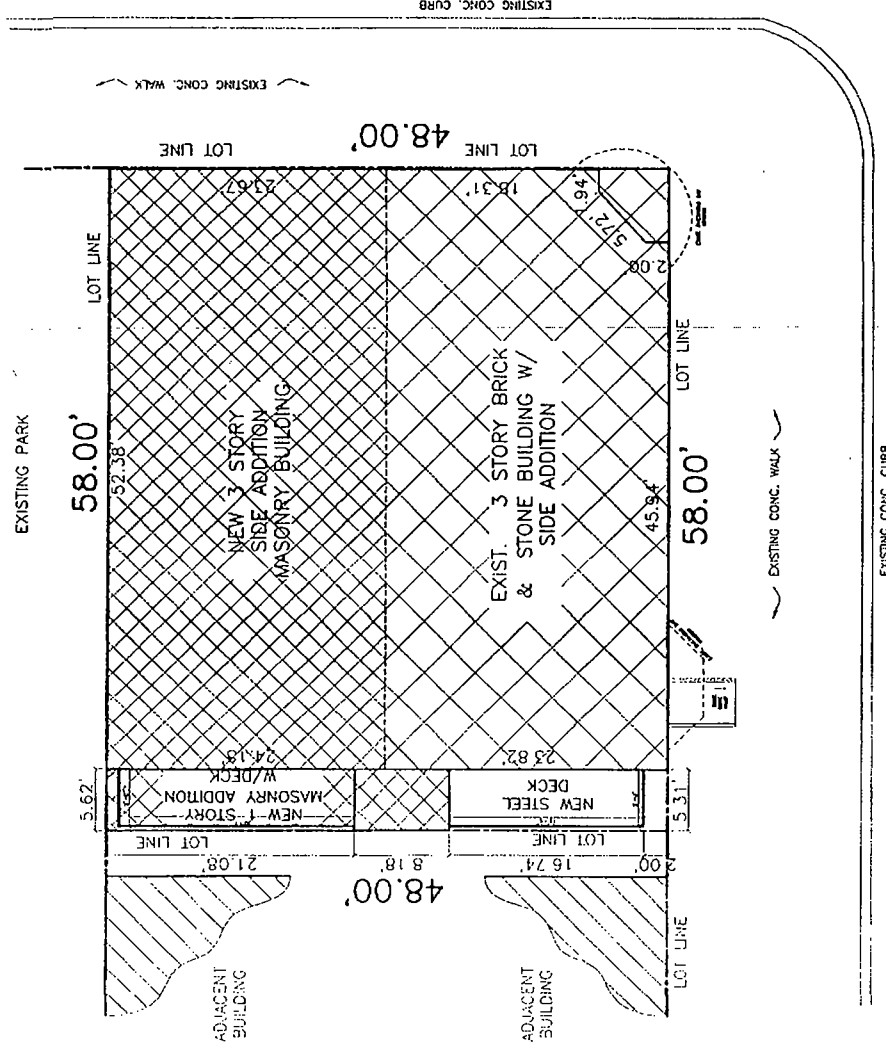
BUILDING SPECIFICATIONS	
LOT AREA	58.00' x 48.00' = 2,784.00 S.F.
AREA	REQUESTED PERMITS: 1,922.84 S.F. FIRST FLOOR: 2,316.43 S.F. SECOND FLOOR: 2,578.97 S.F. THIRD FLOOR: 2,278.52 S.F. TOTAL: 7,797.81 S.F.
BUILDING HEIGHT	34'-9"
SETBACKS	FRONT: 0.00' REAR: 0.00' SIDE: 0.00'

- LEGEND
- ADDITION STRUCTURE WORK AREA
  - EXISTING STRUCTURE WORK AREA
  - EXISTING STRUCTURE - NO WORK
  - PROPERTY LINE
  - BUILDING PERIMETER

SITE PLAN  
 SCALE: 3/32"=1'-0"



W. WRIGHTWOOD AVE.



N. BURLING ST.

# Final for Publication

PROJECT: 121211 W WRIGHTWOOD  
SCALE: 1/8" = 1'-0"  
DATE: 01/18  
DRAWN BY: [unintelligible]

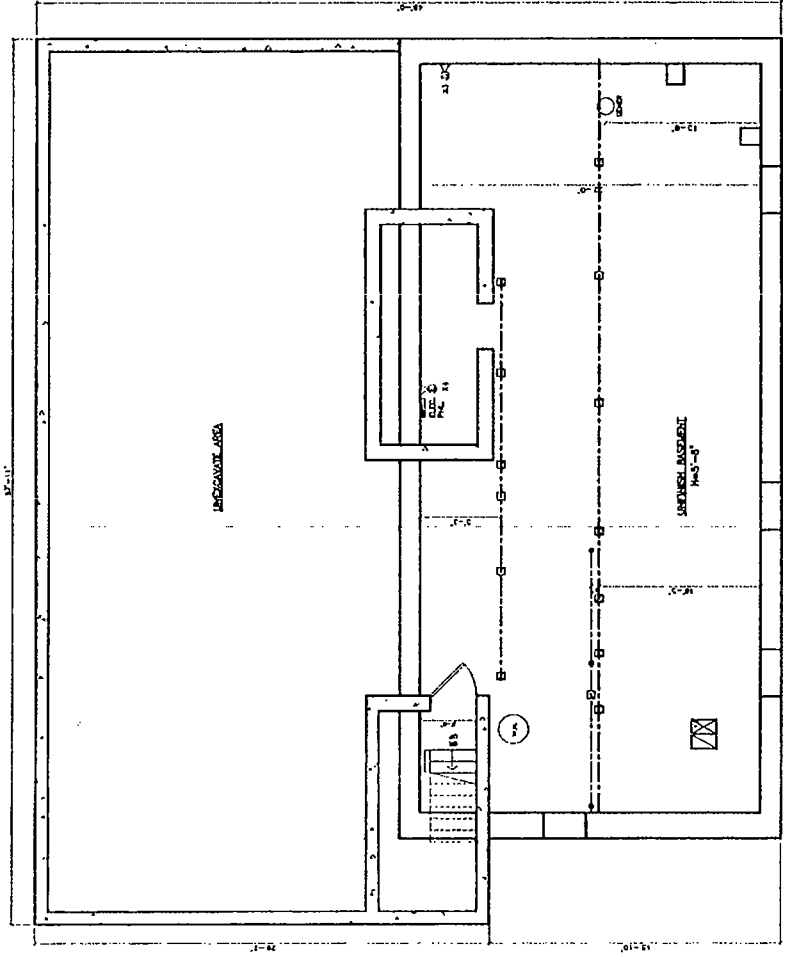
PROPOSED  
FLOOR PLAN

735-737 W WRIGHTWOOD AVE.  
CHICAGO, IL

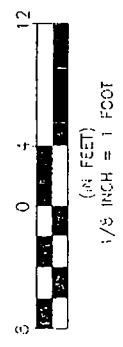
1122 E. CHICAGO AVE.  
CHICAGO, IL 60605  
773.321.4444

ARCHITECTS  
DETAILED

A1.1  
1 of 2



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



Final for Publication

PROPOSED  
FLOOR PLAN

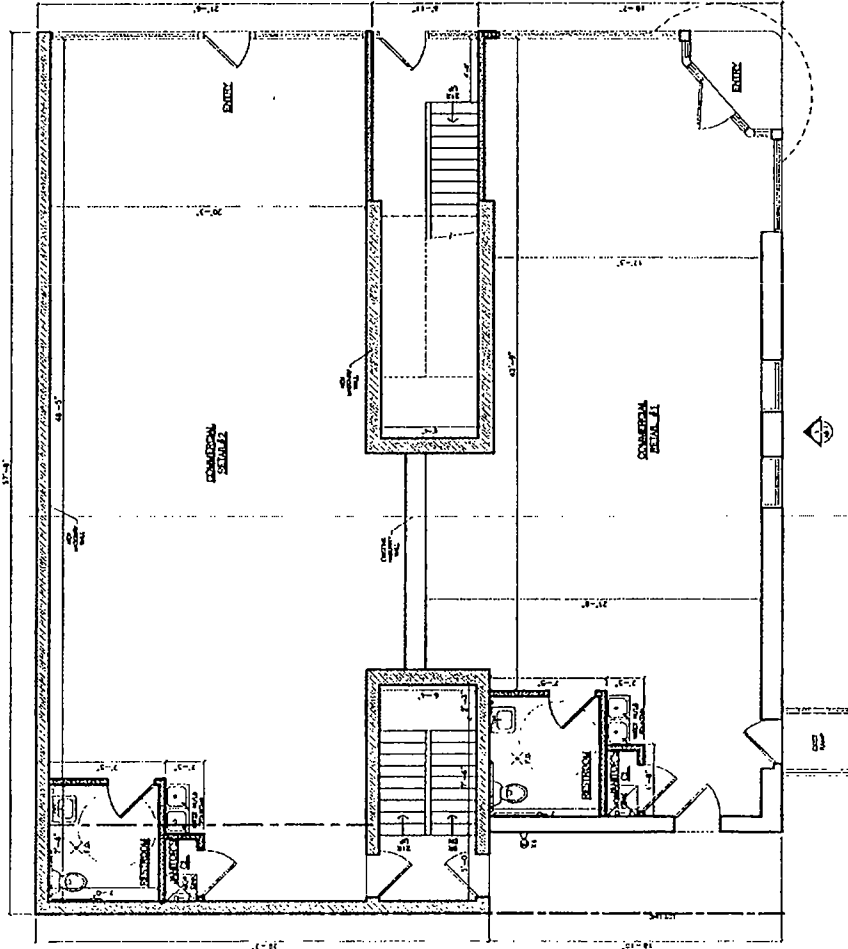
735-737 W WRIGHTWOOD AVE.  
CHICAGO, IL

ARCHITECTS  
DEPT

ARCHITECTS  
ARCHITECTURAL ENGINEERS

PROJECT:  
12345 W WRIGHTWOOD  
SCALE:  
DATE:  
DRAWN BY:  
CHECKED BY:

A2.1



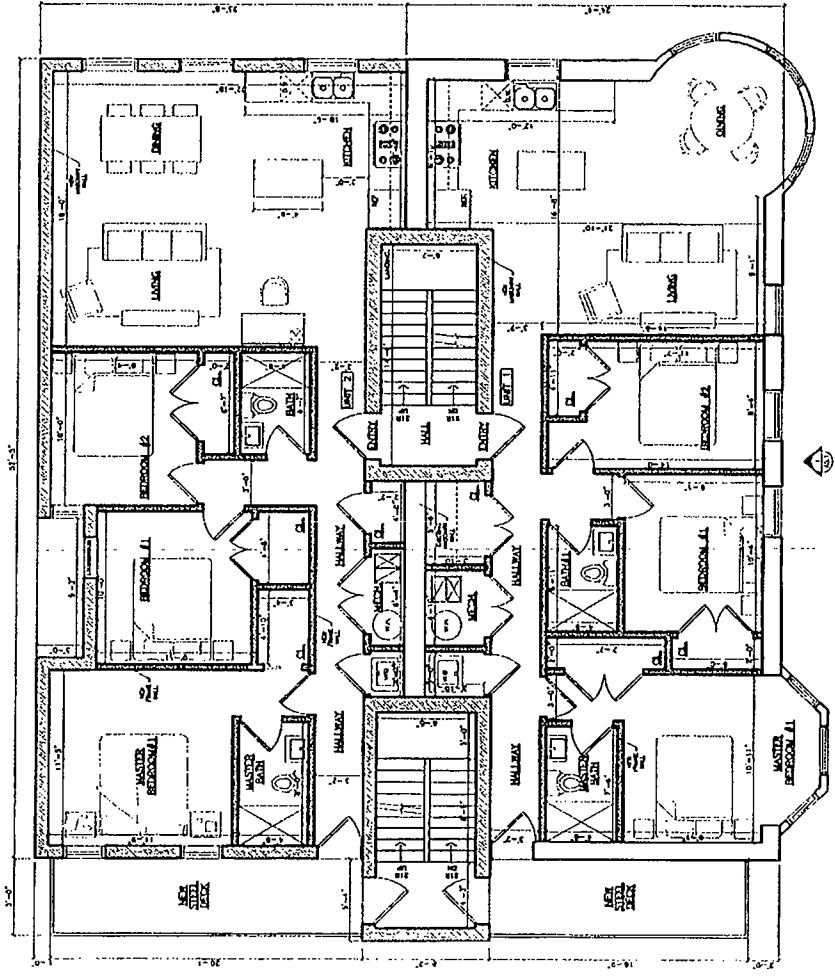
PROPOSED FIRST FLOOR PLAN

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



(IN FEET)  
1/8 INCH = 1 FOOT

# Fire Protection

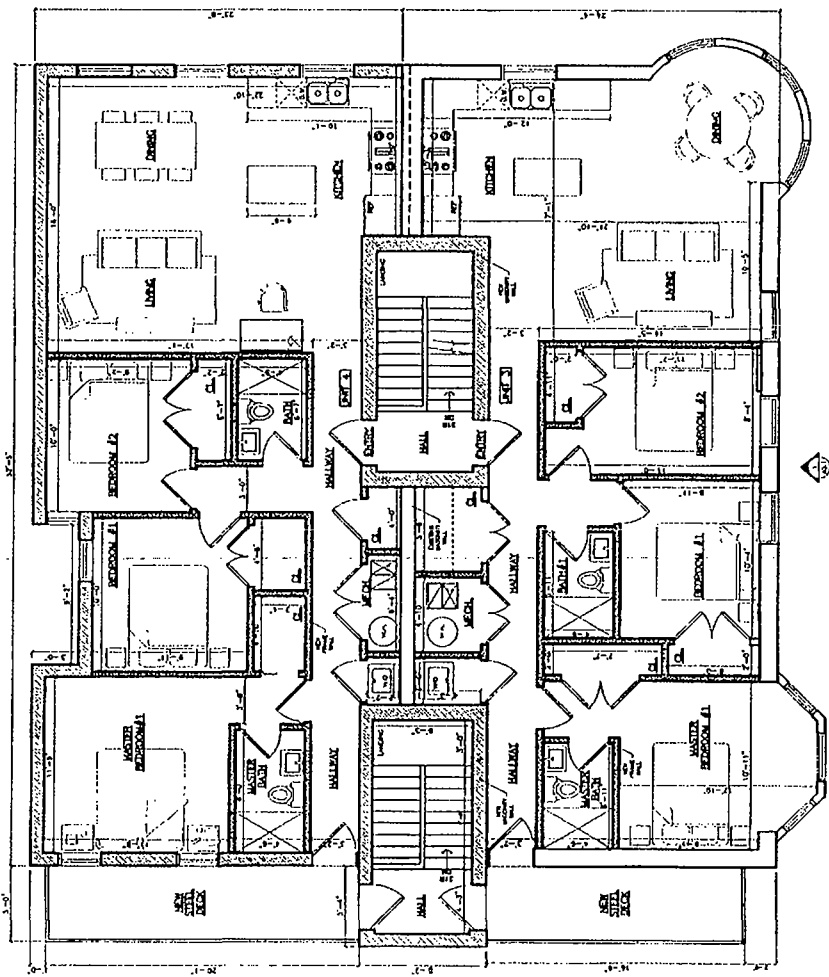


PROPOSED SECOND FLOOR PLAN

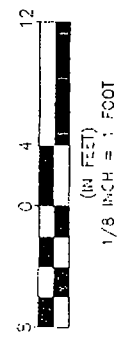
SCALE: 3/16" = 1'-0"



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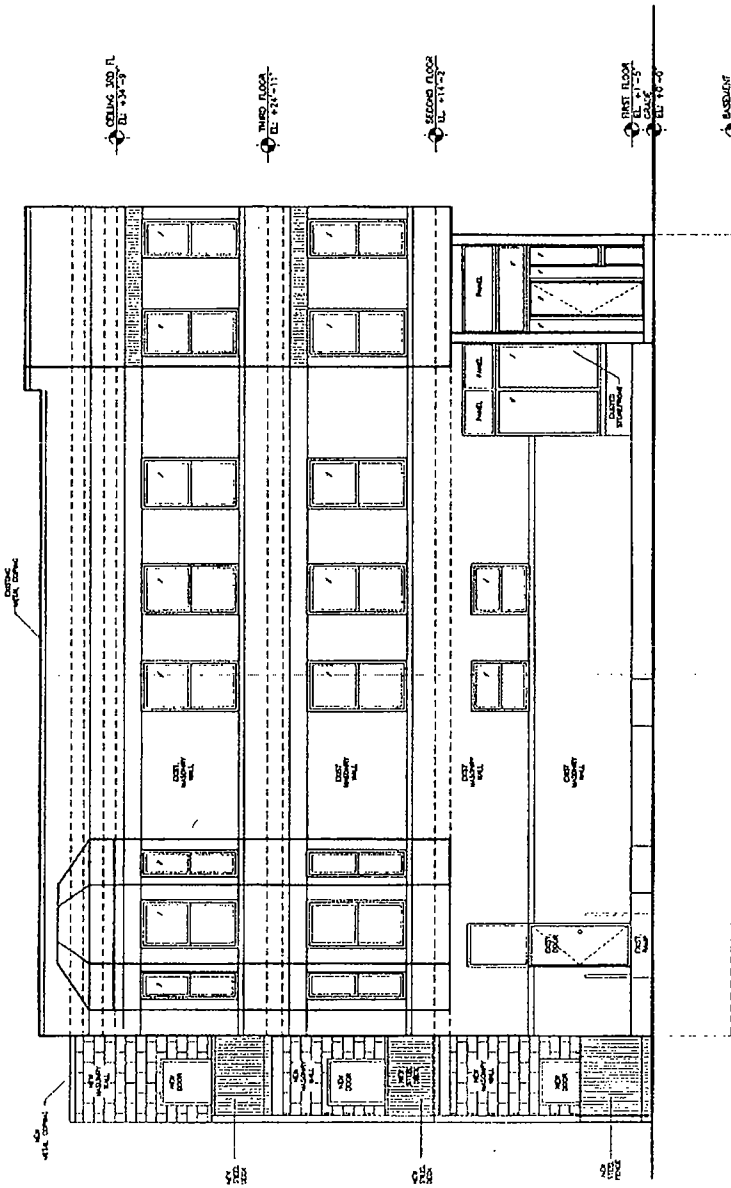
PROPOSED THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



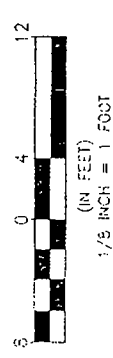


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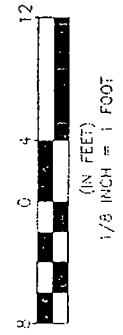
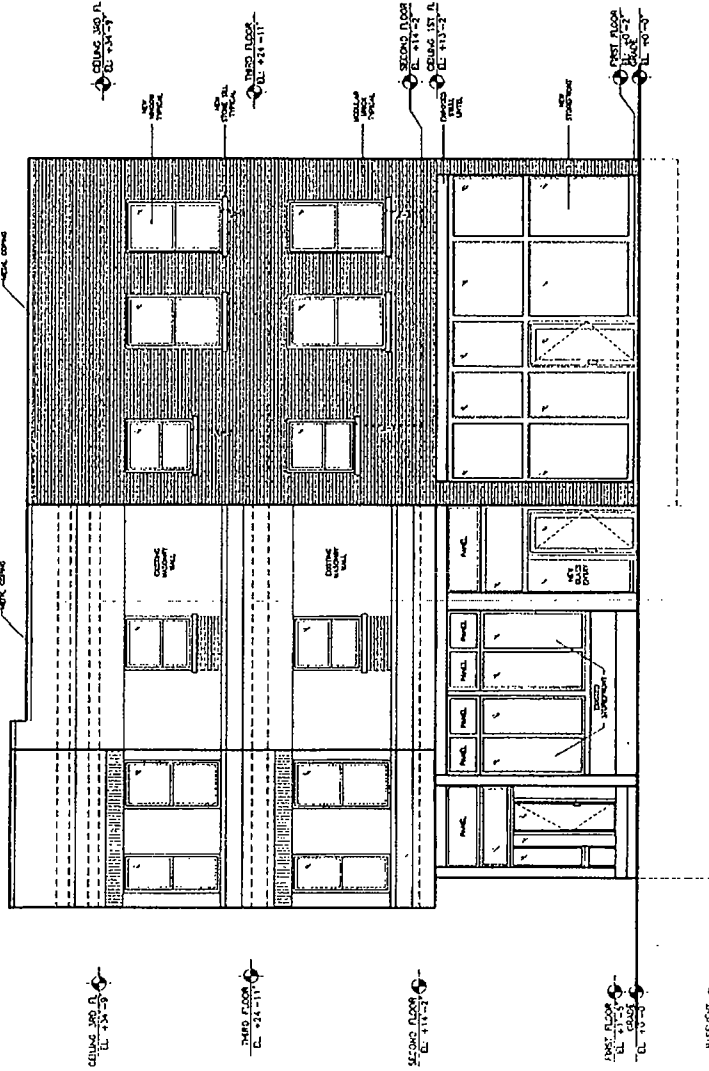
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PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



Final for Publication



PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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