



# City of Chicago



O2021-3974

Office of the City Clerk

## Document Tracking Sheet

|                                 |  |
|---------------------------------|--|
| <b>Meeting Date:</b>            | 9/14/2021  |
| <b>Sponsor(s):</b>              | Misc. Transmittal  |
| <b>Type:</b>                    | Ordinance  |
| <b>Title:</b>                   | Zoning Reclassification Map No. 13-K at 650 W Wrightwood Ave - App No. 20833T1 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                          |

# Final for Publication

## 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 the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.7-F in the area bounded by

beginning at the alley next north of West Wrightwood Avenue; a line from a point 387.36 feet east of west line of North Orchard Street and the south line of the alley next north of West Wrightwood Avenue; to a point 425 feet east of the west line of North Orchard Street and the north line of West Wrightwood Avenue; West Wrightwood Avenue; and a line from a point 400 feet east of the west line of North Orchard Street and the north line of West Wrightwood Avenue; to a point 364.49 feet east of the west line of North Orchard Street and the alley next north of West Wrightwood Avenue (ToB),

to those of a RM5 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:        650 West Wrightwood Avenue

# Final for Publication

## NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1 REZONING

AT  
650 W. Wrightwood Ave., Chicago, IL60614  
43<sup>rd</sup> Ward

The Applicant requests a zoning change from the existing RT-4 to RM-5 to allow for a 2-story upper addition to the existing 2-story 2-dwelling to create a new four story 3-unit building with 3 outdoor parking spaces. Floors 3 & 4 will be duplexed into 1-unit. This establishment is described as:

**ZONING:** RM-5

**LOT AREA:** 4,787 sq. ft.

**MINIMUM LOT AREA PER DWELLING UNIT:** 400

**FLOOR AREA RATIO:** ( 2 ) 9574 sq. ft. max.

**BASEMENT AREA (not count):** 2,9086 sq. ft.

**1st FLOOR AREA:** 2,116 sq. ft.

**2<sup>nd</sup> FLOOR AREA:** 2,116 sq. ft.

**3<sup>rd</sup> FLOOR AREA:** 1,825 sq. ft.

**4<sup>th</sup> FLOOR AREA:** 1,465 sq. ft.

**TOTAL FLOOR AREA:** 7,522 sq. ft.

**OFF-STREET PARKING:** 3

**FRONT SETBACK:** 25.47"

**REAR SETBACK:** 62'-6"

**SIDE SETBACK:** existing & proposed – lot line east and west: 0'-0"

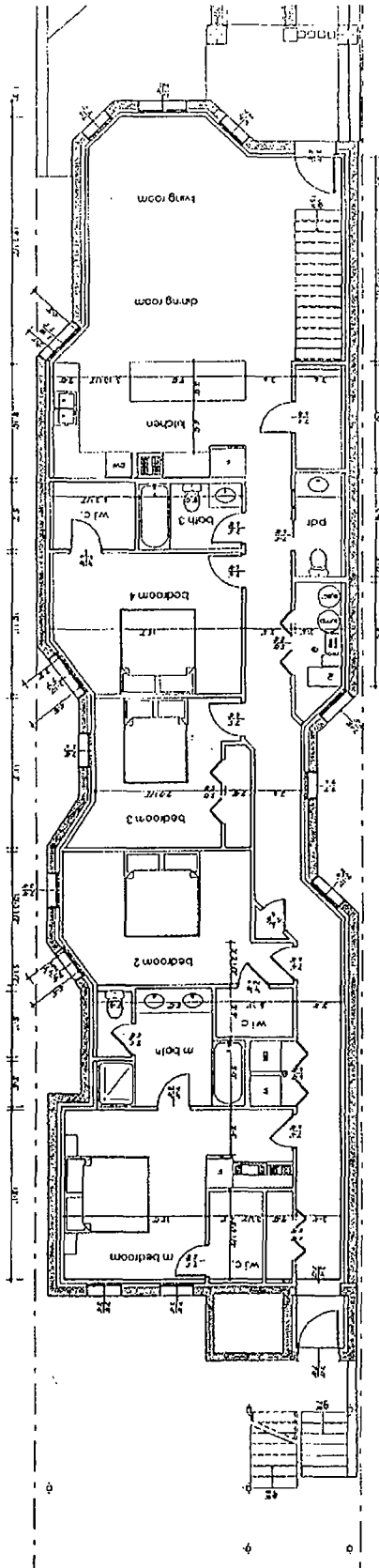
**BUILDING HEIGHT:** 45'-0"


Attachments included.

\*Applicant will seek relief to allow reduction of the side setbacks.

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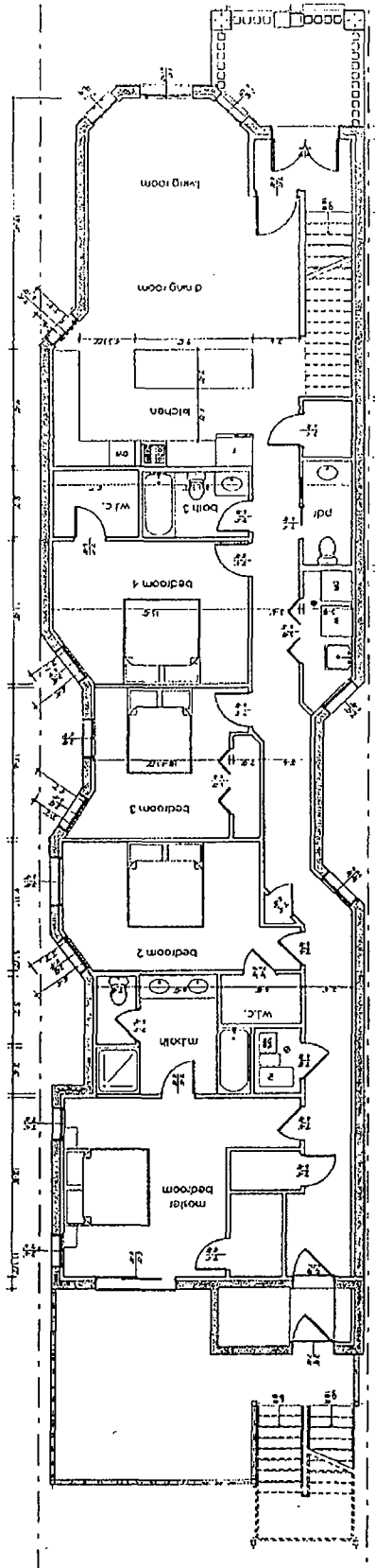
Basement Plan



|                                  |   |   |   |  |
|----------------------------------|---|---|---|--|
| Sheet 1<br>A-4<br>Scale as shown | Project 1<br>Date<br>Designer<br>Checker<br>Title | <b>2 STORY BUILDING</b><br><b>ALTERATION W/ 2 STORY</b><br><b>ADDITION</b><br>650 W WINDWOOD AVE.<br>BIRMINGHAM, AL 35203 | <br><b>LEADER ARCHITECTS</b><br>PLLC<br>1901 S. FORT BRAGG<br>BIRMINGHAM, AL 35203 | License No. 100000000<br>State of Alabama<br>Professional Seal<br>Date of Issue<br>Expiration Date |
|----------------------------------|---|---|---|--|

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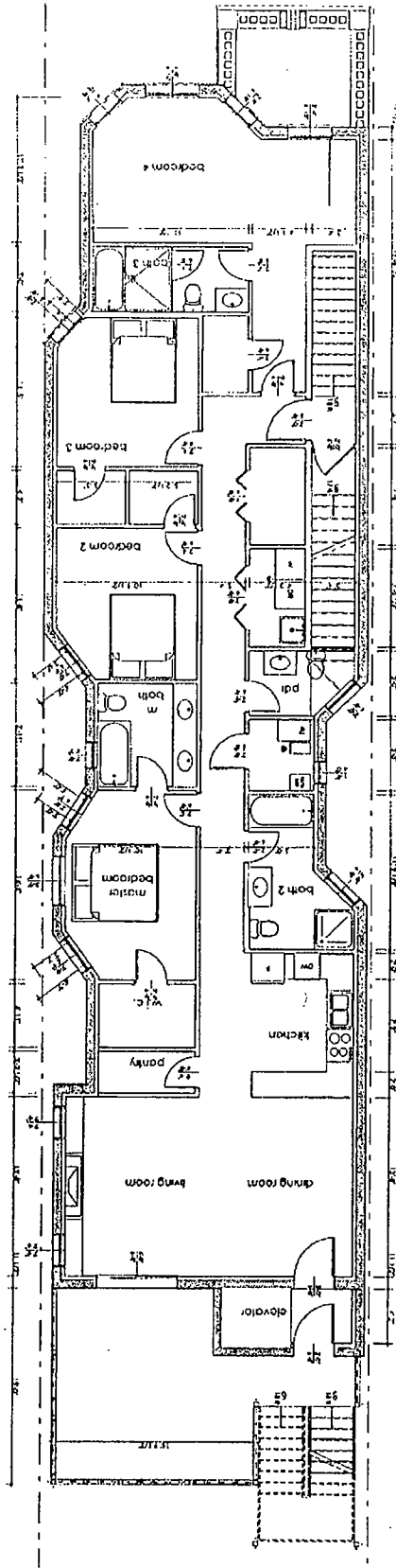
First Floor Plan



|  |  |  |   |   |   |
|--|--|--|---|---|---|
| <p>© Copyright 2011<br/>All Rights Reserved<br/>This drawing is the property of<br/>Leader Architects, Inc. and<br/>is not to be reproduced<br/>without the written consent<br/>of Leader Architects, Inc.</p> | <p>Project No. 111111<br/>Date: 11/11/11</p> | <p>2 STORY BUILDING<br/>ALTERATION W/ 2 STORY<br/>ADDITION</p>       | <p>650 W. WRIGHT WOOD AVE.<br/>CHICAGO, ILLINOIS</p>              | <p>LEADER ARCHITECTS, INC.<br/>1000 N. LAUREL AVENUE<br/>CHICAGO, ILLINOIS 60610<br/>TEL: 312.321.1234<br/>WWW.LEADERARCHITECTS.COM</p> | <p>LEADER ARCHITECTS, INC.<br/>650 W. WRIGHT WOOD AVE.<br/>CHICAGO, ILLINOIS 60610<br/>TEL: 312.321.1234<br/>WWW.LEADERARCHITECTS.COM</p> |
|  | <p>Sheet No. A-5<br/>Scale: 1/8" = 1'-0"</p> | <p>Project Name: 2 STORY BUILDING ALTERATION W/ 2 STORY ADDITION</p> | <p>Project Address: 650 W. WRIGHT WOOD AVE. CHICAGO, ILLINOIS</p> | <p>Project Description: 2 STORY BUILDING ALTERATION W/ 2 STORY ADDITION</p>   | <p>Project Date: 11/11/11</p>   |

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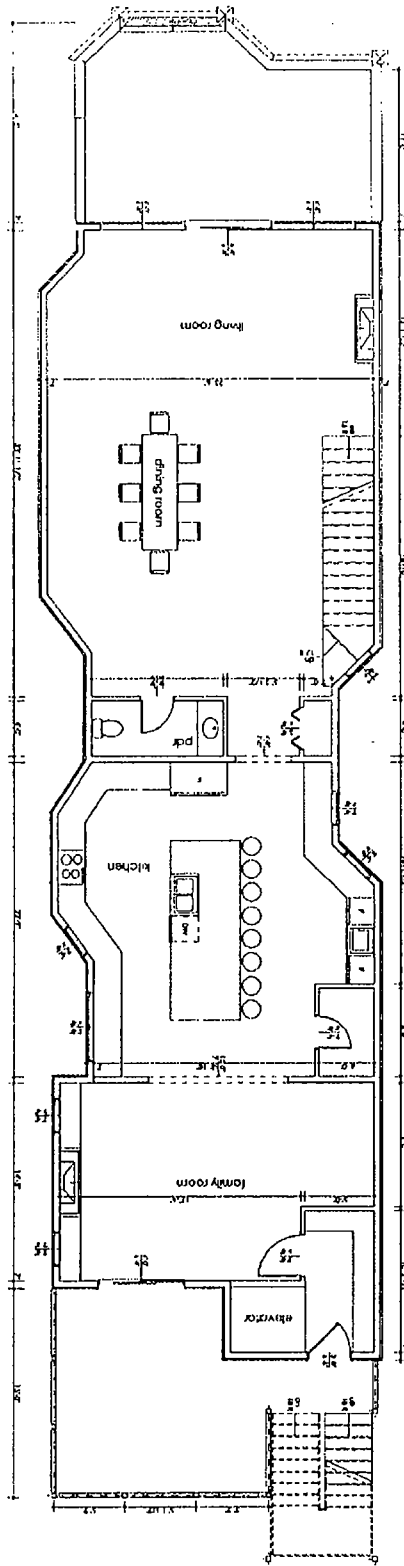
Second Floor Plan



|                   |  |  |                      |   |                                 |   |  |
|-------------------|--|--|----------------------|---|---------------------------------|---|--|
| <p><b>A-6</b></p> | <p>2 STORY BUILDING<br/>ALTERATION W/ 2 STORY<br/>ADDITION</p> | <p>650 W WRIGHTWOOD AVE.<br/>CHICAGO, ILLINOIS</p> | <p>DATE: 7/20/07</p> | <p>780 311 020<br/>1000 N LAKE ST<br/>CHICAGO, IL 60610</p> | <p><b>LEADER ARCHITECTS</b></p> | <p>780 311 020<br/>1000 N LAKE ST<br/>CHICAGO, IL 60610</p> | <p>© Copyright 2007<br/>All Rights Reserved<br/>This drawing is the property of<br/>Leader Architects, Inc. and<br/>is not to be reproduced or<br/>transmitted in any form or<br/>by any means, electronic, mechanical,<br/>photocopying, recording, or by any<br/>information storage and retrieval<br/>system, without the prior written<br/>permission of Leader Architects, Inc.</p> |
|                   |  |  |                      |   |                                 |   |  |

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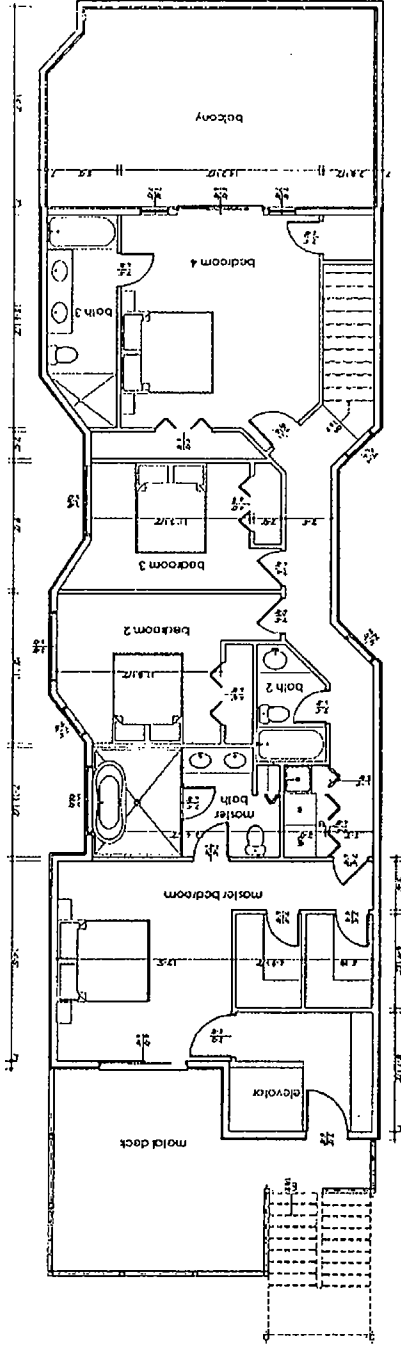
Third Floor Plan



|                                      |   |  |  |  |  |
|--------------------------------------|---|--|--|--|--|
| Sheet 8<br><b>A-7</b><br>3000 - 3100 | PROJECT # 100-1000<br>DATE 08.15.10<br>DRAWN BY J.S.<br>CHECKED BY J.S.<br>PROJECT 1<br>FLOOR 3   | <b>2 STORY BUILDING</b><br><b>ALTERATION W/ 2 STORY</b><br><b>ADDITION</b><br>650 W WASHINGTON AVE<br>CHICAGO, ILL 60610 | LEADER ARCHITECTS<br>208 N. LAUREL<br>CHICAGO, ILL 60610<br>TEL: 312.467.1100<br>FAX: 312.467.1101<br>WWW.LEADERARCHITECTS.COM | eco design, Ltd.<br><b>LEADER ARCHITECTS</b><br>1701 S. FORTAVALLE<br>CHICAGO, ILL 60610 | © Copyright 2010<br>All rights reserved.<br>No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner. |
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# Final for Publication

Fourth floor  
 8-11-12



Room areas

|                                     |               |
|-------------------------------------|---------------|
| 2nd floor (Total)                   | 2,011 sq. ft. |
| 3rd floor (Total)                   | 2,000 sq. ft. |
| 4th floor (Total)                   | 1,271 sq. ft. |
| 5th floor (Total)                   | 1,386 sq. ft. |
| 6th floor (Total)                   | 9,184 sq. ft. |
| Total (all floors) = 16,852 sq. ft. |               |

8-A-V

|            |                                |
|------------|--------------------------------|
| Project    | 2 STORY BUILDING               |
| Client     | ALTERATION W/ 2 STORY ADDITION |
| Architect  | LEADER ARCHITECTS              |
| Scale      | 1/8" = 1'-0"                   |
| Revision 1 | ISSUED FOR PERMIT              |
| Revision 2 | ISSUED FOR PERMIT              |
| Revision 3 | ISSUED FOR PERMIT              |

2 STORY BUILDING  
 ALTERATION W/ 2 STORY  
 ADDITION  
 650 W. WILSON AVENUE  
 CHICAGO, ILL. 60642

DATE: 11-18-12  
 SCALE: 1/8" = 1'-0"

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