

Common Address of Property: 650 West Wrightwood Avenue

**NARRATIVE AND FLANS FOR THE PROPOSED
TYPE 1 REZONING**

AT

650 \V. Wrightwood Ave., Chicago, IL60614 43rd 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.

2nd FLOOR AREA: 2,116 sq.ft.

3rd FLOOR AREA: 1,825 sq. ft.

4th 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.

Z 5 STORY BUILDING