Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #:	SO2021-1209		
Type:	Ordinance	**Status:**	Passed
File created:	3/24/2021	**In control:**	City Council
		Final action:	9/14/2021
Title:	Zoning Reclassification Map No. 7-G at 1341 W Wrightwood Ave - App No. 20663T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 7-G		
Attachments:	1. O2021-1209.pdf, 2. SO2021-1209.pdf		

Date	Ver.	Action By	Action	Result
9/14/2021	1	City Council	Passed as Substitute	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/21/2021	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
3/24/2021	1	City Council	Referred	

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 Cl-1 Neighborhood Commercial District, as shown on Map 7-G in the area bounded by:

A line 74.76 feet West of and parallel to North Wayne Street; West Wnghtvs'ood Avenue; a line 99.76 feet West of and parallel to North Wayne Street; and the alley South of and parallel to West Wrightwood Avenue.

To those of RM-5 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: 1341 West Wrightwood Ave., Chicago, IL 60614

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Substitute Narrative arid 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 Cl-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 FEE I

REAR SETBACK: 32.40 FEET

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

BUILDING HEIGHT: 45 FEET

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