



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2019-9318  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/18/2019 **In control:** City Council  
**Final action:** 7/20/2022  
**Title:** Zoning Reclassification Map No. 7-G at 1317 W Wrightwood Ave - App No. 20267T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-G  
**Attachments:** 1. O2019-9318.pdf, 2. SO2019-9318.pdf

Date	Ver.	Action By	Action	Result
7/20/2022	1	City Council	Passed as Substitute	Pass
7/19/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	1	City Council	Referred	

final for puslicswn

**#20267-T1**

### **SUBSTITUTE 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:

**West Wrihrwood Avenue, a line 108 feet East of North Wayne Avenue; the alley next South of and parallel to West Wrihrwood Avenue; and a line 75 feet East of North Wayne 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: 1317 West Wrightwood Ave., Chicago, IL 60614

**FINAL FOR PU51.IC.-  
TON <http://PU51.IC.-  
TON>**

**SUBSTITUTE NARRATIVE AND PLANS FOR THE  
PROPOSED REZONING AT  
1317 WEST WRIGHTWOOD AVENUE**

The Application is to change zoning for 1317 West Wrihrwood Avenue from Cl-1 Neighborhood Commercial District to RM-5 Residential Multi-Unit District. The Applicant intends to construct a four (4) dwelling unit building with a basement. There will be four garage parking spaces. The footprint of the building shall approximately be 26 feet by 80.25 feet in size. The building height shall be 47 feet high, as defined by City Code.

LOT AREA: 4,125 SQUARE FEET

FLOOR AREA RATIO: 1.99

BUILDING AREA: 8,208.68 SQUARE FEET

DENSITY per DWELLING UNIT: 1,031.25 SQUARE FEET PER DWELLING UNIT

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

FRONT                                  SETBACK:                                  7.25                                  FEET                                  REAR

SETBACK: 37.50 FEET

SIDE SETBACK: 3.33 FEET WEST SIDE AND 3.67 FEET EAST SIDE

BUILDING HEIGHT: 47 FEET

*[ill*

**LYtUQ**

**x!**

5;

LU^  
o F  
• w  
<8 ^<  
LU =

c) Q  
• Z CQ <  
E =  
O °

=I XL => o  
CQ LU  
> Q a: u \_ z O O O (n ul

So

LU CT)

LU  
a: a  
O Lu  
u- LU  
> l-  
ul w  
P mT  
00  
^ <  
=3 <  
o o  
^ <  
LU O

ii

v t: ? ij ;1

n.m hi

i ' > J t

en

:i 5 % UJ; ?3  
ii i in ;\$ p

||>2<:-;|.i>f

Hi i  
•Sis  
K 1

a...i. • > t ss'. ' : j, ? :

GQQO.;;!

if.

1 , ls (i 5;- : i !; !j; £« l^ ■

\*'s.

C.»

O  
5tj r j

O

,i

SNOUVA313  
ONicnina

V1909 II 'ODVDIH3 3AV QOOAAiHOiyfA M iilc t  
LUZ

SI

o oi <

; < • ■ i<sup>1</sup>

; ■ " • ! : ■

i|i|^||33S|^||

>

{

*m*