



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-2692
Type: Ordinance
File created: 4/10/2019
Status: Passed
In control: City Council
Final action: 7/24/2019
Title: Zoning Reclassification Map No. 7-J at 3944 W Wrightwood Ave - App No. 20009T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-J
Attachments: 1. O2019-2692 (V1).pdf, 2. O2019-2692.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed	Pass
4/10/2019	1	City Council	Referred	

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District and MI-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.7-J in the area bounded by

The alley next north of and parallel to West Wrightwood Avenue; a line 118 feet west of and parallel to North Harding Avenue; West Wrightwood Avenue; and a line 146 feet west of and parallel North Harding Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding use District is hereby established in the area above described.

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

Conunon Address of Property: 3944 West Wrightwood Avenue

Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis

3944 West Wrightwood Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District Lot

Area: 3,500.0 square feet

Proposed Land Use: The Applicants are seeking a zoning change to permit the conversion of the existing residential building from three (3) dwelling units to four (4) dwelling units. No changes are proposed to the height, FAR, or setbacks of the building. Onsite garage parking for two (2) cars is provided in the attached garage, at the rear of the subject site.

A) The Project's Floor Area Ratio: 3,453 square feet (0.987 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):
4 dwelling units (875 square feet of lot area per dwelling unit)

C) The amount of off-street parking: 2 parking spaces

D) Setbacks:
a. Front Setback: 14 feet-5.75 inches
b. Rear Setback: 20 feet-1.25 inches
c. Side Setbacks:

West: 0 feet-0 inches East:
3 feet-7.25 inches

E) Building Height:
40 feet-0 inches

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