



Office of the City Clerk

City Hall
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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	
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#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

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

The Application is to change zoning for 1317 West Wrightwood Avenue from C1-1 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

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