



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2021-3974
Type: Ordinance
Status: Passed
File created: 9/14/2021
In control: City Council
Final action: 10/14/2021
Title: Zoning Reclassification Map No. 13-K at 650 W Wrightwood Ave - App No. 20833T1
Sponsors: Misc. Transmittal
Indexes: Map No. 13-K
Attachments: 1. O2021-3974 (V1).pdf, 2. O2021-3974.pdf

Date	Ver.	Action By	Action	Result
10/14/2021	1	City Council	Passed	Pass
10/12/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	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 the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.7-F in the area bounded by

beginning at the alley next north of West Wrightwood Avenue; a line from a point 387.36 feet east of west line of North Orchard Street and the south line of the alley next north of West Wrightwood Avenue; to a point 425 feet east of the west line of North Orchard Street and the north line of West Wrightwood Avenue; West Wrightwood Avenue; and a line from a point 400 feet east of the west line of North Orchard Street and the north line of West Wrightwood Avenue; to a point 364.49 feet east of the west line of North Orchard Street and the alley next north of West Wrightwood Avenue (ToB),

to those of a RM5 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: 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