



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2018-6975, Version: 1

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 C1-1 Neighborhood Commercial District, as shown on Map 7-G in the area bounded by:.

A line 50 feet East of and parallel to North Wayne Street; West Wrightwood Avenue; a line 75 feet East of and parallel to North Wayne Street; and the alley next South of and parallel to West Wrightwood Avenue.

To those of B2-3 Neighborhood Mixed-Use District

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

Common Address of Property: 1321 West Wrightwood Ave., Chicago, IL

FINAL FCR PUBLICATION

Application No. 19798-T1

**SUBSTITUTE NARRATIVE AND
PLANS
FOR THE PROPOSED REZONING AT
1321 WEST WRIGHTWOOD AVENUE**

The Application is to change zoning for 1321 West Wrightwood Avenue from C1-1 Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District. The Applicant intends to construct a three (3) dwelling unit building with a basement and partial fourth floor. There will be three garage parking spaces. The footprint of the building shall be approximately be 21 feet by 89 feet in size. The building height shall be 48 feet 4 inches high, as defined by City code.

LOT AREA: 3,125 SQUARE FEET

FLOOR AREA RATIO: 1.92

BUILDING AREA: 5,988 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,041.67 SQUARE FEET PER DWELLING UNIT

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

FRONT SETBACK: 6 FEET

REAR SETBACK: 30 FEET

SIDE SETBACK: 3 FEET (WEST) 1 FOOT (EAST)

BUILDING HEIGHT: 48 FEET 4 INCHES

FINAL FCR PUBLICATION

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