



# Office of the City Clerk

City Hall  
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Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: O2021-3974, Version: 1

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### **() 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 PLANS FOR THE PROPOSED TYPE 1 REZONING**

**AT**

650 \V. Wrightwood Ave., Chicago, IL60614 43<sup>rd</sup> 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.**

2<sup>nd</sup> FLOOR AREA: 2,116 sq.ft.

**3<sup>rd</sup> FLOOR AREA: 1,825 sq. ft.**

4<sup>th</sup> 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

11: