TYPE 1 ZONING MAP AMENDMENT
Narrative, Analysis, and Plans
854 West Wrightwood Avenue
RT-4 District to RM-5 District (Type 1)

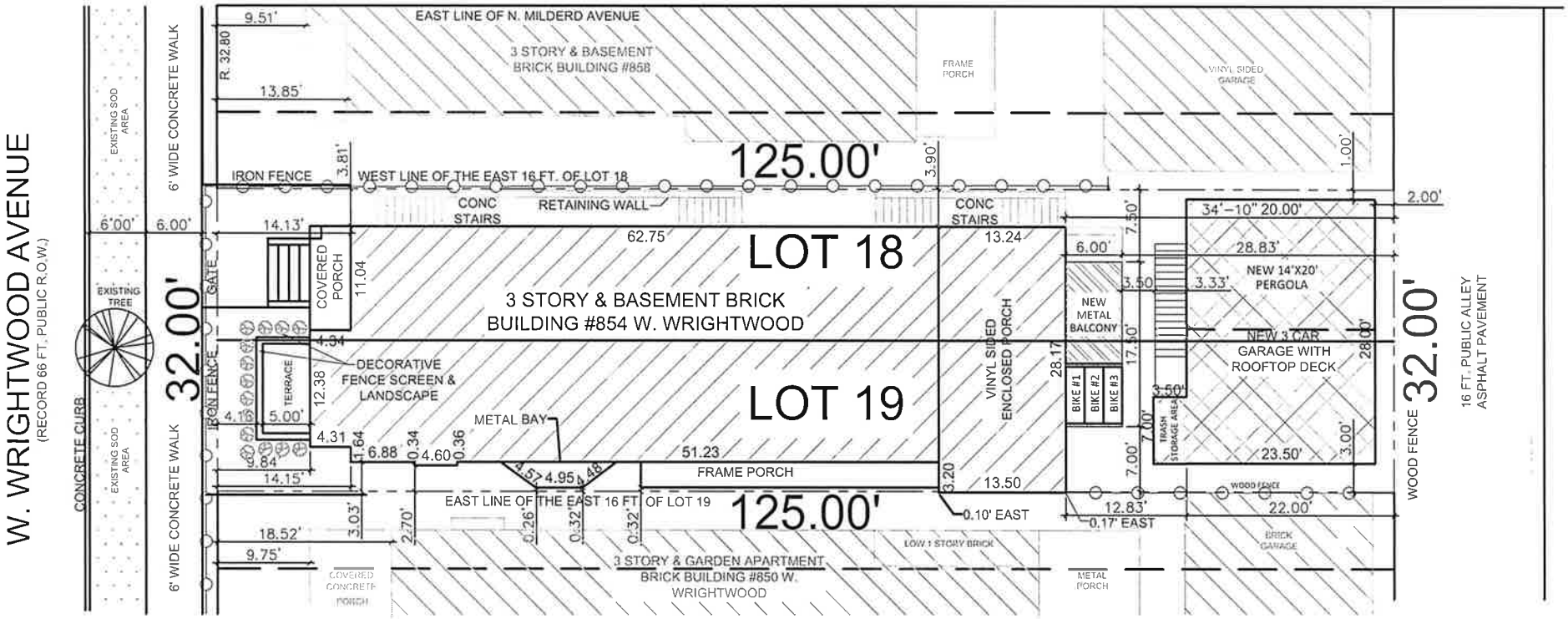
854 W Wrightwood LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 854 West Wrightwood Avenue from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-5 Residential Multi-Unit District to renovate the existing multi-unit residential building at the subject property.

The subject property is located on the block bounded by West Schubert Avenue on the north, North Dayton Street on the east, West Wrightwood Avenue on the south, and North Mildred Avenue on the west. The subject property contains approximately 4,000 square feet of site area and is improved with an approximately 137-year-old multi-unit residential building containing five dwelling units, an unfinished basement, and a detached garage with one vehicular parking space.

The Applicant proposes to preserve the historic exterior of the existing building, renovate the interior to modernize the units and provide three additional dwelling units, construct a rear attached deck with private balconies; and replace the existing garage with a new detached three-car garage with a rooftop deck. The existing building measures 36.1 feet in height and will contain a total of eight dwelling units (five existing units and three new units), three vehicular parking spaces, three bicycle parking spaces, and no commercial space. The overall FAR will be 1.52. The Applicant seeks all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

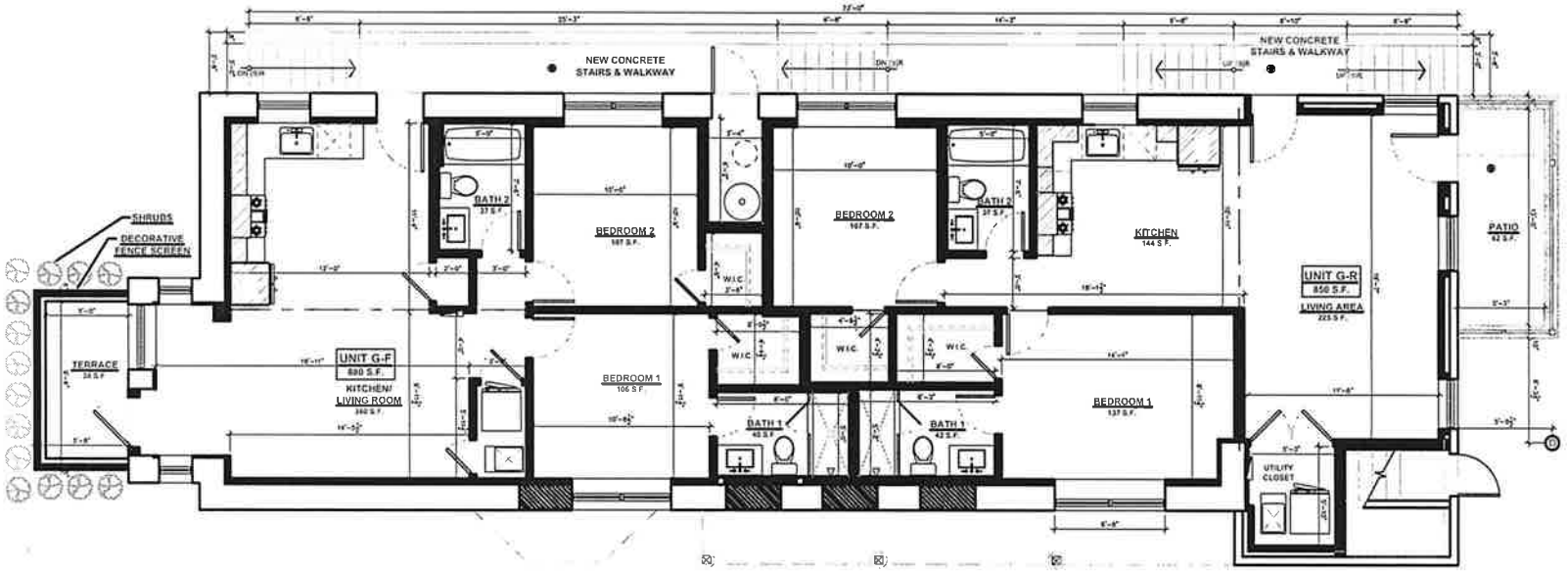
Floor Area Ratio	
Lot Area:	4,000 square feet
FAR:	1.52
Number of Residential Units	
Dwelling Units:	8
Efficiency Units:	0
Total Units:	8
Density (Lot Area Per Unit):	500 square feet
Parking and Loading	
Vehicular Parking:	3 spaces
Bicycle Parking:	3 spaces
Loading:	0 spaces (none required)
Setbacks	
Front (South):	4.16 feet*
Rear (North):	34.83 feet
Side (East):	0.1 feet
Side (West):	1.0 feet*
Building Height:	36.1 feet

** Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks: (1) an administrative adjustment to reduce the required rear yard open space from 210 square feet to 0 square feet; and variations (2) to reduce the required front yard setback from 9.63 feet to 4.16 feet; (3) to reduce the required west side yard setback from 2.56 feet to 1.0 feet; and (4) to reduce the required combined side yard setback from 6.4 feet to 1.1 feet.*



PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

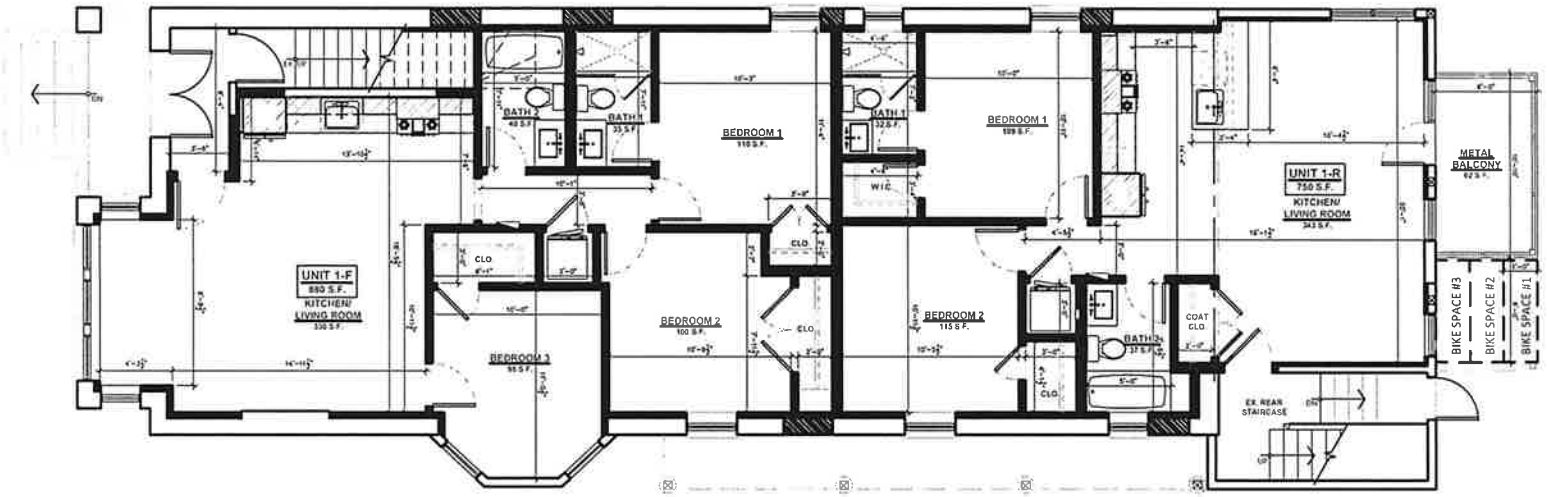
854 W WRIGHTWOOD AVE SITE PLAN	T-0



PROPOSED BSMT. FLOOR PLAN

3/32" = 1'-0"

UNIT G-F - 2BED/2BATH = 880 S.F.
UNIT G-R - 2BED/2BATH = 850 S.F.



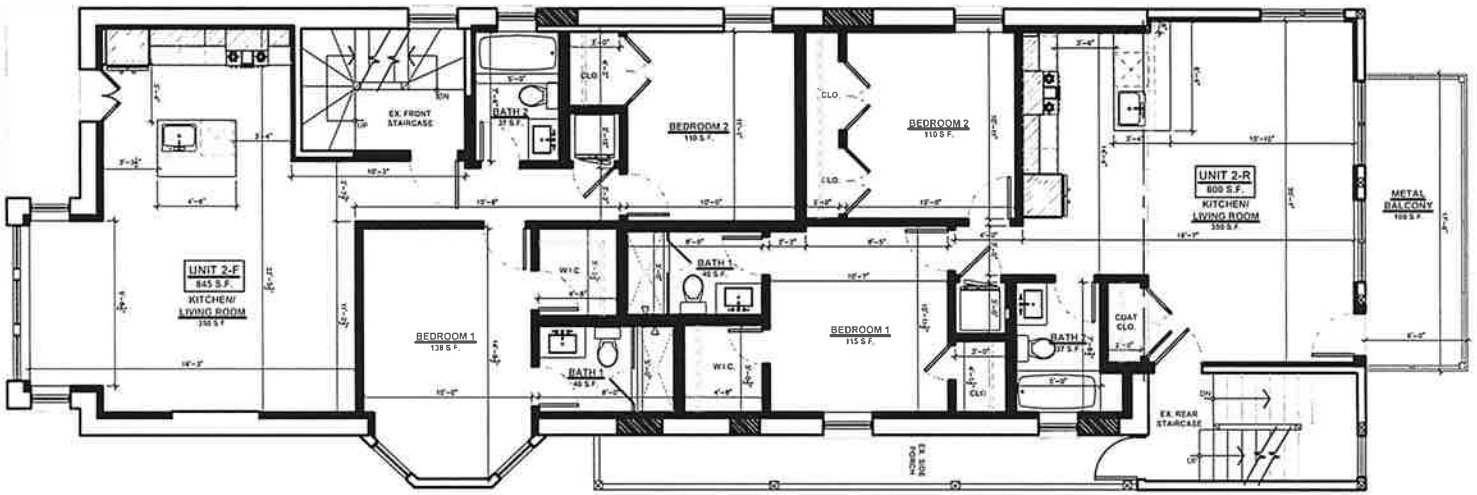
PROPOSED 1ST FLOOR PLAN

3/32" = 1'-0"

UNIT 1-F - 3BED/2BATH = 880 S.F.
UNIT 1-R - 2BED/2BATH = 750 S.F.

854 W WRIGHTWOOD AVE
FLOOR PLANS

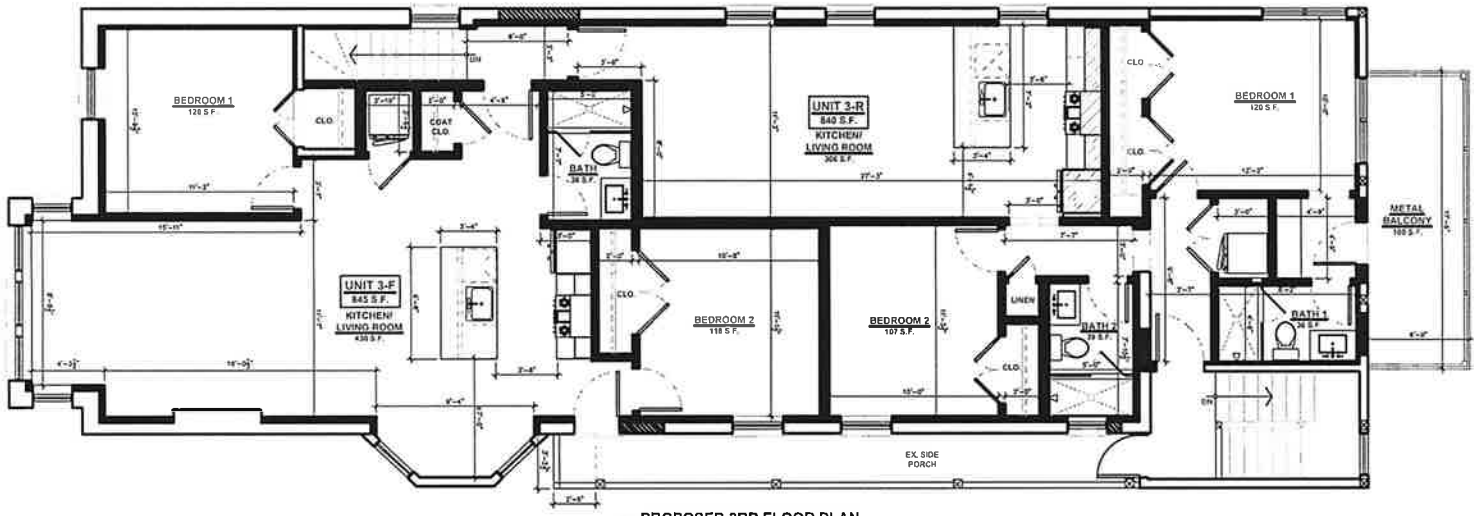
A-1



PROPOSED 2ND FLOOR PLAN

3/32" = 1'-0"

UNIT 2-F - 2BED/2BATH = 845 S.F.
UNIT 2-R - 2BED/2BATH = 800 S.F.



PROPOSED 3RD FLOOR PLAN

3/32" = 1'-0"

UNIT 3-F - 2BED/1BATH = 845 S.F.
UNIT 3-R - 2BED/2BATH = 840 S.F.

854 W WRIGHTWOOD AVE FLOOR PLANS	A-2



SOUTH ELEVATION

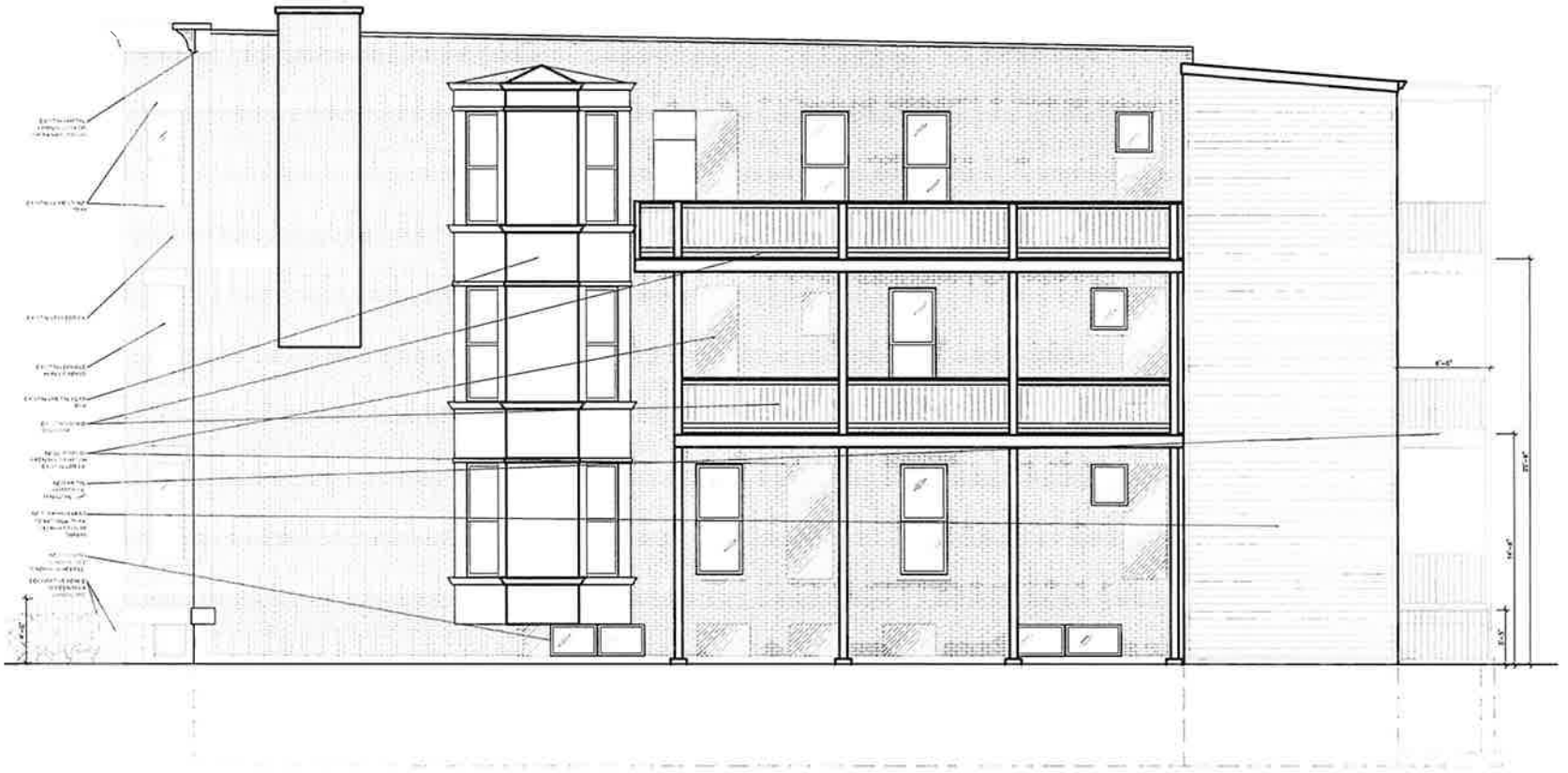
3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"

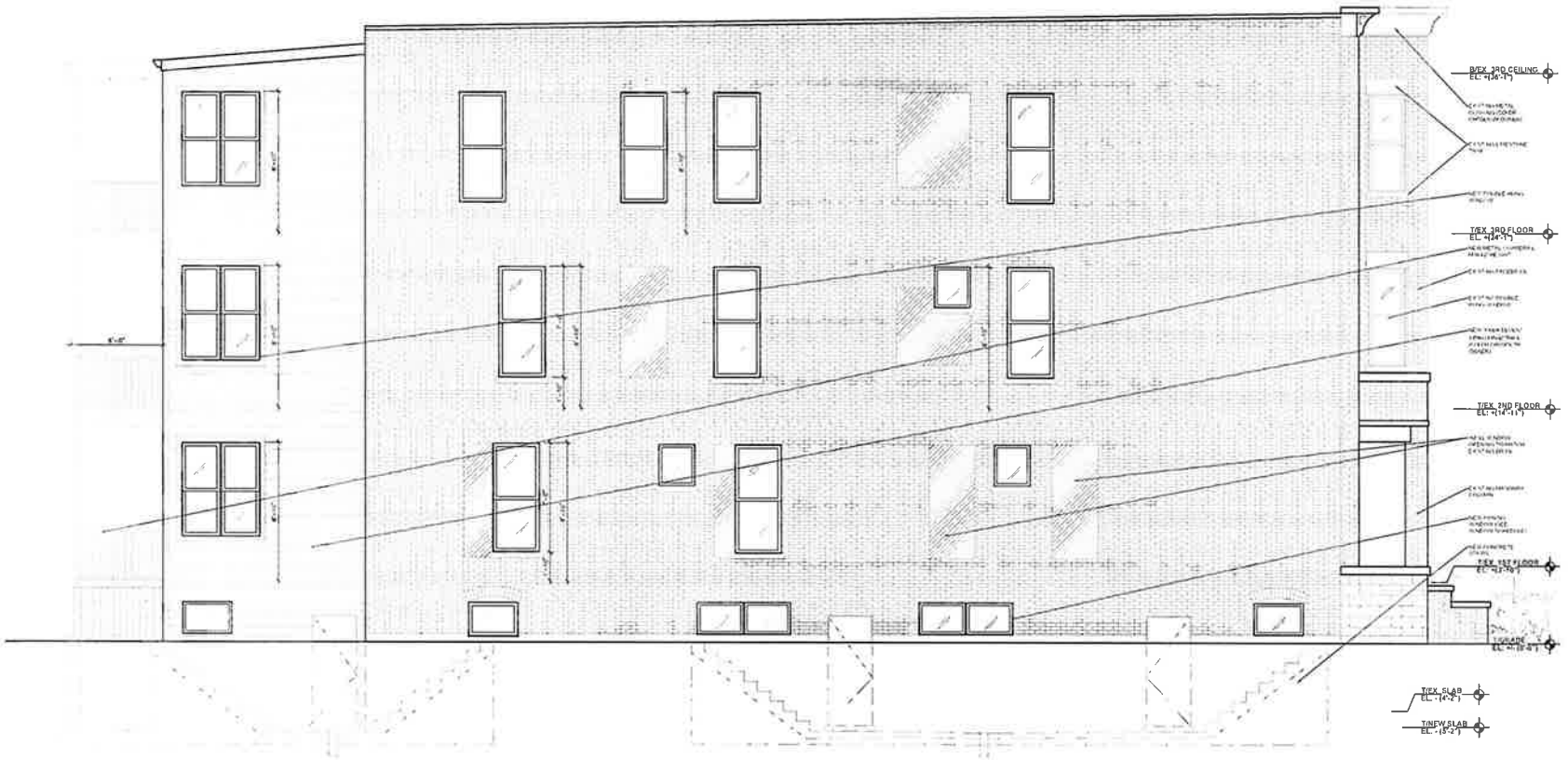
854 W WRIGHTWOOD AVE ELEVATIONS	A-3



EAST ELEVATION

3/32" = 1'-0"

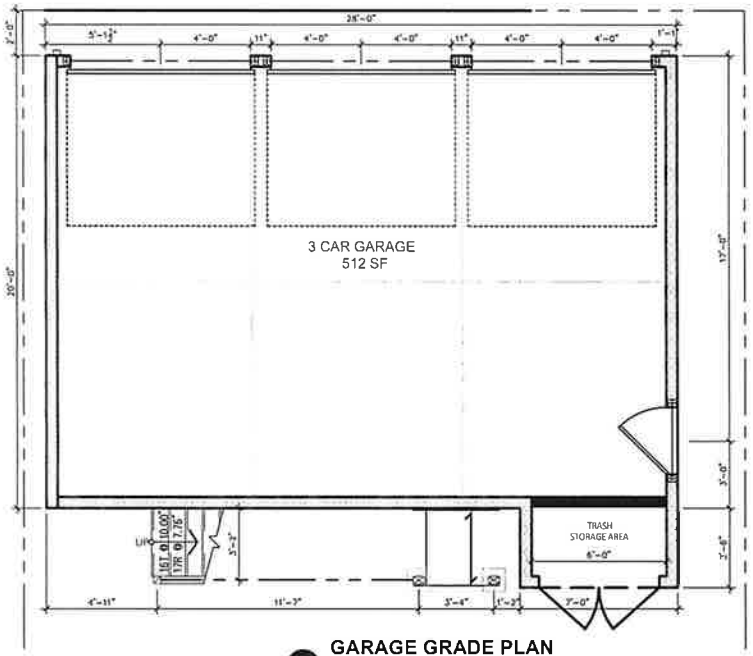
854 W WRIGHTWOOD AVE ELEVATIONS	A-4



WEST ELEVATION

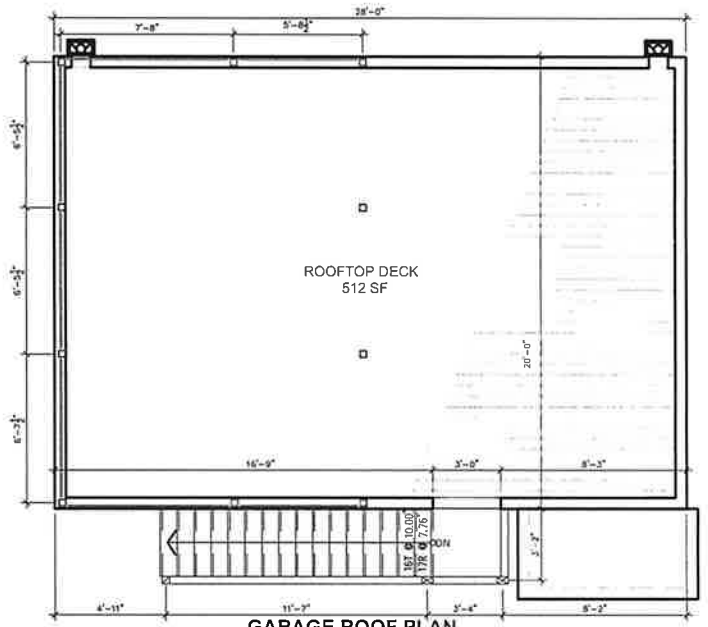
3/32" = 1'-0"

854 W WRIGHTWOOD AVE ELEVATIONS	A-5



GARAGE GRADE PLAN

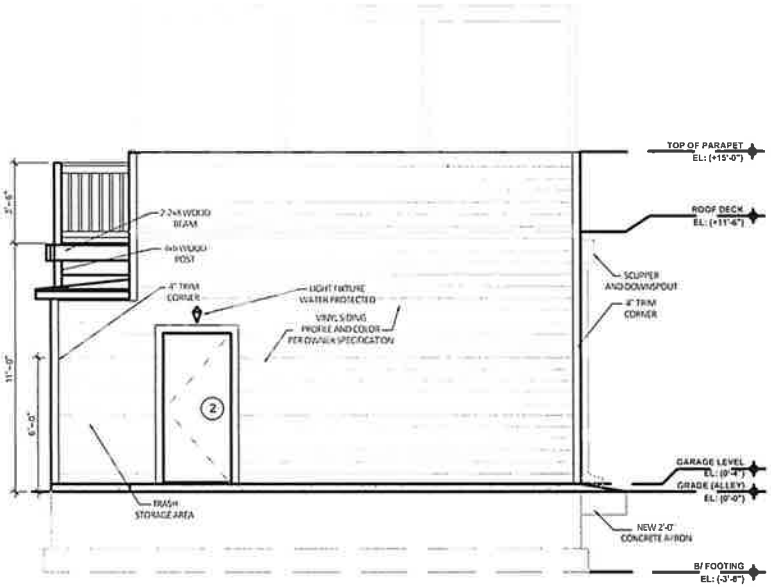
1/8" = 1'-0"



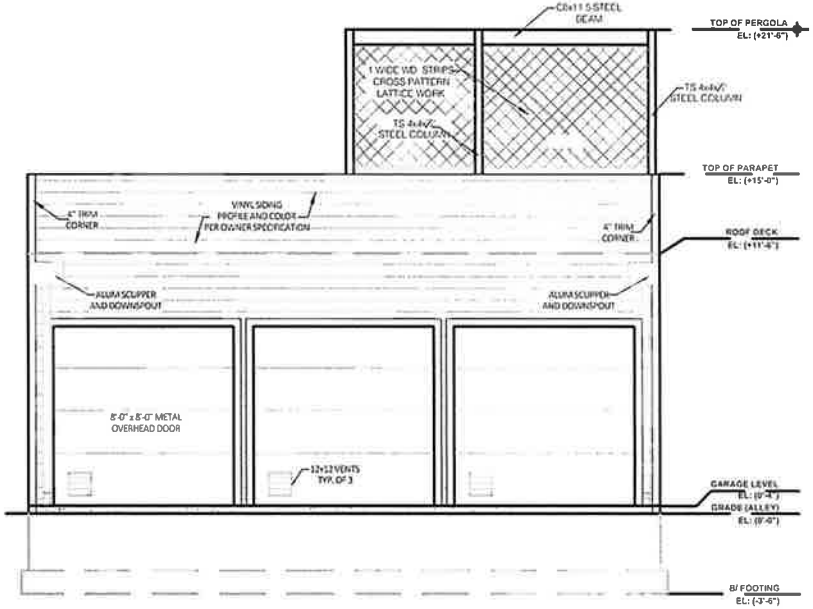
GARAGE ROOF PLAN

1/8" = 1'-0"

854 W WRIGHTWOOD AVE GARAGE PLANS	A-6



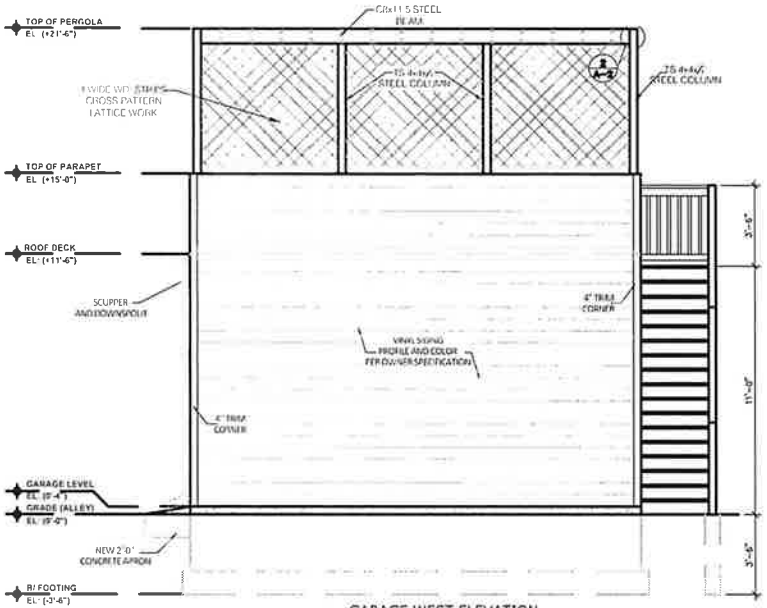
B GARAGE EAST ELEVATION
1/8"=1'-0"



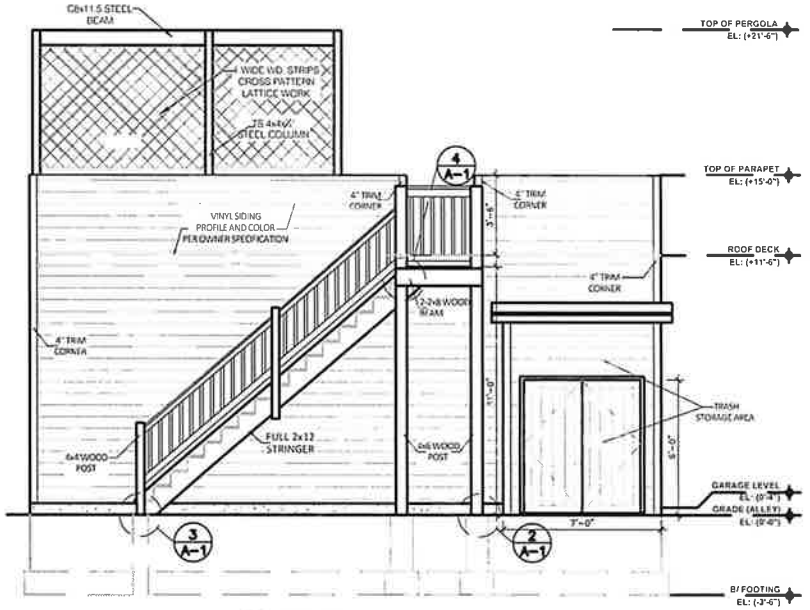
A GARAGE NORTH ELEVATION
1/8"=1'-0"

854 W WRIGHTWOOD AVE
GARAGE ELEVATIONS

A-7

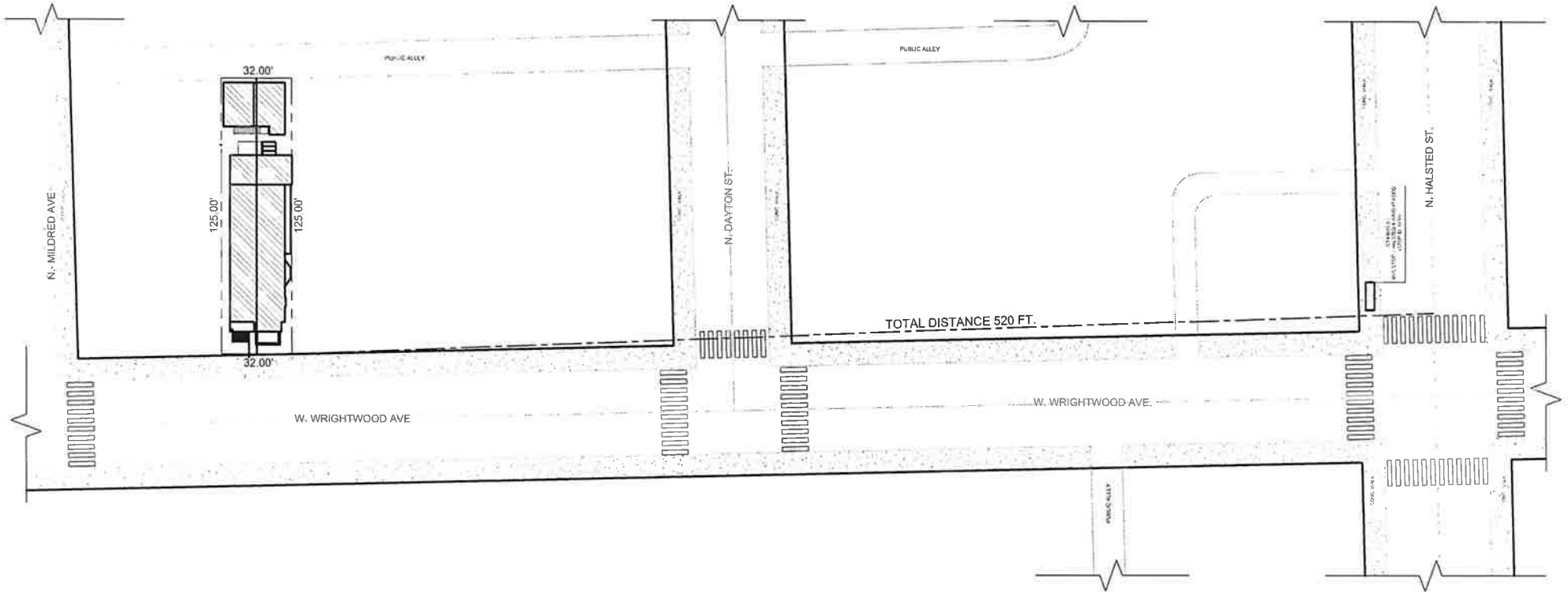


D GARAGE WEST ELEVATION
1/8"=1'-0"



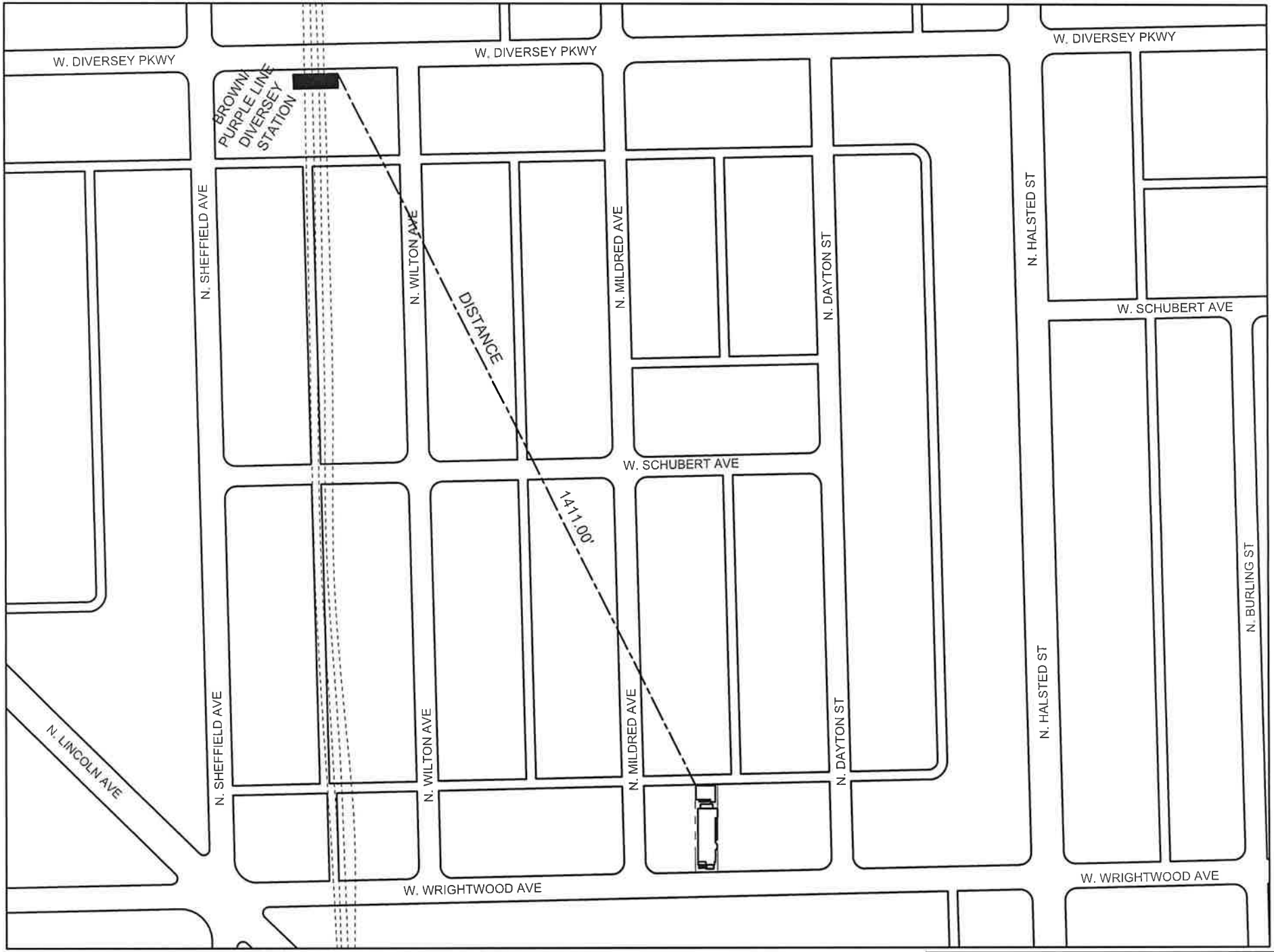
C GARAGE SOUTH ELEVATION
1/8"=1'-0"

854 W WRIGHTWOOD AVE GARAGE ELEVATIONS	A-8



ETOD MAP
SCALE: N.T.S.

854 W WRIGHTWOOD AVE BUS ETOD MAP	T-1



ETOD MAP
SCALE: N.T.S.

854 W WRIGHTWOOD AVE
TRAIN ETOD MAP

T-2