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File No. 23000T1

TYPE 1 ZONING MAP AMENDMENT
Substitute 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.

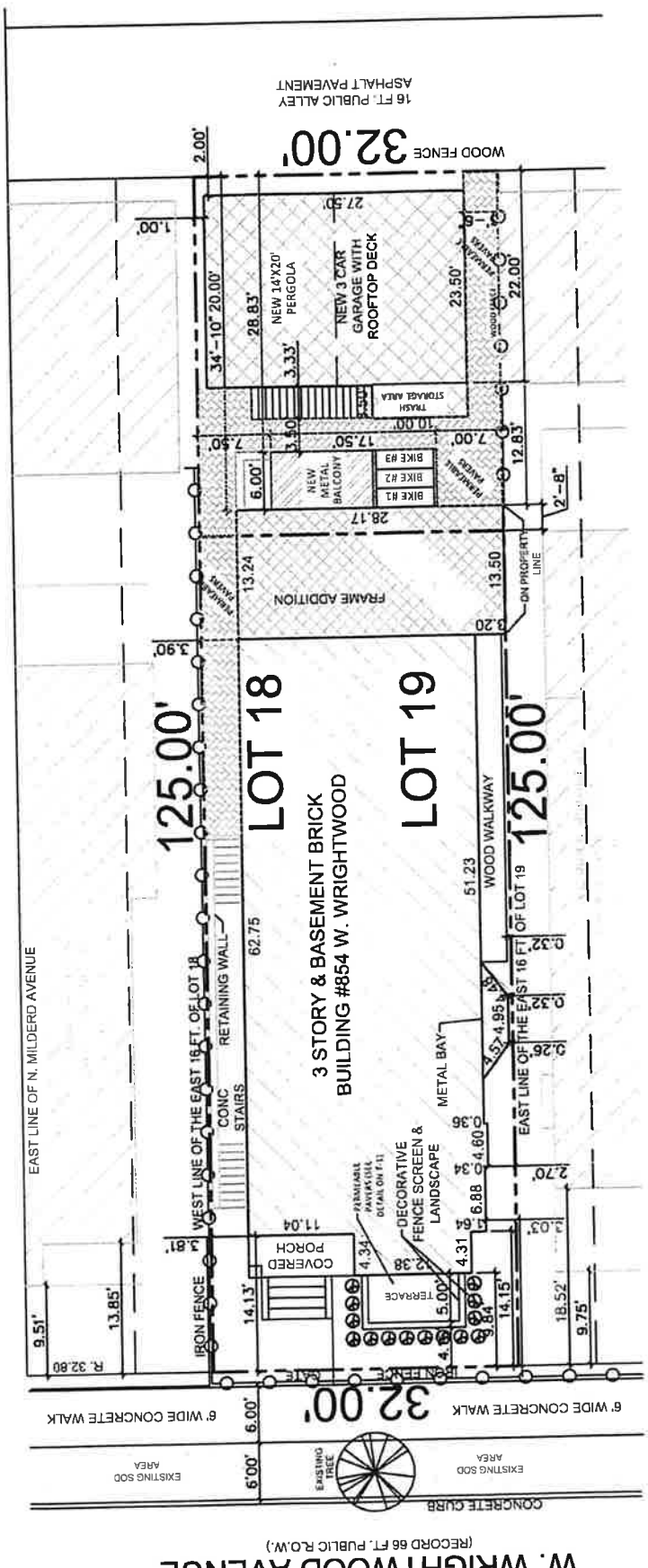
The subject property is located on the block bounded by West Schubert Avenue on the north, North Dayton Street on the east, West Wrightwood Avenue on the south, and North Mildred Avenue on the west. The subject property contains approximately 4,000 square feet of site area and is improved with an approximately 137-year-old multi-unit residential building with vinyl rear addition 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, reconstruct the rear addition, and renovate the interior of the building 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):	0.0 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 rear yard setback from 37.5 feet to 34.83 feet; (4) to reduce the required east side yard setback from 2.56 feet to 0.0 feet; (5) to reduce the required west side yard setback from 2.56 feet to 1.0 feet; and (6) to reduce the required combined side yard setback from 6.4 feet to 1.0 feet.*

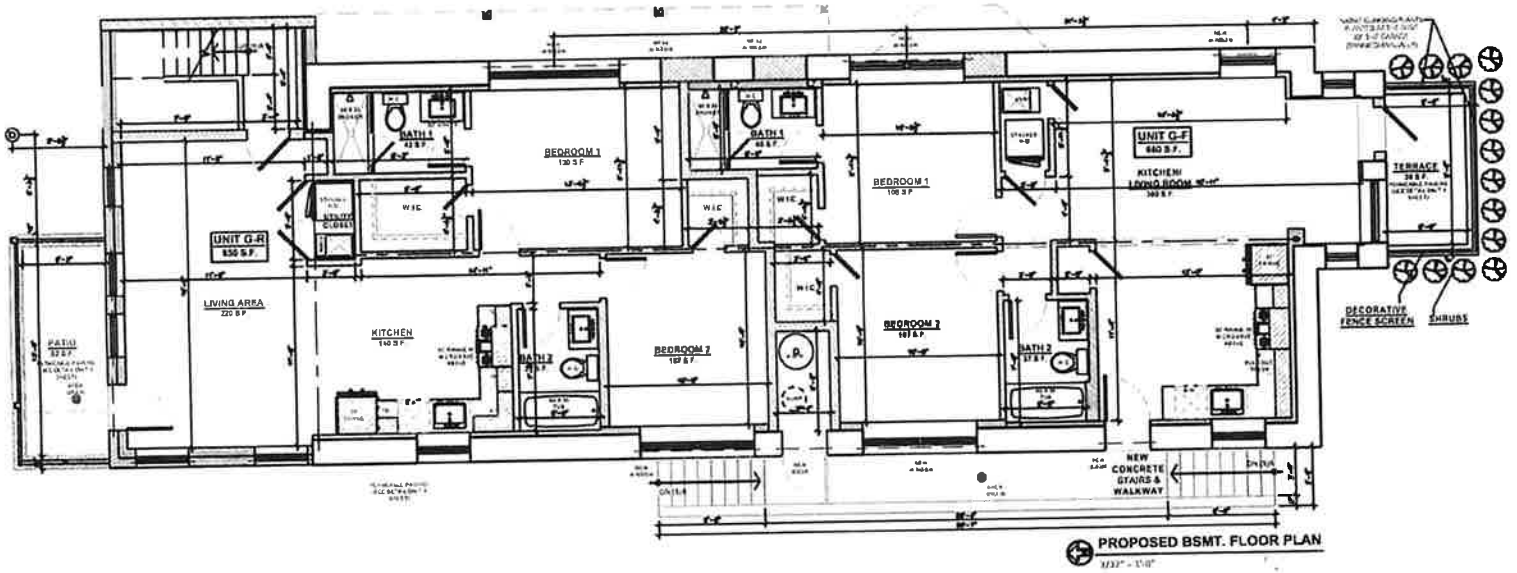
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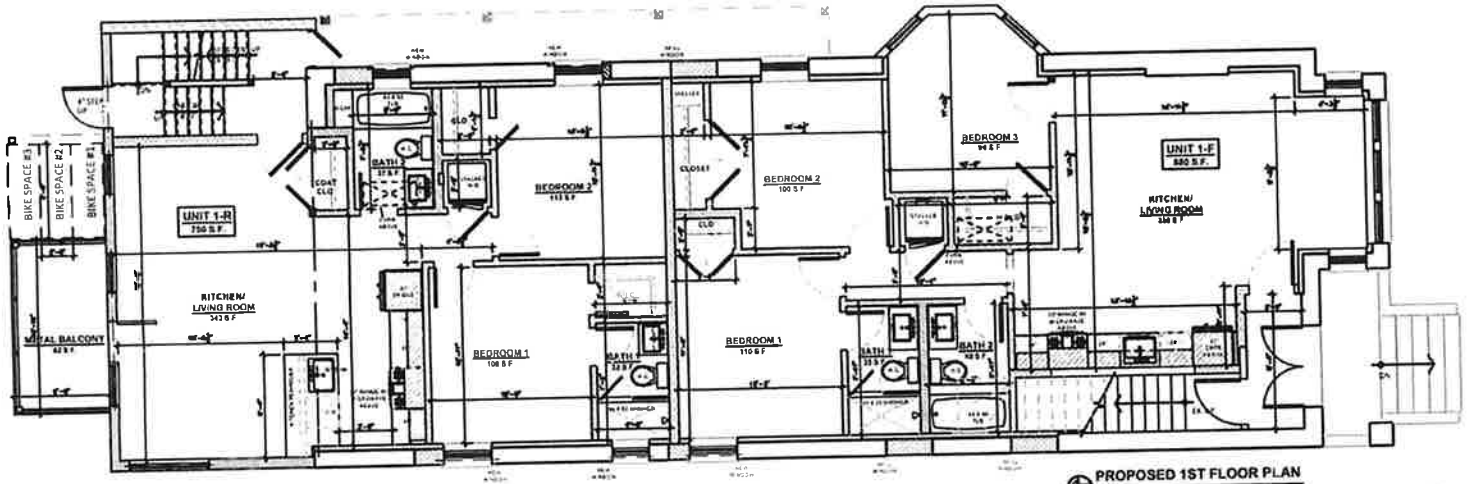
PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

854 W WRIGHTWOOD AVE	T-0
SITE PLAN	



PROPOSED BSMT. FLOOR PLAN

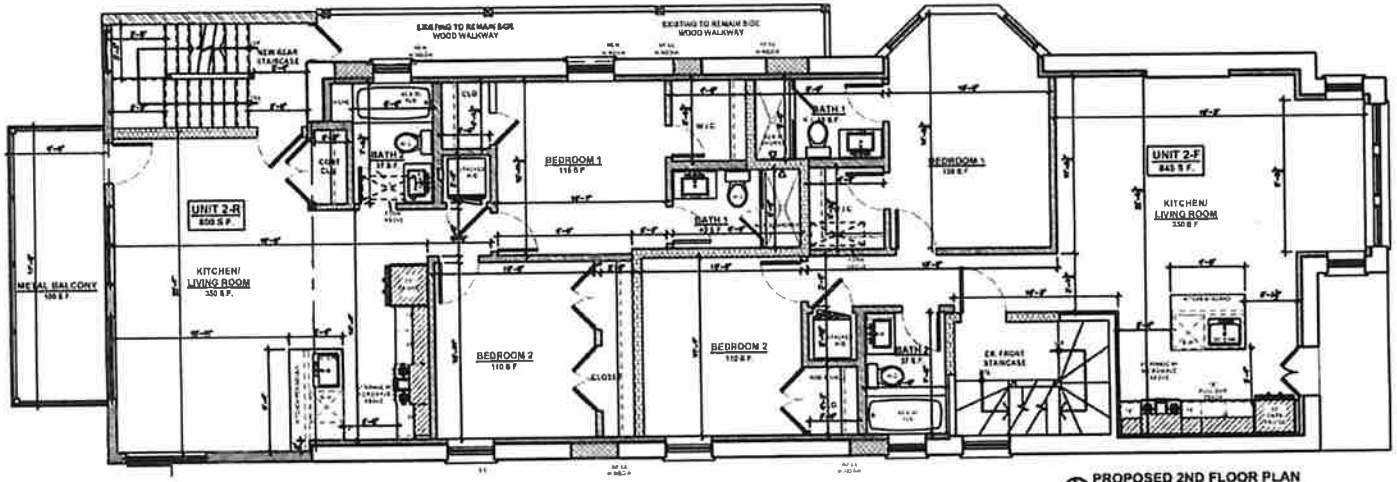


PROPOSED 1ST FLOOR PLAN

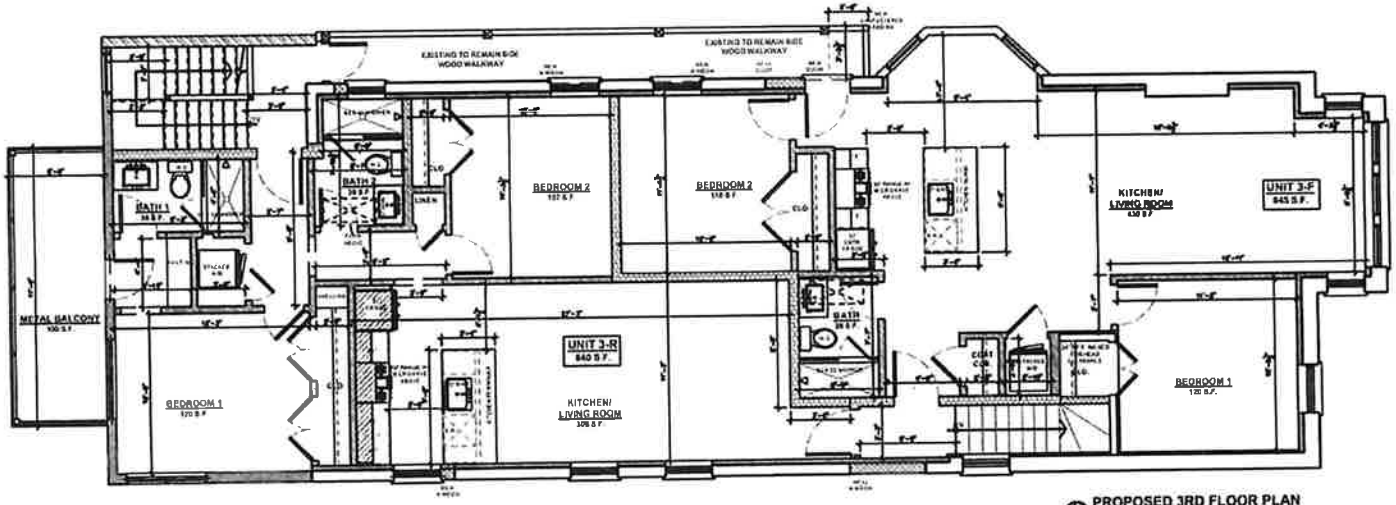
854 W WRIGHTWOOD AVE
FLOOR PLANS

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PROPOSED 2ND FLOOR PLAN



PROPOSED 3RD FLOOR PLAN

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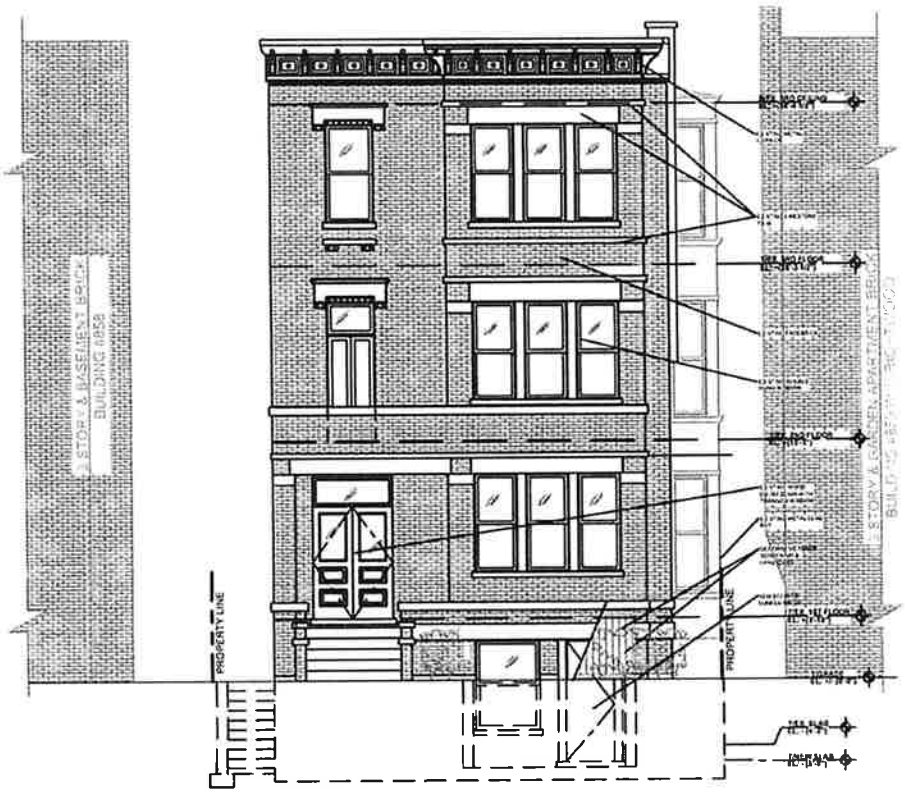
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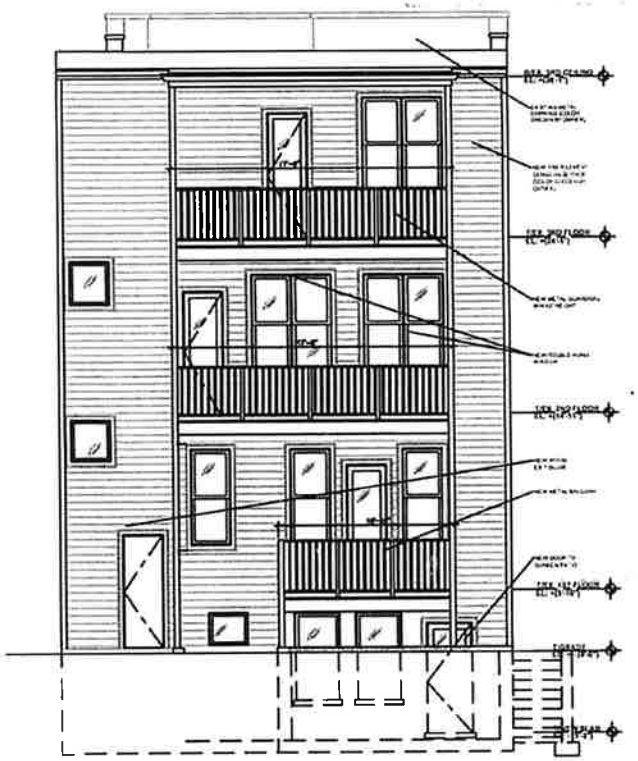
854 W WRIGHTWOOD AVE | A-2.1

ROOF PLANS

PROPOSED ROOF PLAN
1/4" = 1'-0"



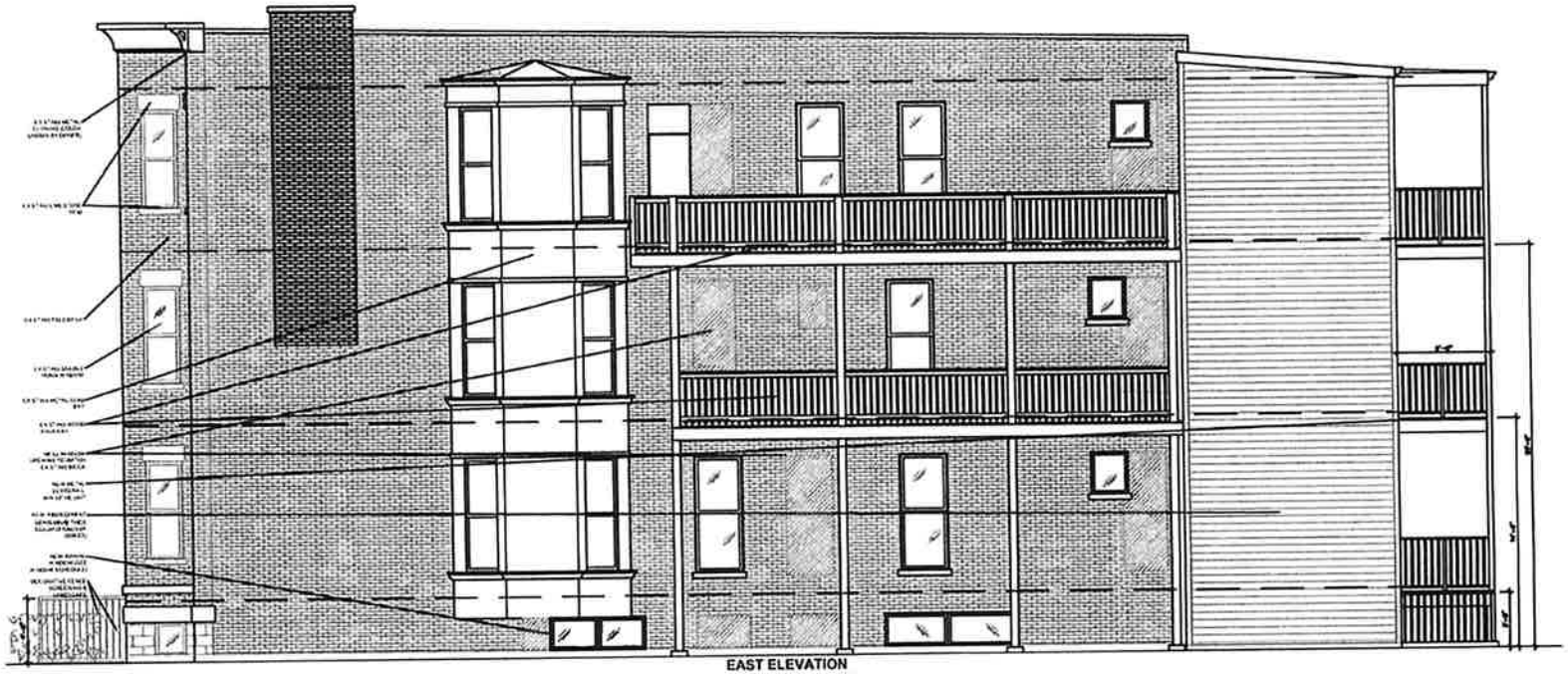
SOUTH ELEVATION



NORTH ELEVATION

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854 W WRIGHTWOOD AVE ELEVATIONS	A-3

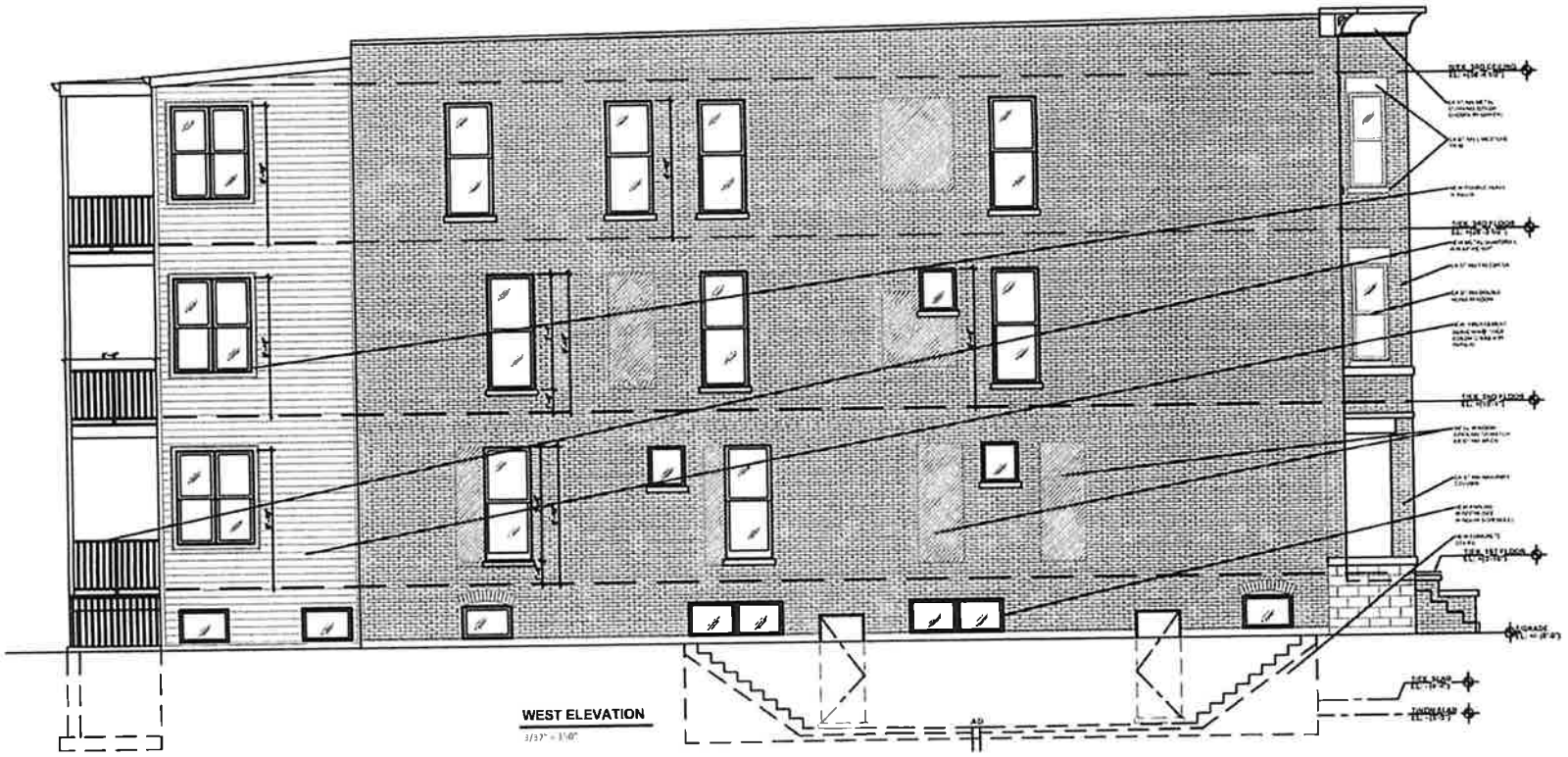


EAST ELEVATION

3/32" = 1'-0"

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WEST ELEVATION

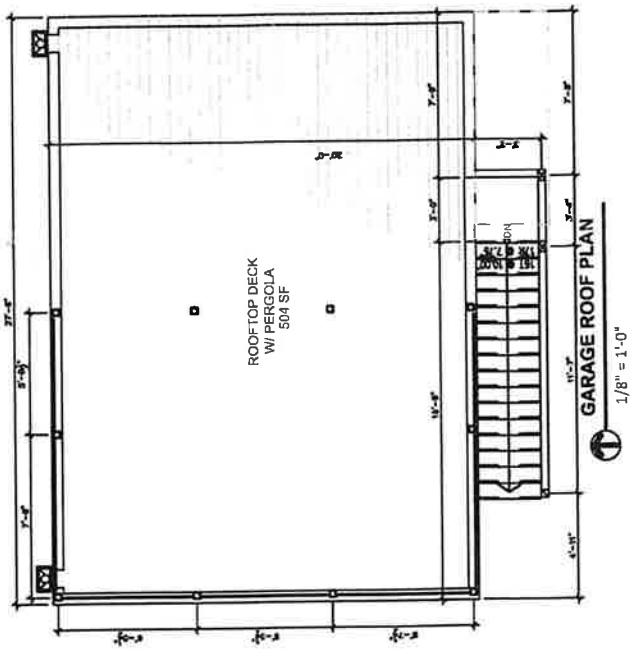
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854 W WRIGHTWOOD AVE ELEVATIONS	A-5

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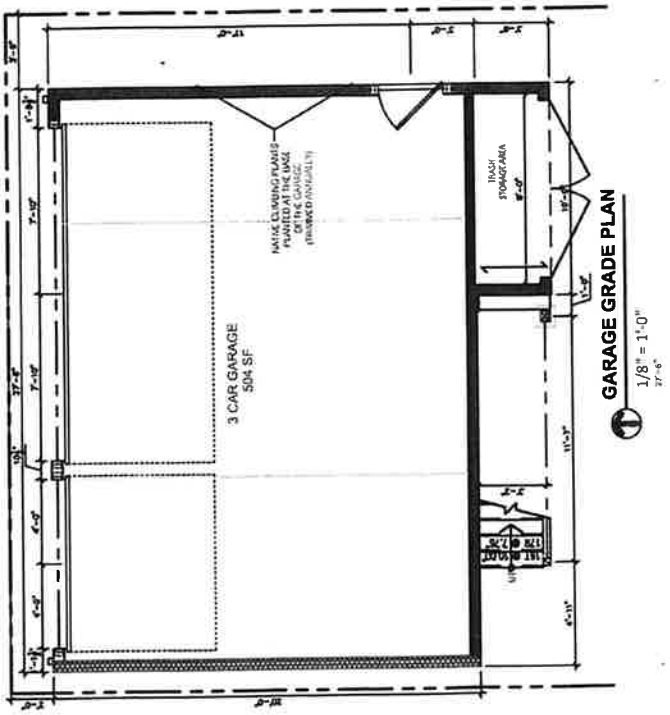
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GARAGE PLANS



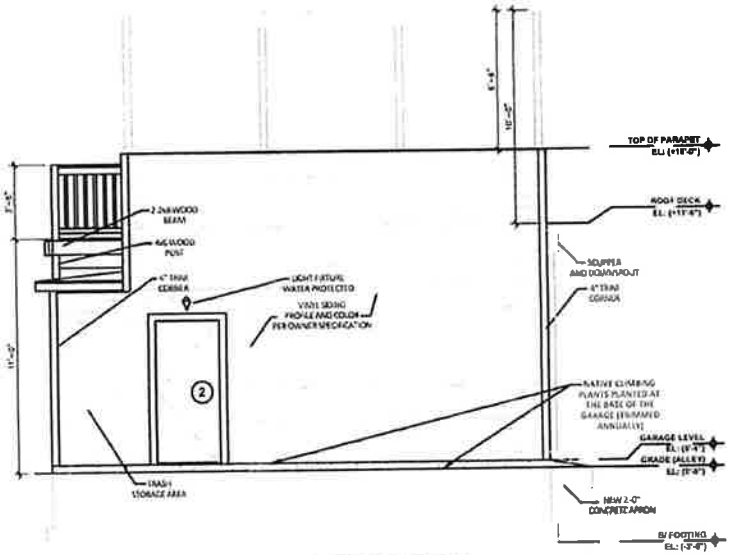
GARAGE ROOF PLAN

1/8" = 1'-0"

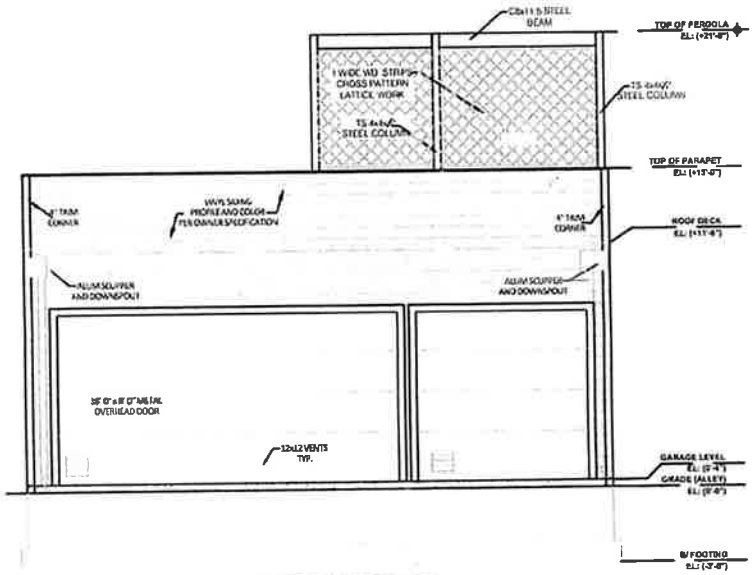


GARAGE GRADE PLAN

1/8" = 1'-0"



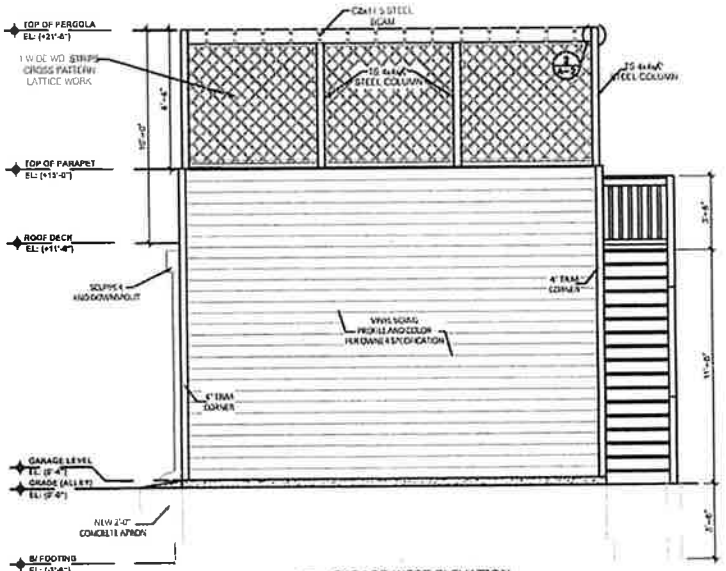
B GARAGE EAST ELEVATION
1/8" = 1'-0"



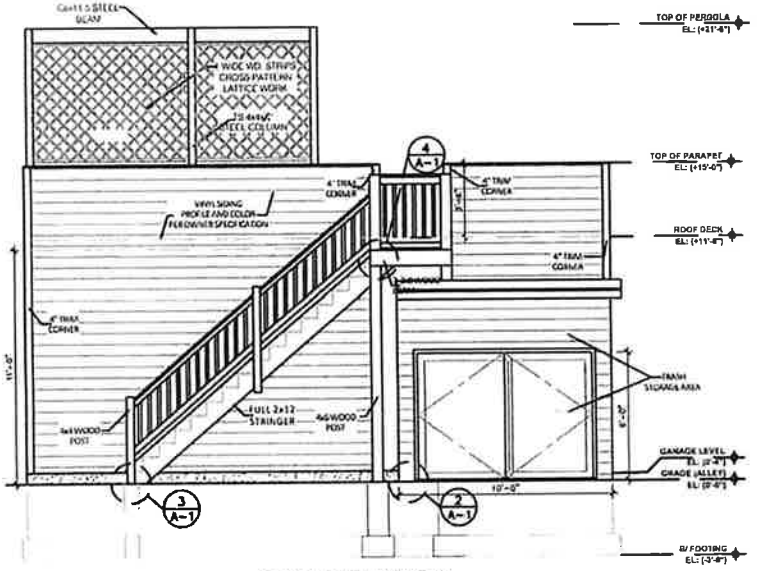
A GARAGE NORTH ELEVATION
1/8" = 1'-0"

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854 W WRIGHTWOOD AVE GARAGE ELEVATIONS	A-7



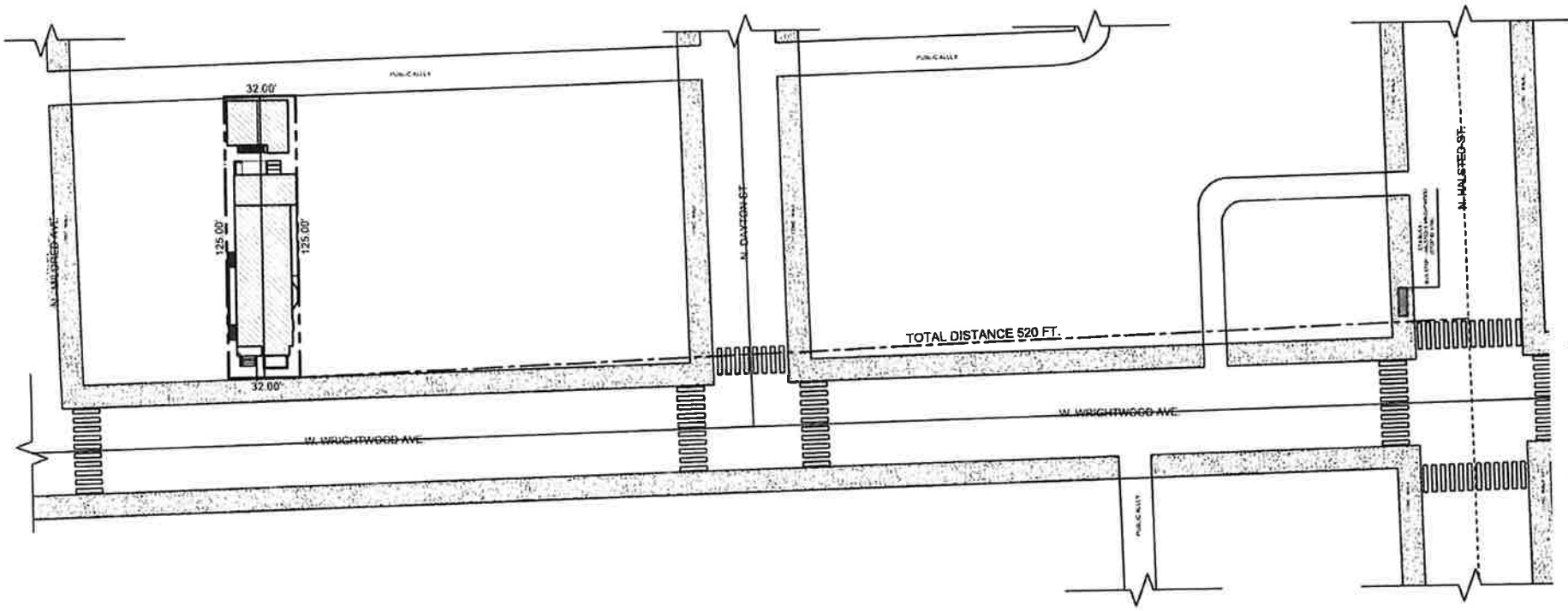
D GARAGE WEST ELEVATION
1/8"=1'-0"



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

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854 W WRIGHTWOOD AVE GARAGE ELEVATIONS	A-8



ETOD MAP
SCALE: N.T.S.

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854 W WRIGHTWOOD AVE BUS ETOD MAP	T-1

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