

**TYPE 1 ZONING AMENDMENT APPLICATION**  
**NARRATIVE AND PLANS**  
**4506-4508 W. WRIGHTWOOD AVENUE, CHICAGO, IL**

The Applicant seeks to rezone 4506-4508 W. Wrightwood Avenue from a RS-3 Residential Single-Unit (Detached House) District to a RM4.5 Residential Multi-Unit District, in order to lawfully establish an existing Six (6) unit residential building with Three (3) off-street parking spaces located in a rear detached and enclosed garage. The applicant purchased the subject property as a six-unit residential building in the year 2012 and only became aware of the lack of permit history for the six units upon the City of Chicago Building Department inspection and subsequent filing of a Circuit Court of Cook County housing case. With this application the Applicant simply seeks to bring the subject property into compliance with the zoning ordinance. The use will remain unchanged, no additional units will be added, and no commercial space will be provided. As part of this type one application, the applicant seeks a reduction of the required parking by two spaces pursuant to section 17-13-1101C of the Zoning Ordinance.

Lot area= 4,917.12 SF

Minium lot area per unit=867

- a.) Lot size is 4,917.12 sq. ft., the building size is 4,394 sq. ft. (the two basement units are more than 50% below grade) and therefore the existing FAR to remain unchanged at .90.
- b.) The project will be contained within the existing buildings footprint and will continue to be used as a 6-unit residential building. Minium lot area per unit =820 sq. ft. per unit.
- c.) The project does not include a commercial component and the unit count of 6 units will remain unchanged. The project will contain three off-street parking spaces.
- d.) The project will be contained in the existing building which has the following setbacks: 23'-0" front setback; a 2.54' West side setback; a 0' East side setback; and a 34.75' rear yard setback.
- e.) The existing height of the building is approximately 28" and will remain unchanged.

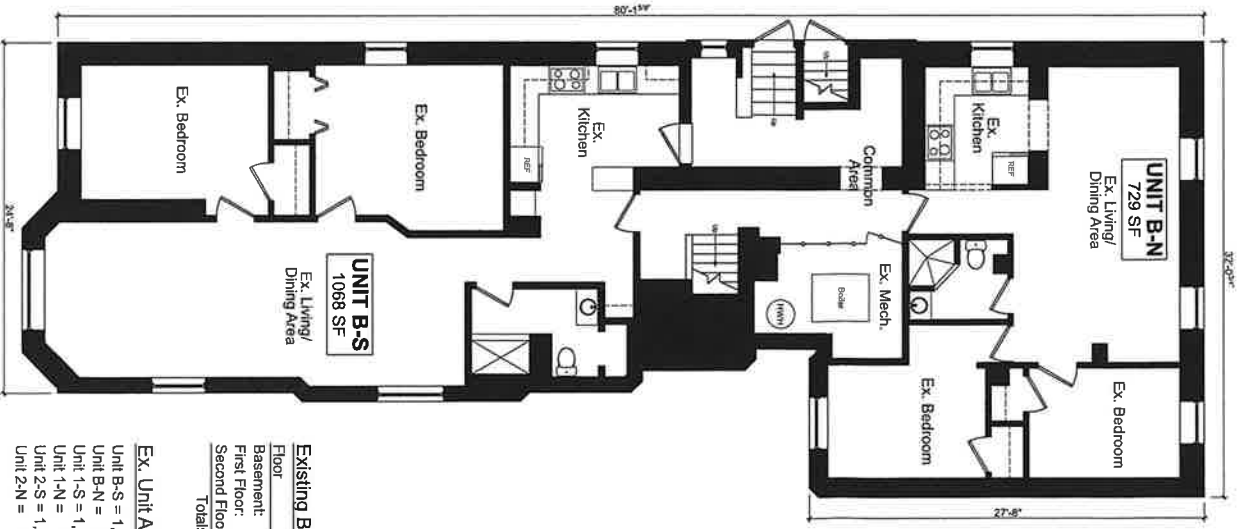
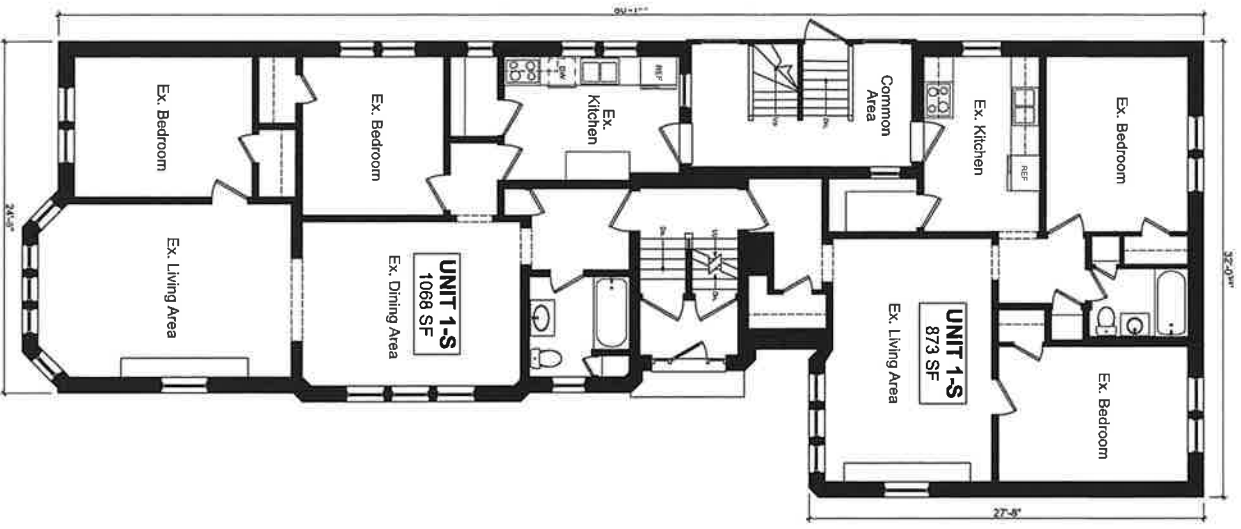
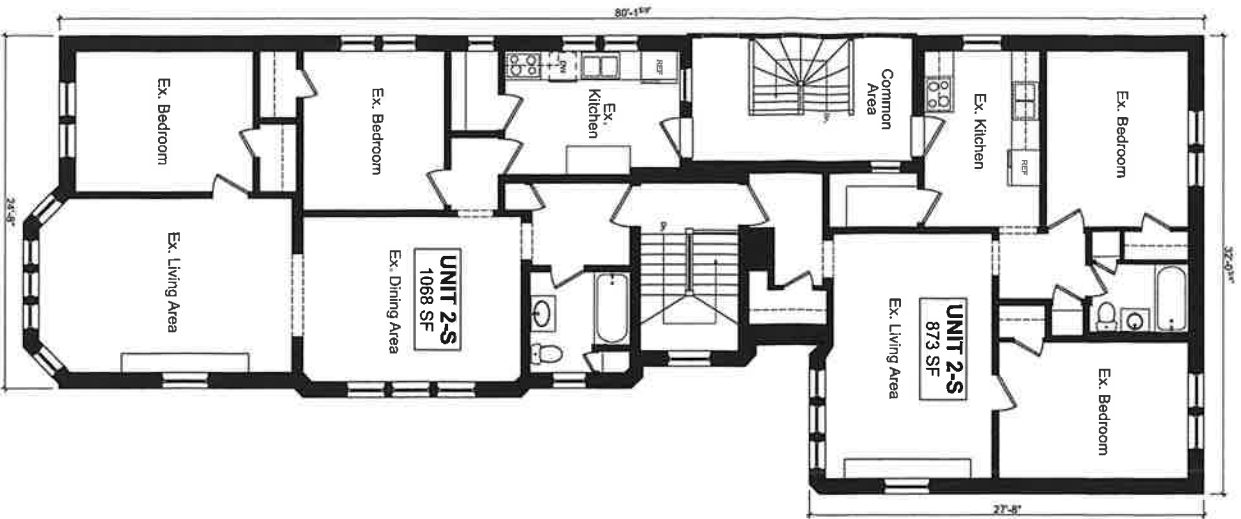
Site plan, floor plans and a survey are attached.

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**Architect:** Besch Architecture.

**Property owner:** Building Wrightwood LLC, an Illinois limited liability company. Sole member and manager: Andrew Karwowski.





**Existing Building Areas**

| Floor          | Gross           | FAR             |
|----------------|-----------------|-----------------|
| Basement:      | 2,197 SF        | 0 SF            |
| First Floor:   | 2,197 SF        | 2,197 SF        |
| Second Floor:  | 2,197 SF        | 2,197 SF        |
| <b>Totals:</b> | <b>6,591 SF</b> | <b>4,394 SF</b> |

**Ex. Unit Areas**

- Unit B-S = 1,068 SF
- Unit B-N = 729 SF
- Unit 1-S = 1,068 SF
- Unit 1-N = 873 SF
- Unit 2-S = 1,068 SF
- Unit 2-N = 873 SF

**Six Unit Residential Building**  
4508 W Wrightwood Ave.  
Chicago, IL

Existing As Built Plans

**BESCH**  
architecture

Job No. **24-438**  
Project: Existing As Built Plans  
By: [Signature]  
Date: [Date]

**A2.1**

Notes:  
1. This drawing has been prepared for the use of the client and is not to be used for any other purpose without the written consent of the architect.  
2. The architect shall not be responsible for the accuracy of the information provided by the client.  
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