

NARRATIVE ZONING ANALYSIS AND PLANS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 3652 Wrightwood Property, LLC
Property Location: 3652 - 3658 West Wrightwood Avenue
Proposed Zoning: C1-1 Neighborhood Commercial District
Lot Area: 5,517 square feet

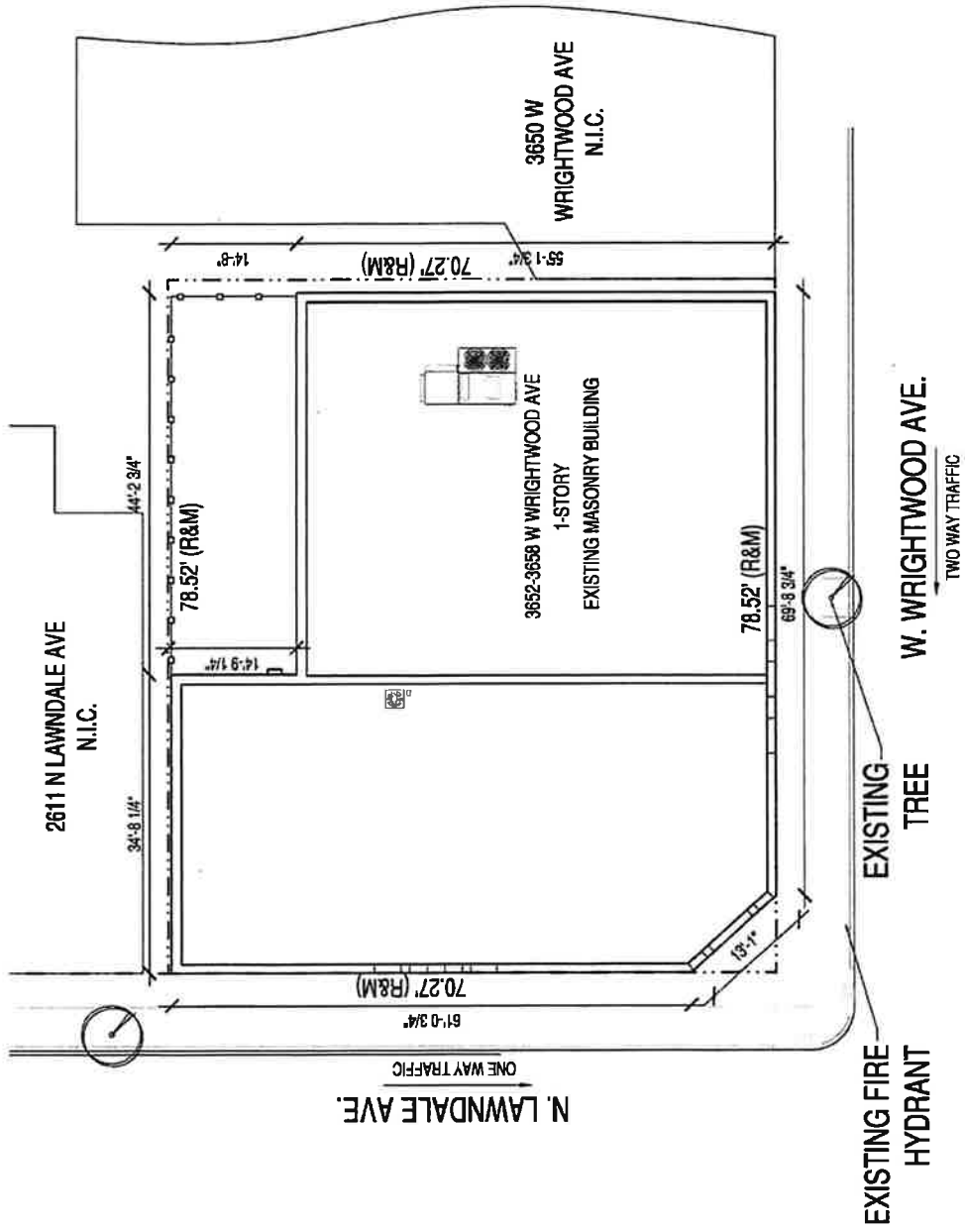
3652 Wrightwood Property, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 3652-3658 West Wrightwood Avenue from the B1-2 Neighborhood Shopping District to the C1-1 Neighborhood Commercial District in order to establish a hair salon with massage services in the existing commercial building at the subject property.

The subject property is bounded by a four-story multi-unit residential building to the north; a two-story mixed-use building to the east; West Wrightwood Avenue to the south; and North Lawndale Avenue to the west. The subject property contains approximately 5,517 square feet of net site area and is improved with single-story commercial building that is currently vacant.

The Applicant proposes to renovate and establish a hair salon with massage services within a commercial space on the east side of the existing building. The overall project FAR will be 0.86. No new structures or improvements are proposed. There are no vehicular parking spaces and no bicycle parking spaces at the site.

- (a) Floor Area and Floor Area Ratio:
 - i. Lot Area: 5,517 square feet
 - ii. Maximum FAR: 0.86
- (b) Density (Lot Area Per Dwelling Unit): 0 – N/A
- (c) Amount of off-street parking: 0 vehicular spaces
- (d) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setback: 0 feet
 - iii. Side setback: 0 feet
 - iv. Rear setback: 0 feet
- (e) Building height: 13 feet 8 inches
- (f) Off-street Loading: 0 spaces

FINAL FOR PUBLICATION

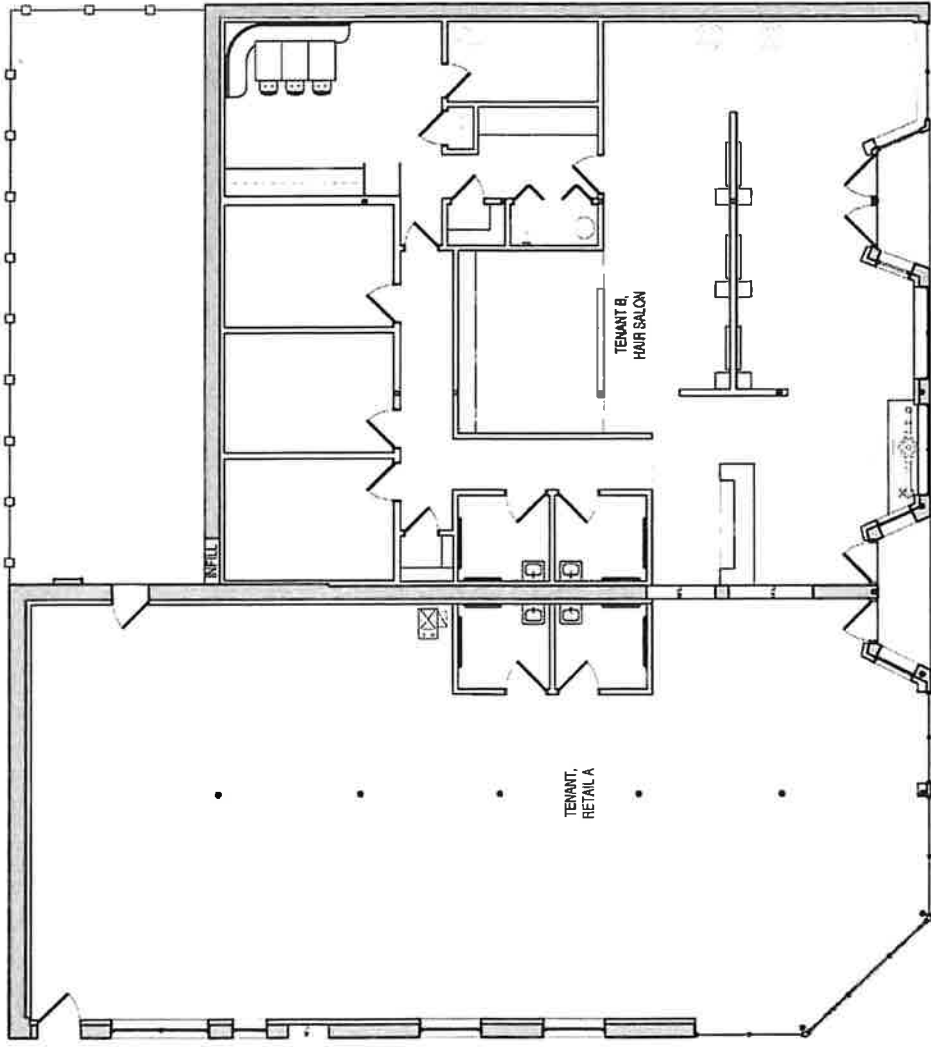


KENNEDY
 MANAGED
 ARCHITECTS
 1000 W. Madison St.
 Chicago, IL 60607

3652-58 W. Wrightwood Ave.
 Chicago, IL

Site Plan
 Scale: N.T.S.

PLAN FOR EDUCATION



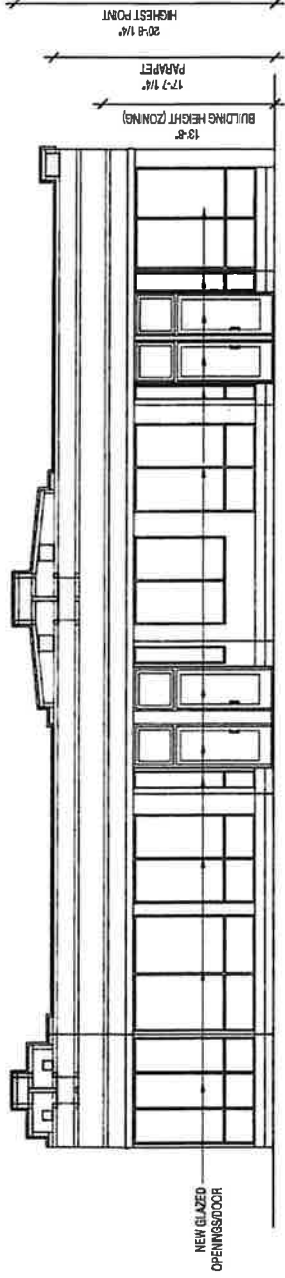
KENNEDY
MANAGED
ARCHITECTS
INC.

3652-58 W. Wrightwood Ave.
Chicago, IL

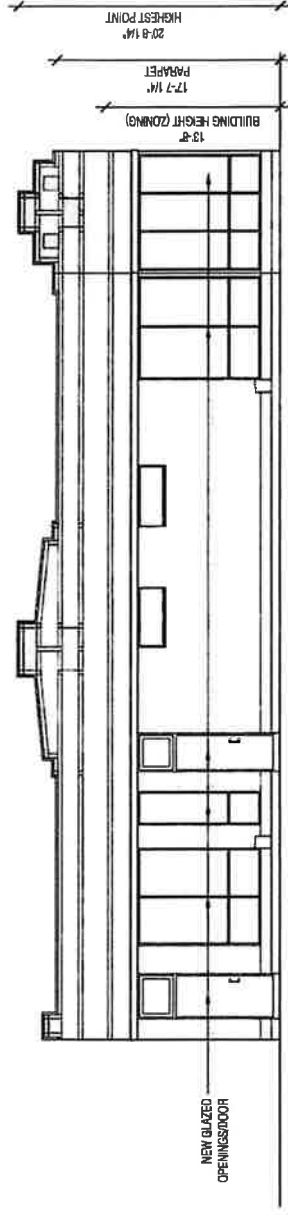
Floor Plan **I**
Scale: N.T.S.

3652-58 W. WRIGHTWOOD

NOTE: EXISTING MASONRY TO BE MAINTAINED,
WINDOW OPENINGS EXPANDED PER ELEVATIONS.



1 South Elevation
N.T.S.



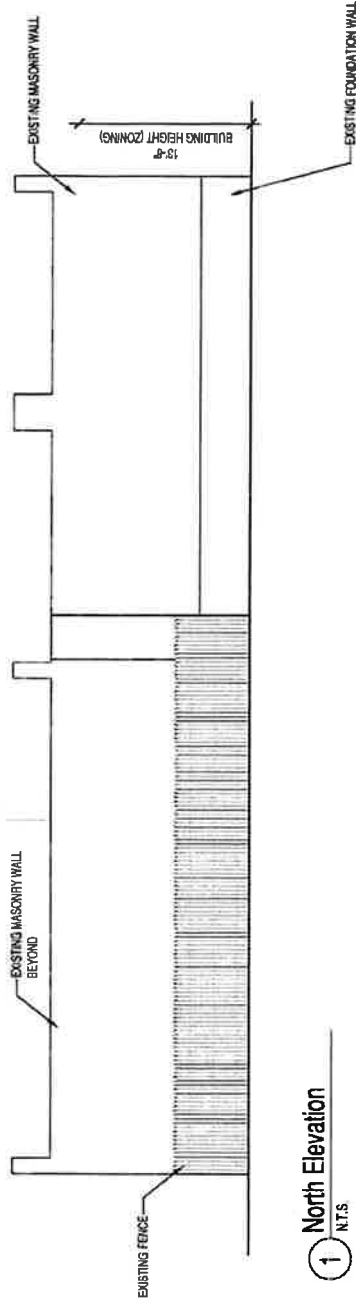
2 West Elevation
N.T.S.

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3652-58 W. Wrightwood Ave.
Chicago, IL

Elevations
Scale: N.T.S.

PLAN FOR FUNDATION



KENNEDY
MAN

3652-58 W. Wrightwood Ave.
Chicago, IL

Elevations **1**
Scale: N.T.S.

