



City of Chicago



O2016-4788

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-I at 2614-2618 W Fullerton Ave - App No. 18869T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18869 TI
INTRO. DATE
JUNE 22, 2016

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 of the B3-1 Community Shopping District symbols and indications as shown on Map No. 7-I in the area bounded by

A line 49.00 feet east of and parallel to north Talman Avenue, the public alley
next north of and parallel to west Fullerton Avenue, a line 121.00 feet east of and parallel
to north Talman Avenue, West Fullerton Avenue

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

18869 TI
JUN 22 2016

Common Address of Property: 2614-18 W Fullerton Avenue

NARRATIVE-2614-2618 W Fullerton

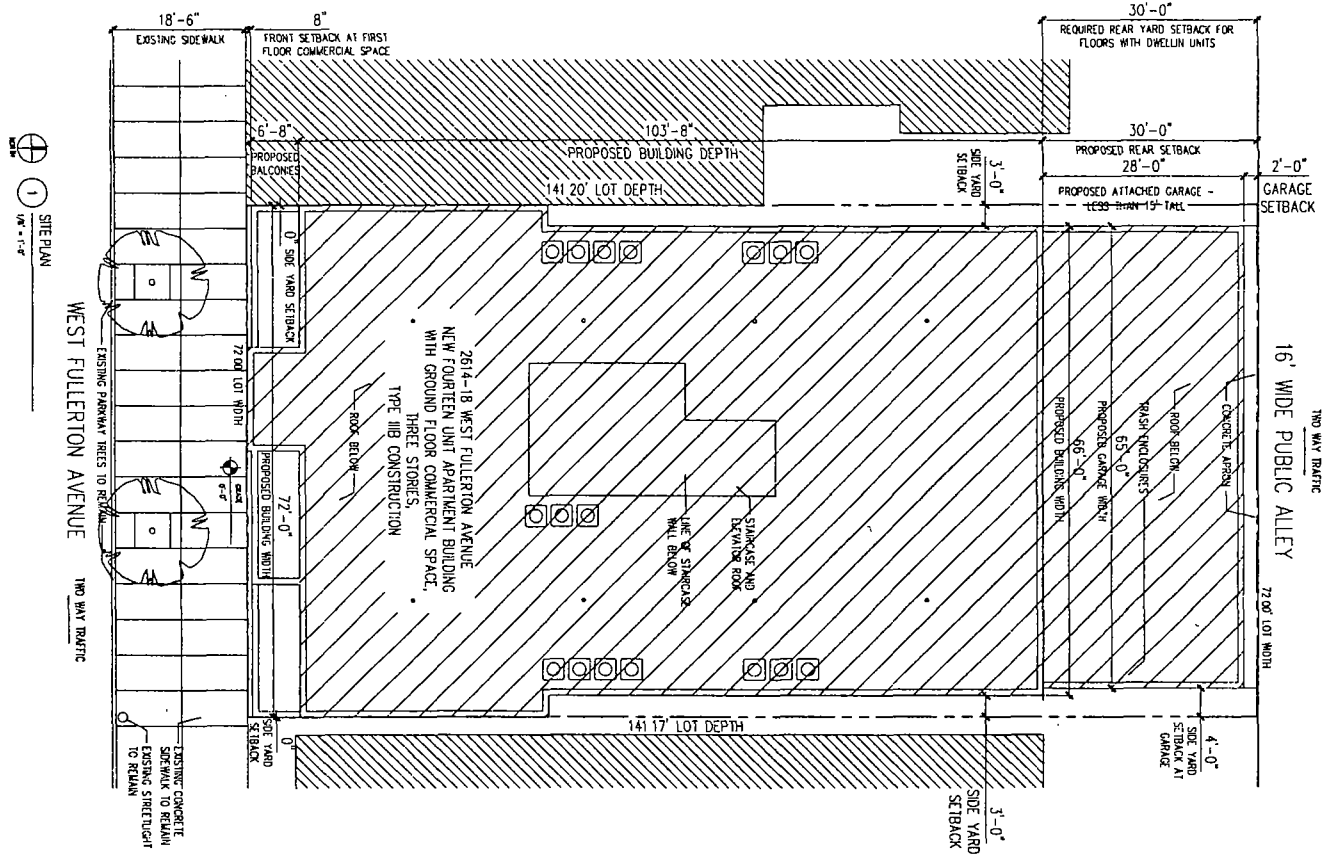
B3-1 to B3-3

In order to allow for the construction of a 4 story, 14 residential dwelling unit building with 15 indoor parking spaces and a 3,206 square feet first floor commercial space. The height of the building will be 53' – 4".

	B3-3
FAR	2.63
Lot Area	10,165.32 Square Feet
Minimum Lot Area Per Dwelling Unit	726 Square Feet
Building Area	26,777 Square Feet
Building Height	48 Feet
Front Setback	Zero
Rear Setback	2 Feet*
West side Setback	Zero
East side Setback	Zero
Parking	15 Indoor Parking Spaces

*Will seek variations for setbacks and other requirements that do not comply with the zoning code.

FINAL FOR PUBLICATION



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1 SITE PLAN
1/8" = 1'-0"

WEST FULLERTON AVENUE
TWO WAY TRAFFIC

16' WIDE PUBLIC ALLEY
TWO WAY TRAFFIC

C1.0

SITE PLAN

PROJECT NO. 1735
DATE: 07/14/17
DRAWN BY: AS/MS
CHECKED BY: AS/MS
SCALE: AS SHOWN
NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ORIGINAL SET OF PLANS.

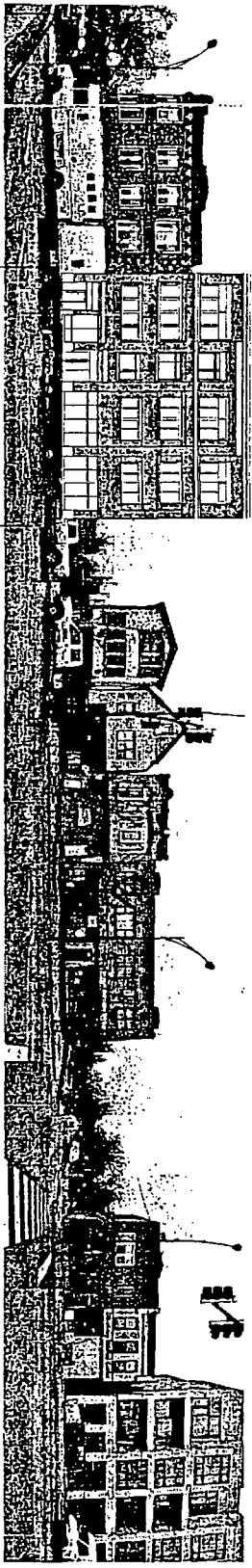
NO.	DATE	DESCRIPTION
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2	07/14/17	CONCEPT DRAWING
3	07/14/17	CONCEPT DRAWING

2618 WEST FULLERTON AVENUE
CHICAGO, ILLINOIS 60647
FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

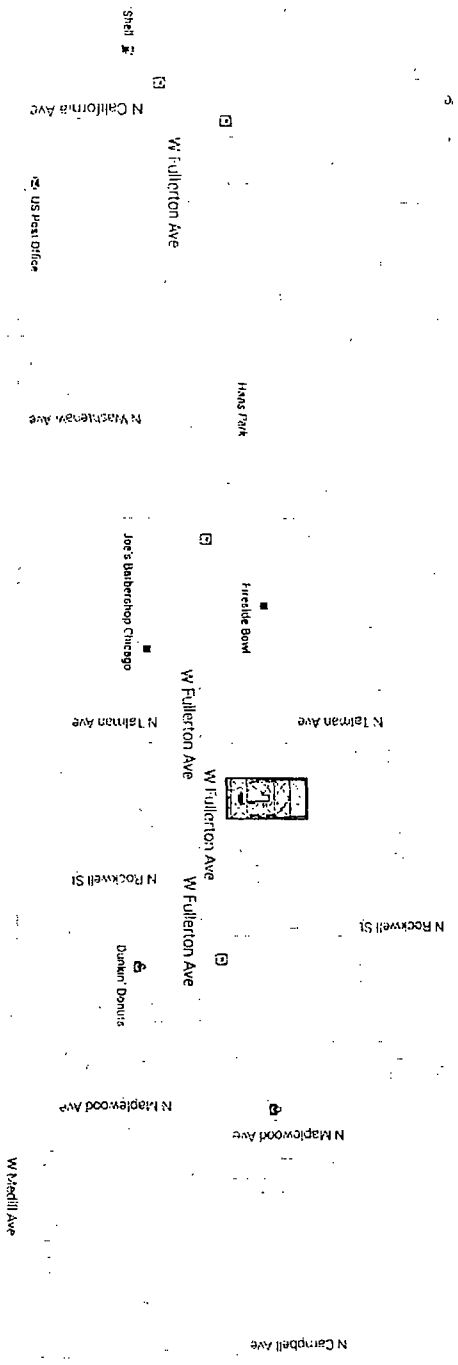
THIS PLAN IS THE PROPERTY OF BRIAN FRYZEL ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BRIAN FRYZEL ARCHITECTS.

BRIAN FRYZEL
ARCHITECTS
1000 N. LA SALLE ST.
CHICAGO, IL 60610
773.555.1111

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2 STREETScape



1 LOCATION PLAN

BRIAN FRYZEL
 ARCHITECT
 1100 N. LAUREL ST.
 CHICAGO, IL 60610
 TEL: 312.467.1100

2618 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

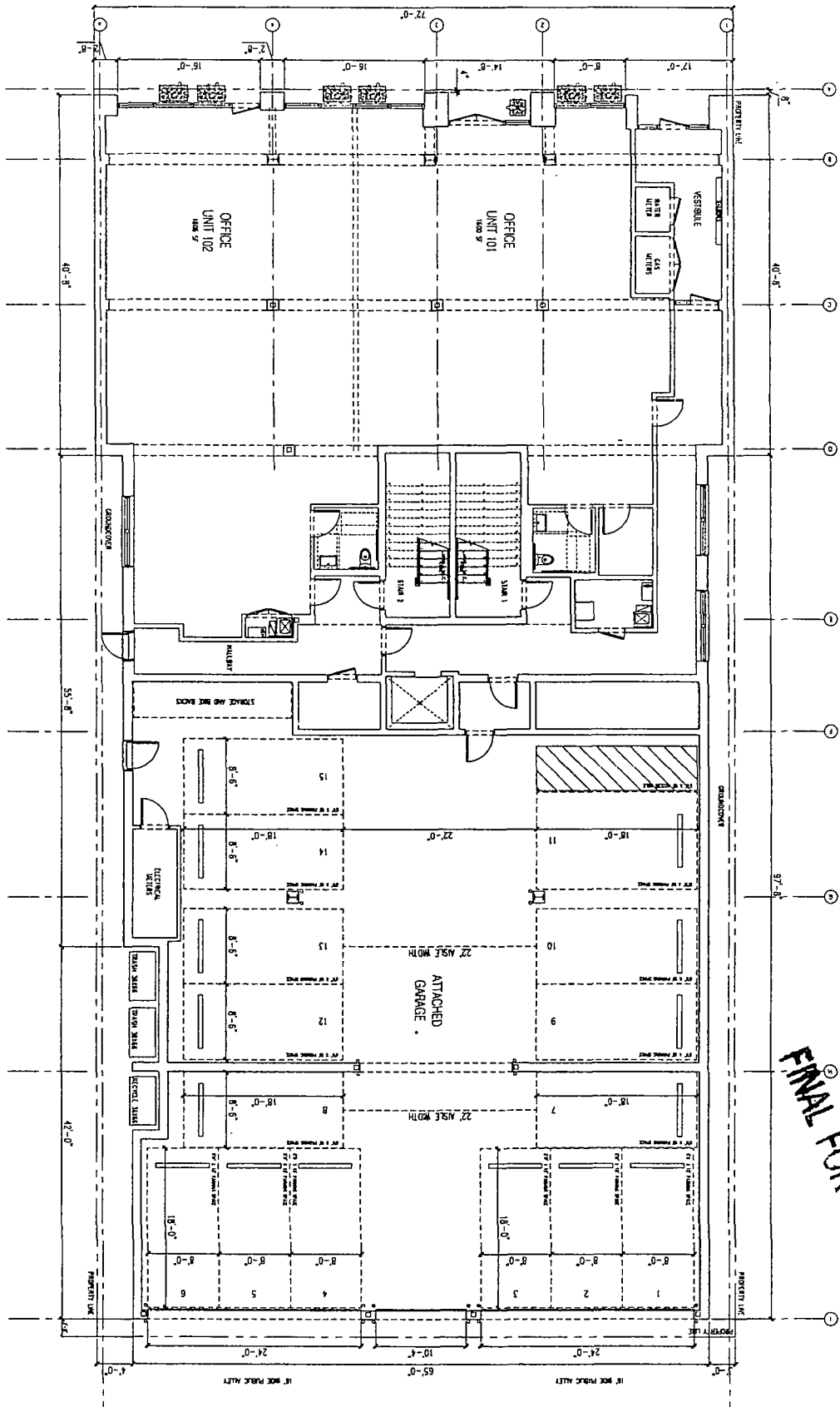
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98	03.12.18 PRELIMINARY
99	04.12.18 PRELIMINARY
100	05.12.18 PRELIMINARY

PROJECT NO. 538
 SCALE AS SHOWN
 DRAWN BY: ASHOB
 CHECKED BY: BFR
 DATE: 11/15/18
 1100 N. LAUREL ST.
 CHICAGO, IL 60610
 TEL: 312.467.1100

LOCATION PLAN

C1.1

FINAL FOR PUBLICATION



1
FIRST FLOOR PLAN
 1/16" = 1'-0"
 9185.0 SQUARE FEET
 UNIT 101 - 1600 SQUARE FEET
 UNIT 102 - 1606 SQUARE FEET
 RESIDENTIAL - 1009 SQUARE FEET
 GARAGE - 4370 SQUARE FEET

BRIAN FRYZEL
 ARCHITECT
 1111 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647
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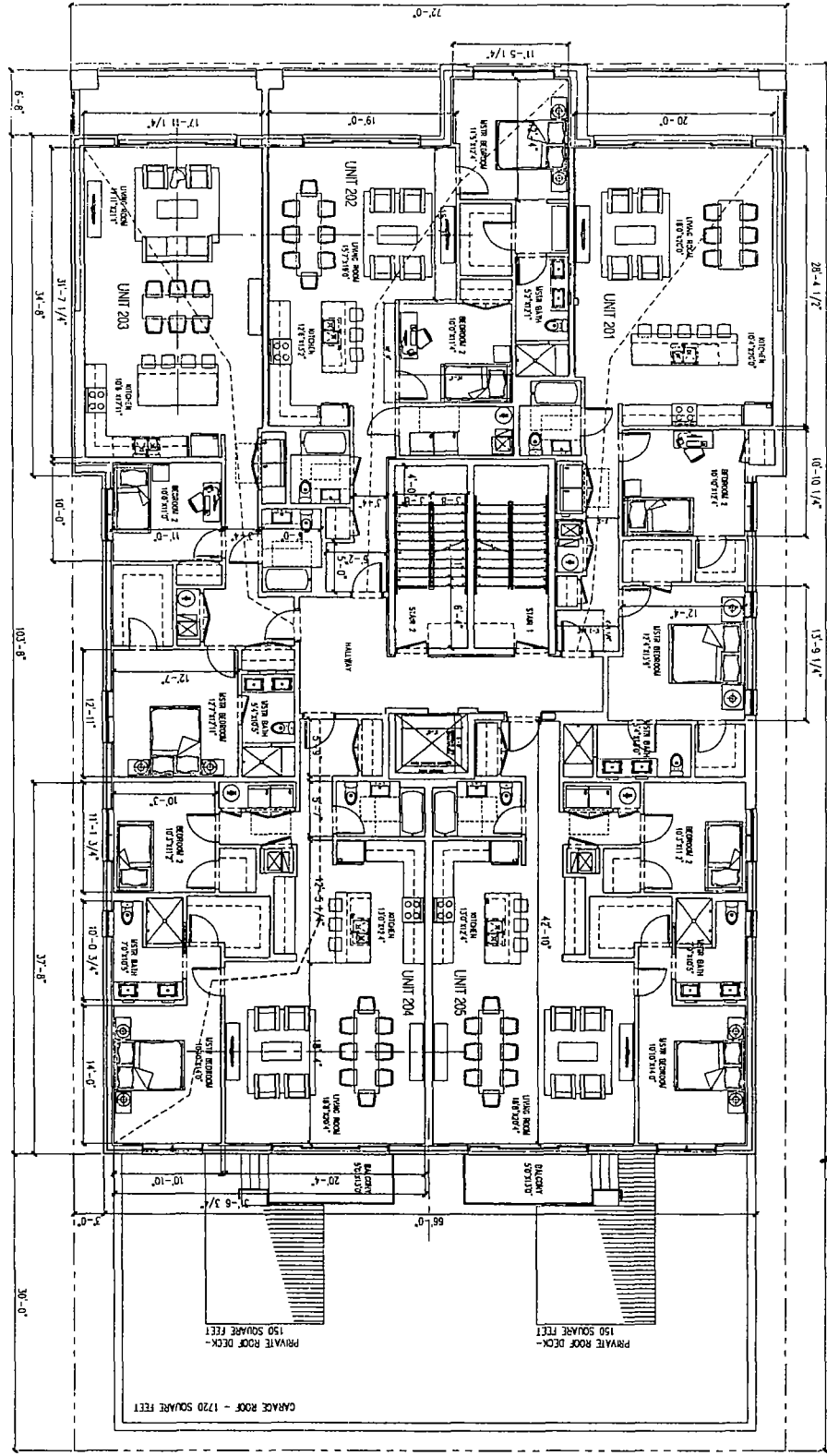
2618 WEST FULLERTON AVENUE
CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

NO.	DATE	DESCRIPTION
1	11/11/11	CONCEPT DESIGN
2	11/11/11	CONCEPT DESIGN
3	11/11/11	CONCEPT DESIGN
4	11/11/11	CONCEPT DESIGN
5	11/11/11	CONCEPT DESIGN
6	11/11/11	CONCEPT DESIGN
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12	11/11/11	CONCEPT DESIGN
13	11/11/11	CONCEPT DESIGN
14	11/11/11	CONCEPT DESIGN
15	11/11/11	CONCEPT DESIGN

FIRST FLOOR PLAN

A1.1

1
 3/8" = 1'-0"
SECOND FLOOR PLAN
 7154.0 SQUARE FEET
 UNIT 201 - 1303.2 SQUARE FEET
 UNIT 202 - 1189.0 SQUARE FEET
 UNIT 203 - 1221.1 SQUARE FEET
 UNIT 204 - 1318.8 SQUARE FEET
 UNIT 205 - 1318.8 SQUARE FEET



FINAL FOR PUBLICATION

A1.2
 SECOND FLOOR PLAN

PROJECT NO. 1529
 SCALE: AS NOTED
 DATE: 08/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 2618 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMITS
2	08/11/11	ISSUED FOR CONSTRUCTION

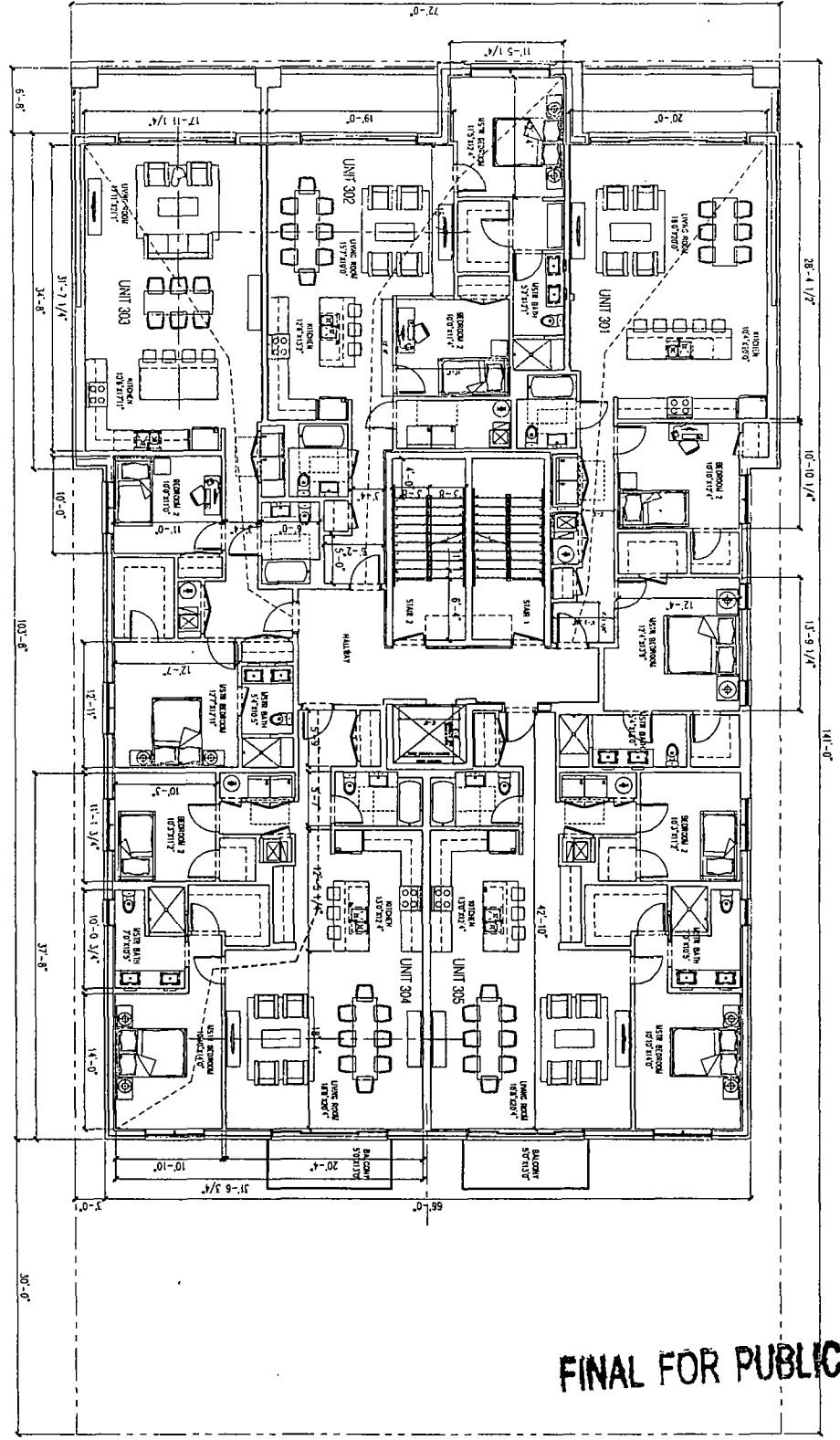
2618 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

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1
 THIRD FLOOR PLAN
 3/8" = 1'-0"

- UNIT 301 - 1354 0 SQUARE FEET
- UNIT 302 - 1352 2 SQUARE FEET
- UNIT 303 - 1351 0 SQUARE FEET
- UNIT 304 - 1351 1 SQUARE FEET
- UNIT 305 - 1356 6 SQUARE FEET



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A1.3

THIRD FLOOR PLAN

PROJECT NO. 1433
 ENGINEER ASHLEY
 DRAWN BY

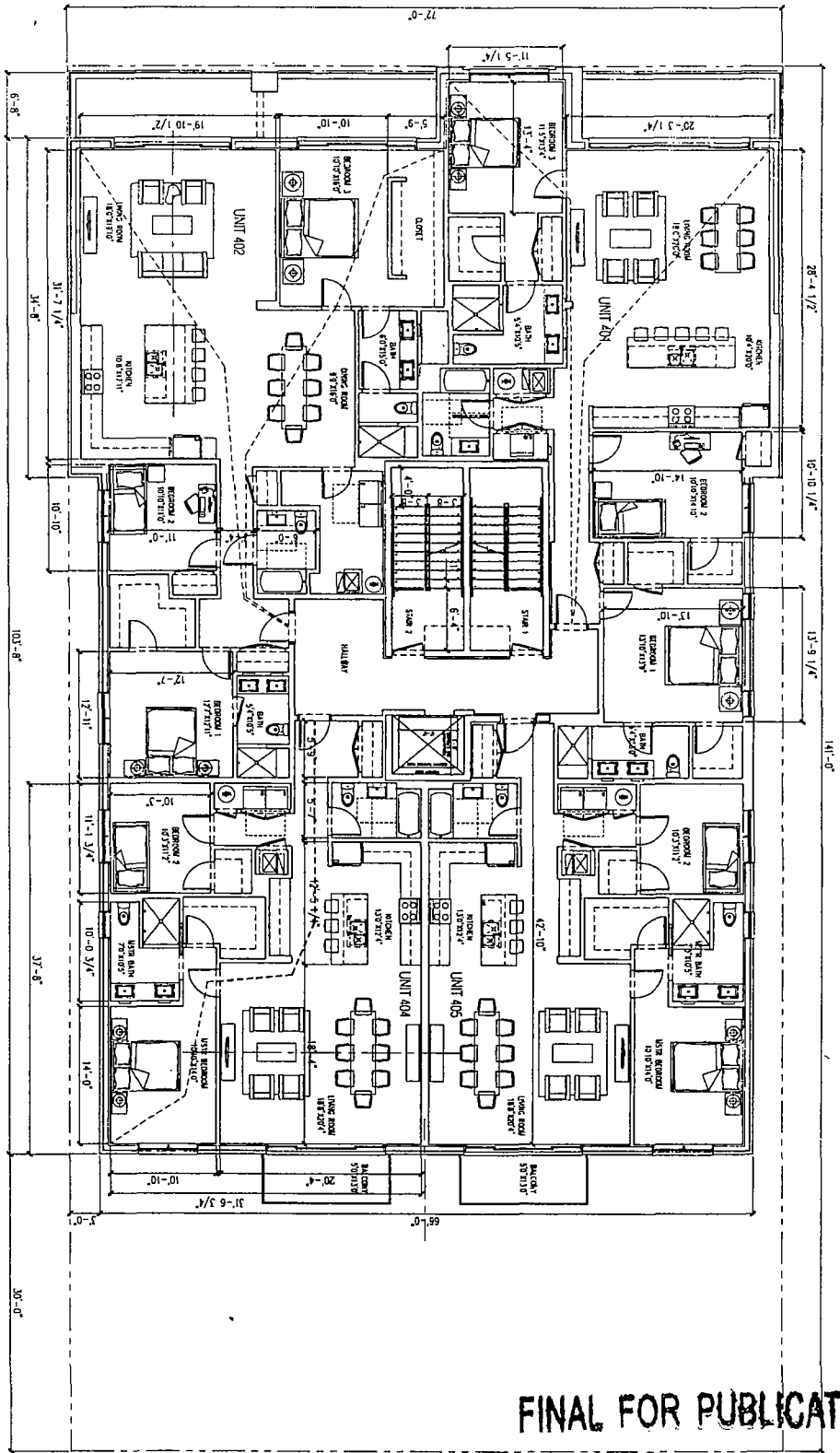
NO.	DATE	DESCRIPTION
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2	1/14/14	ISSUED FOR PERMIT
3	1/14/14	ISSUED FOR PERMIT

2618 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

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BRIAN FRYZEL
 ARCHITECT
 1711 N. LAUREL

1
 FOURTH FLOOR PLAN
 3/16" = 1'-0"
 7154 0 SQUARE FEET
 UNIT 401 - 18471 SQUARE FEET
 UNIT 402 - 20082 SQUARE FEET
 UNIT 404 - 13168 SQUARE FEET
 UNIT 405 - 13168 SQUARE FEET



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A1.4

FOURTH FLOOR PLAN

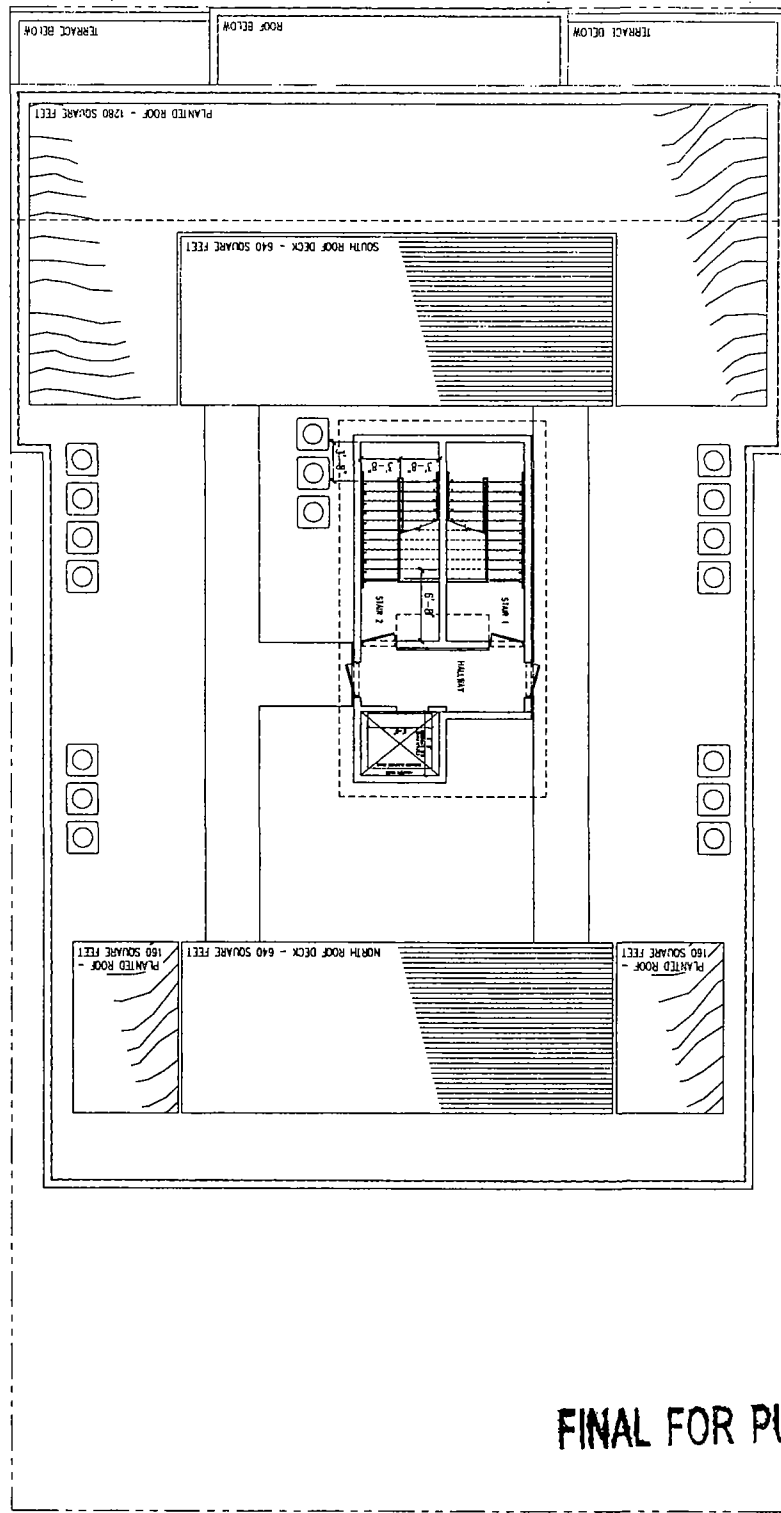
PROJECT NO. 112
 DATE: 11/11/11
 DRAWN BY: ASHLEY
 CHECKED BY: SUE
 APPROVED BY: SUE
 PROJECT: 2618 WEST FULLERTON AVENUE

NO.	DATE	DESCRIPTION
1	11/11/11	COMPLETION
2	11/11/11	COMPLETION

2618 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

BRIAN FRYZEL
 ARCHITECT
 1111 N. LAUREL ST.
 CHICAGO, IL 60642

1 ROOF PLAN
 3/16" = 1'-0"
 496 4 SQUARE FEET



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A1.5

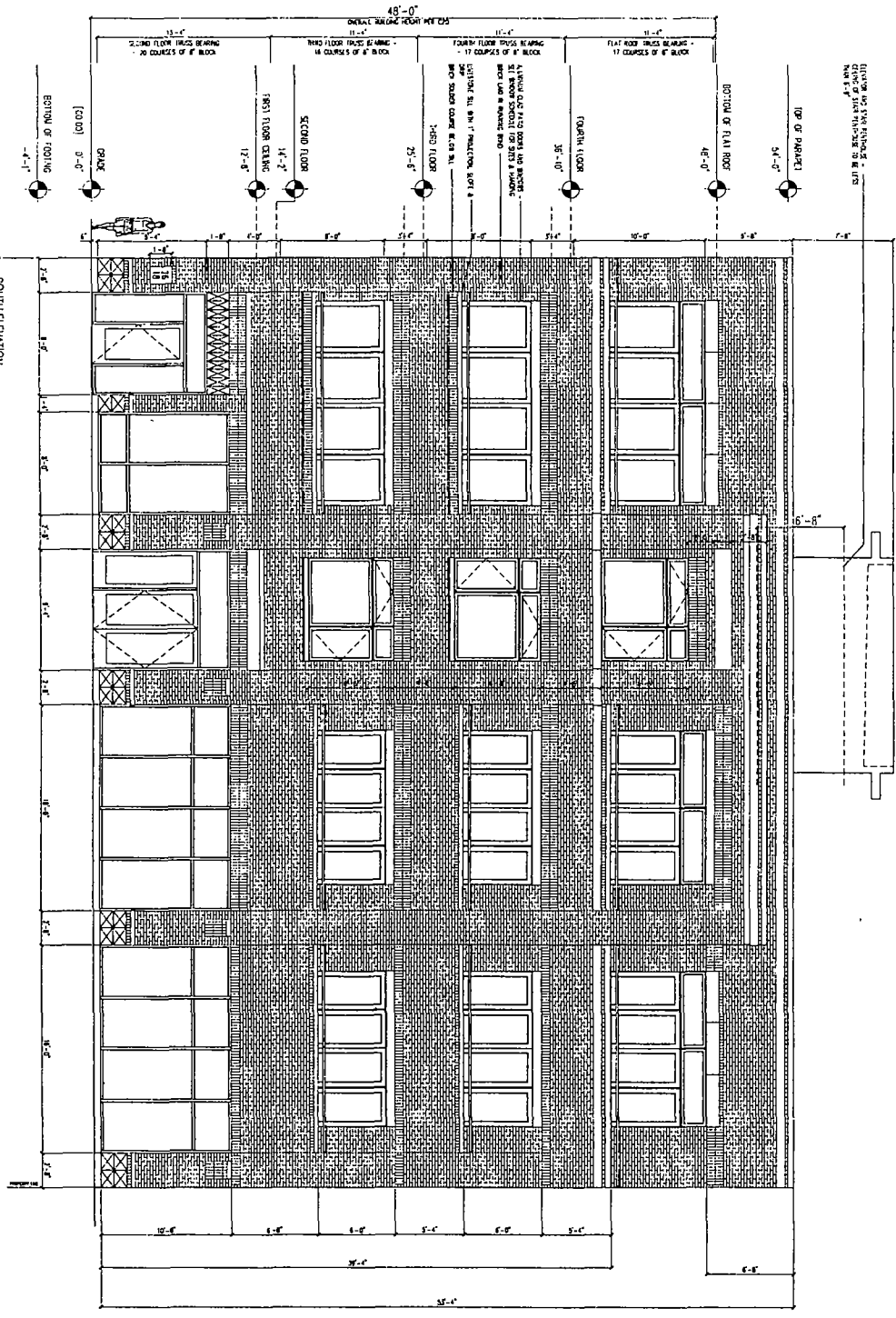
ROOF PLAN

NO.	DATE	DESCRIPTION
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2		ISSUED FOR CONSTRUCTION REVIEW
3		ISSUED FOR CONTRACT REVIEW
4		
5		
6		
7		
8		
9		
10		

2618 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

PROJECT NO. 175
 DRAWN BY ASHLEY
 CHECKED BY BIZ
 DATE 11/11/11
 SCALE AS SHOWN
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 ALL FINISHES ARE TO BE AS SHOWN
 ALL MATERIALS ARE TO BE AS SHOWN
 ALL WORK IS TO BE IN ACCORDANCE WITH THE CITY OF CHICAGO
 ALL WORK IS TO BE IN ACCORDANCE WITH THE IBC 2010
 ALL WORK IS TO BE IN ACCORDANCE WITH THE IBC 2010

BRIAN FRYZEL
 ARCHITECT
 1111 N. LAUREL ST.
 CHICAGO, IL 60610
 (773) 327-1111



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A2.0

SOUTH ELEVATION

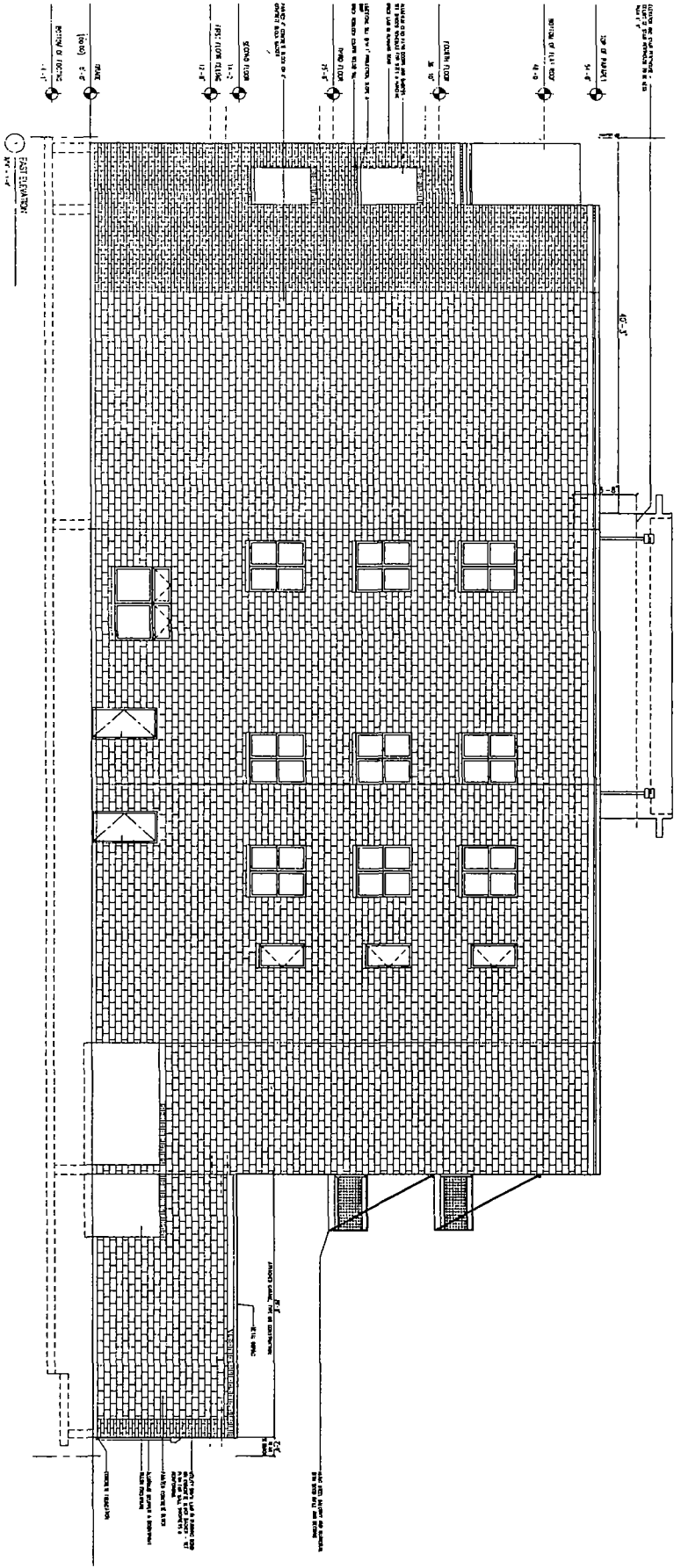
PROJECT NO. 153
 SCALE AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NO.	DESCRIPTION	DATE
1	PRELIMINARY DRAWING	10/15/11
2	REVISED DRAWING	11/15/11
3	REVISED DRAWING	12/15/11
4	REVISED DRAWING	01/15/12

2618 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

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 www.brianfryzel.com

FINAL FOR PUBLICATION



A2.1

ELEVATION

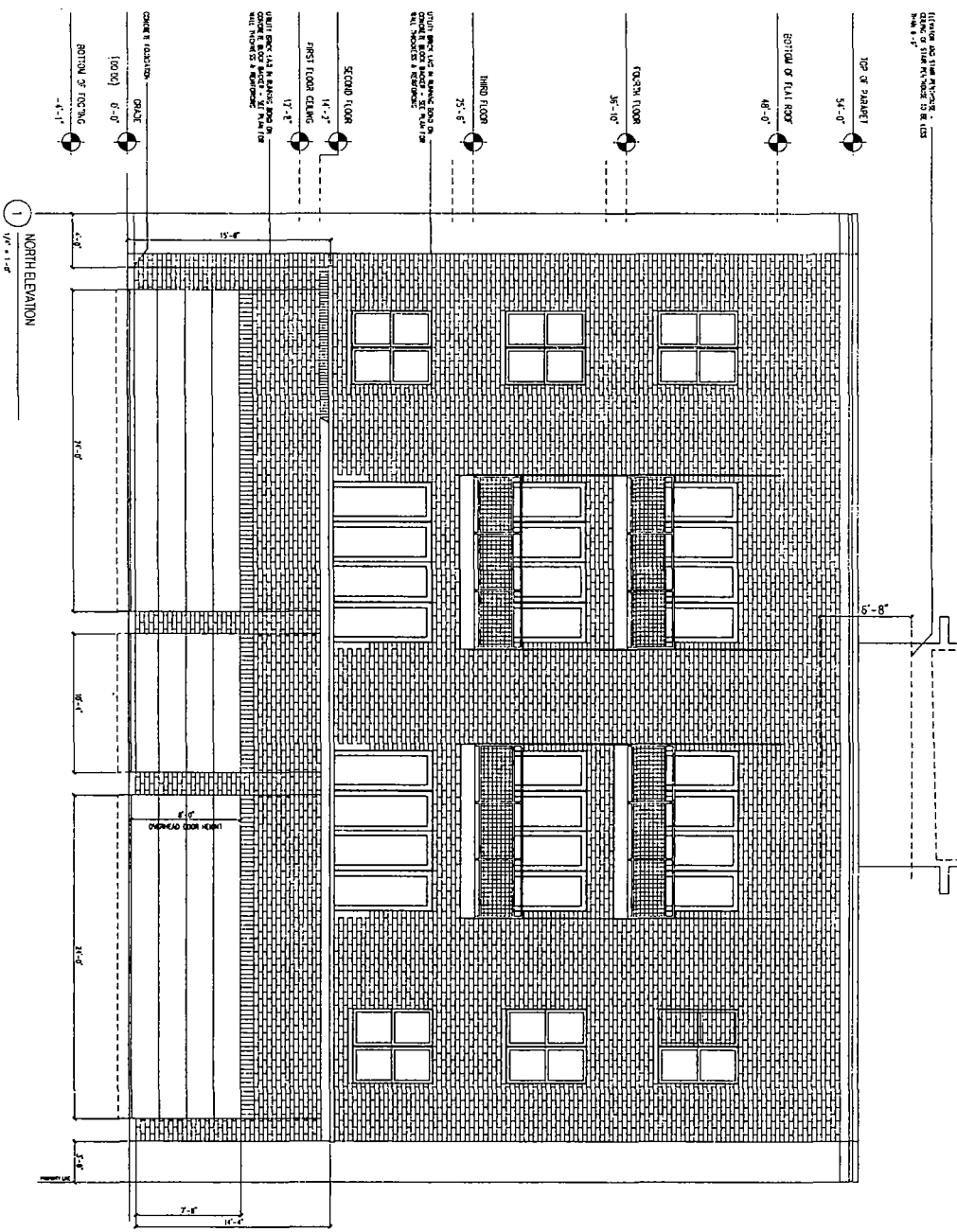
PROJECT NO. 1437
 SCALE AS SHOWN
 DRAWN BY AS/MSD
 DATE 11/11/11

NO.	DATE	DESCRIPTION
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2	11/11/11	CONCEPT DESIGN
3	11/11/11	CONCEPT DESIGN
4	11/11/11	CONCEPT DESIGN

2618 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

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 FAX: 312.467.1112
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11/11/11



14 UNIT BUILDING WITH COMMERCIAL SPACE
 CHICAGO, ILLINOIS 60647
 PLAN 1-1

FINAL FOR PUBLICATION

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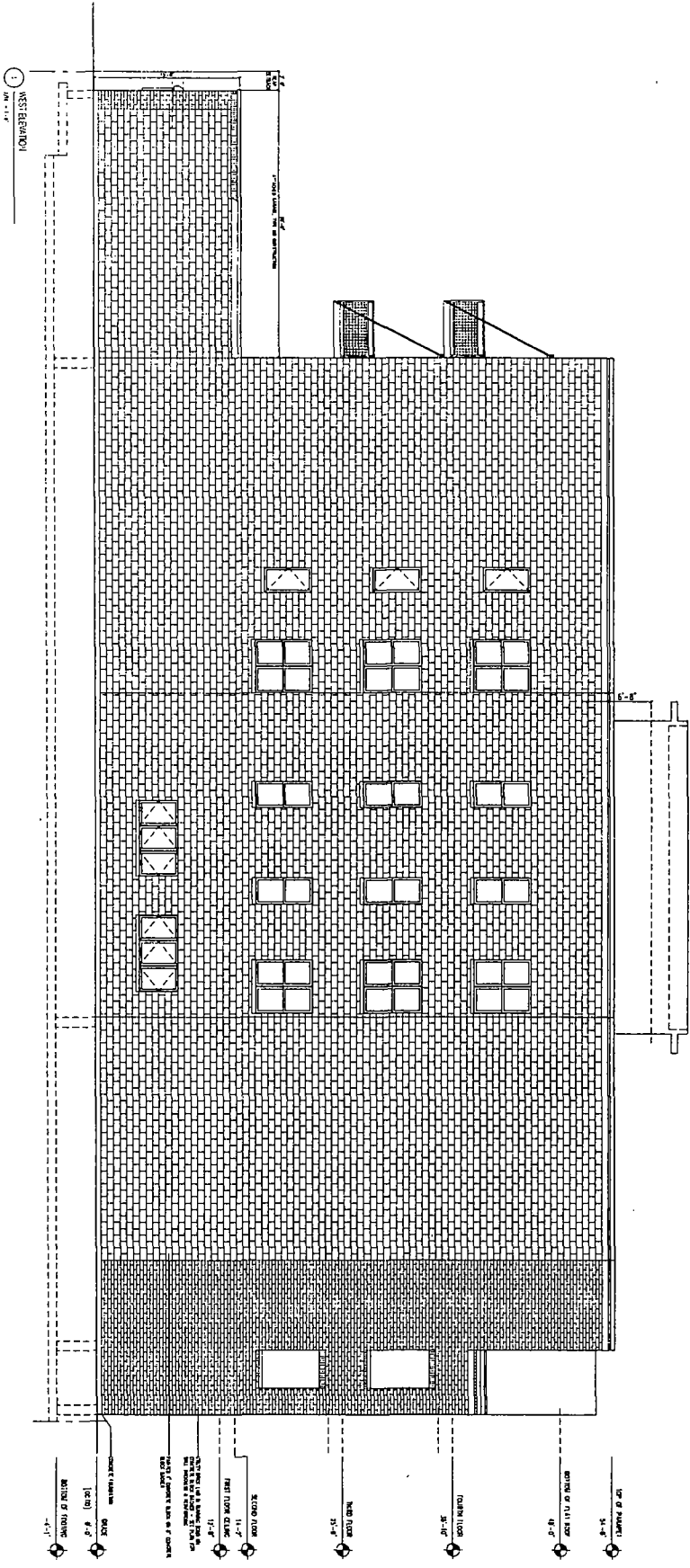
2618 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

NO.	DATE	DESCRIPTION
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2	11/11/11	CONSTRUCTION PERMIT
3	12/11/11	CONSTRUCTION PERMIT

PROJECT NO. 158
 SCALE AS SHOWN
 DRAWN BY BDF
 CHECKED BY BDF
 DATE 11/11/11
 PROJECT LOCATION 2618 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60647

NORTH ELEVATION

A2.2



FINAL FOR PUBLICATION

A2.3

ELEVATION

PROJECT NO. 14-0000
 DRAWING NO. 14-0000
 DATE 01/11/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NO.	DATE	DESCRIPTION
1	01/11/14	ISSUED FOR PERMITS
2	01/11/14	ISSUED FOR CONSTRUCTION
3	01/11/14	ISSUED FOR RECORD

2618 WEST FULLERTON AVENUE
CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

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BRIAN FRYZEL
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 1122 N. LAUREL ST.
 CHICAGO, IL 60610
 (773) 327-1122



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R1.0

STREET VIEW

NO. DATE	DESCRIPTION	
1	1/23/24	CONCEPT REVIEW
2	1/23/24	CONCEPT REVIEW
3	1/23/24	CONCEPT REVIEW
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95	1/23/24	CONCEPT REVIEW
96	1/23/24	CONCEPT REVIEW
97	1/23/24	CONCEPT REVIEW
98	1/23/24	CONCEPT REVIEW
99	1/23/24	CONCEPT REVIEW
100	1/23/24	CONCEPT REVIEW

2618 WEST FULLERTON AVENUE
 CHICAGO, ILLINOIS 60647
 FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

PROJECT LOCATION: 2618 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60647
 CLIENT: [REDACTED]
 ARCHITECT: BRIAN FRYZEL ARCHITECTS
 DATE: 1/23/24
 SCALE: 1/8" = 1'-0"

BRIAN FRYZEL
 ARCHITECTS
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