



City of Chicago



SO2016-4785

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1128 W Fry St - App No. 18866T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18866 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 be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District symbols and indications as shown on Map No 3-G in the area bounded by

the alley next north of and parallel to West Fry Street; a line 23.30 feet east of and parallel to North Elston Avenue; West Fry Street; and North Elston Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 1128 West Fry Street

WVBA#
WVAD
FILE #

1886671

17-13-0303-C (1) Narrative Zoning Analysis
1128 West Fry Street, Chicago, Illinois

SUBSTITUTE NARRATIVE & PLANS

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 2,343 square feet

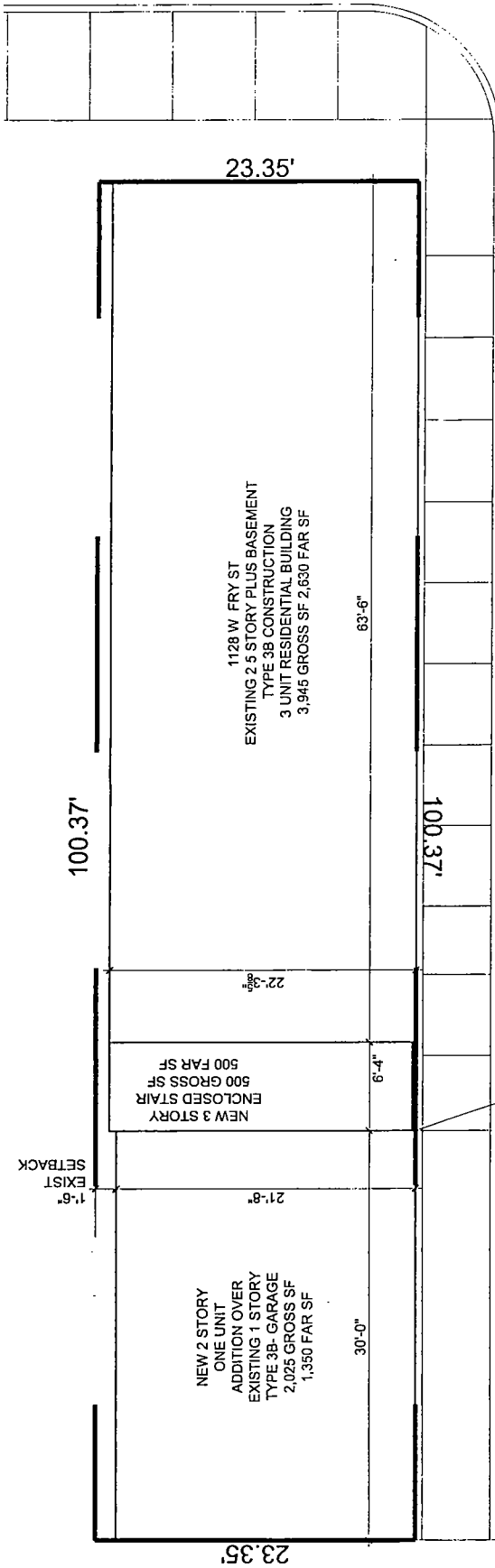
Proposed Land Use: The Applicant is seeking a zoning change in order to permit the erection of a three-story addition, off the rear of the existing two-and-a-half-story residential building, which will connect to the existing one-story detached garage, over which the Applicant is also seeking to erect a two-story addition – which will result in the establishment of a single (unified) building, at the subject site. The existing two-and-a-half-story residential building, with the new three-story rear addition (connector), will continue to contain a total of three (3) dwelling units. The proposed two-story rear addition, intended for over the existing garage, which will be connected to the existing two-story building (with three-story rear addition), will contain one (1) new dwelling unit – for a total of four (4) dwelling units to be established at the property. There will continue to be onsite parking for a total of three (3) vehicles, within the 1st floor of the garage, at the rear of the property. Due to its close proximity to the CTA Blue Line Station, the Applicant is seeking a reduction in the amount of required parking, at the site, from 4 spaces to 3 spaces – pursuant to the Transit Oriented Development (TOD) Ordinance. The new additions will be masonry in construction, to match the existing structures, and will measure 38 feet-0 inches in height.

- (A) The Project’s Floor Area Ratio: 4,970 square feet (2.12 FAR)
- (B) The Project’s Density (Lot Area Per Dwelling Unit): 4 dwelling units (585 square feet)
- (C) The amount of off-street parking: 3 parking spaces

**The Applicant is seeking a 25% reduction in the amount of required off-street parking – from 4 spaces to 3 spaces, pursuant to the TOD Ordinance.*

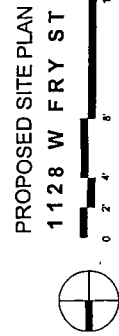
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
**The Applicant will seek a Zoning Variation to reduce the rear setback.*
 - c. Side Setbacks:
 - West: 0 feet
 - East: 1 feet-6 inches
- (E) Building Height: 38 feet-0 inches

FINAL FOR PUBLICATION

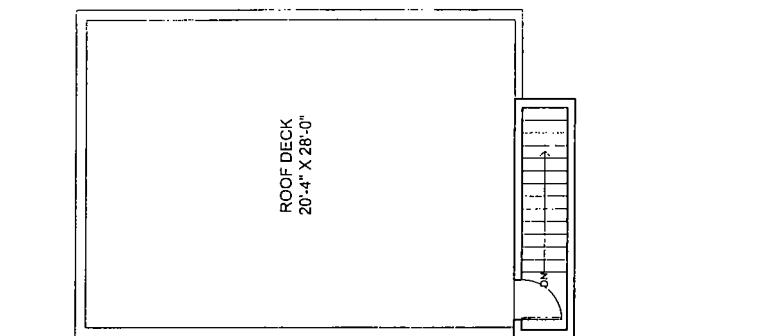


W FRY ST

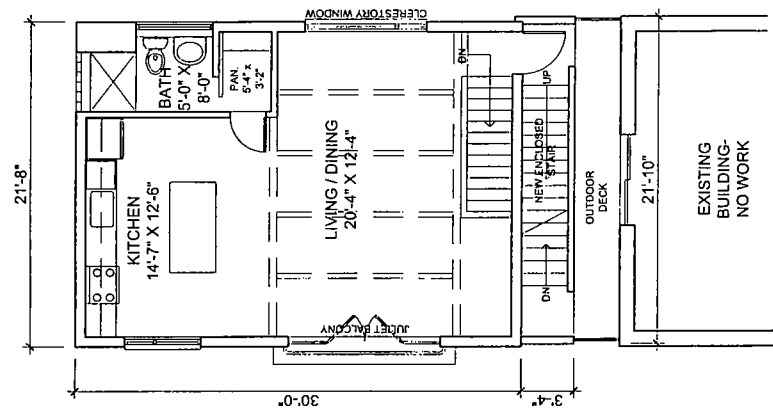
N ELSTON AVE



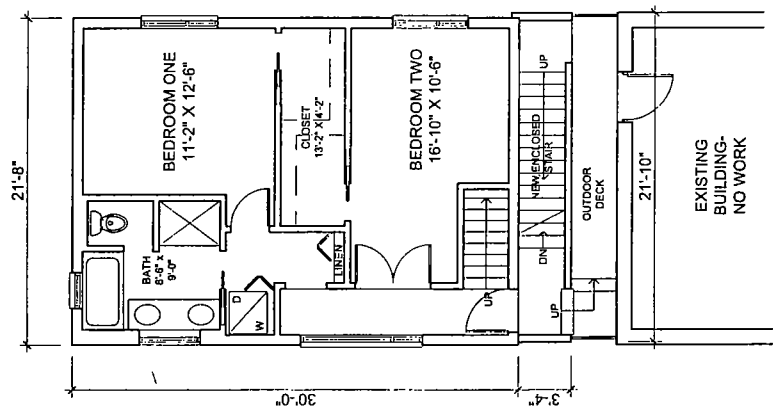
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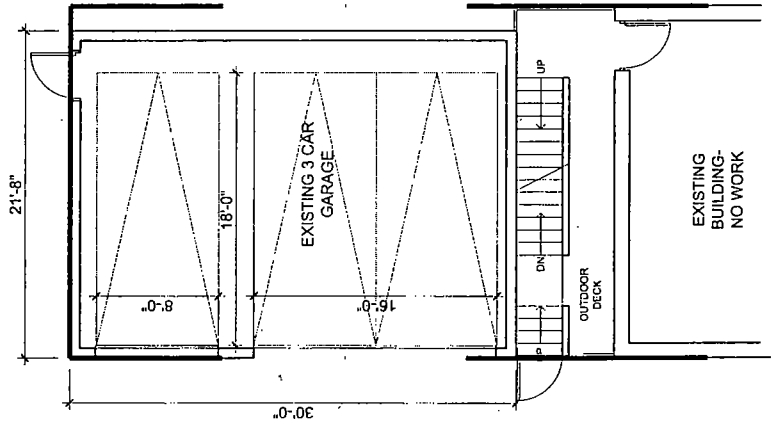
FIRST FLOOR



SECOND FLOOR



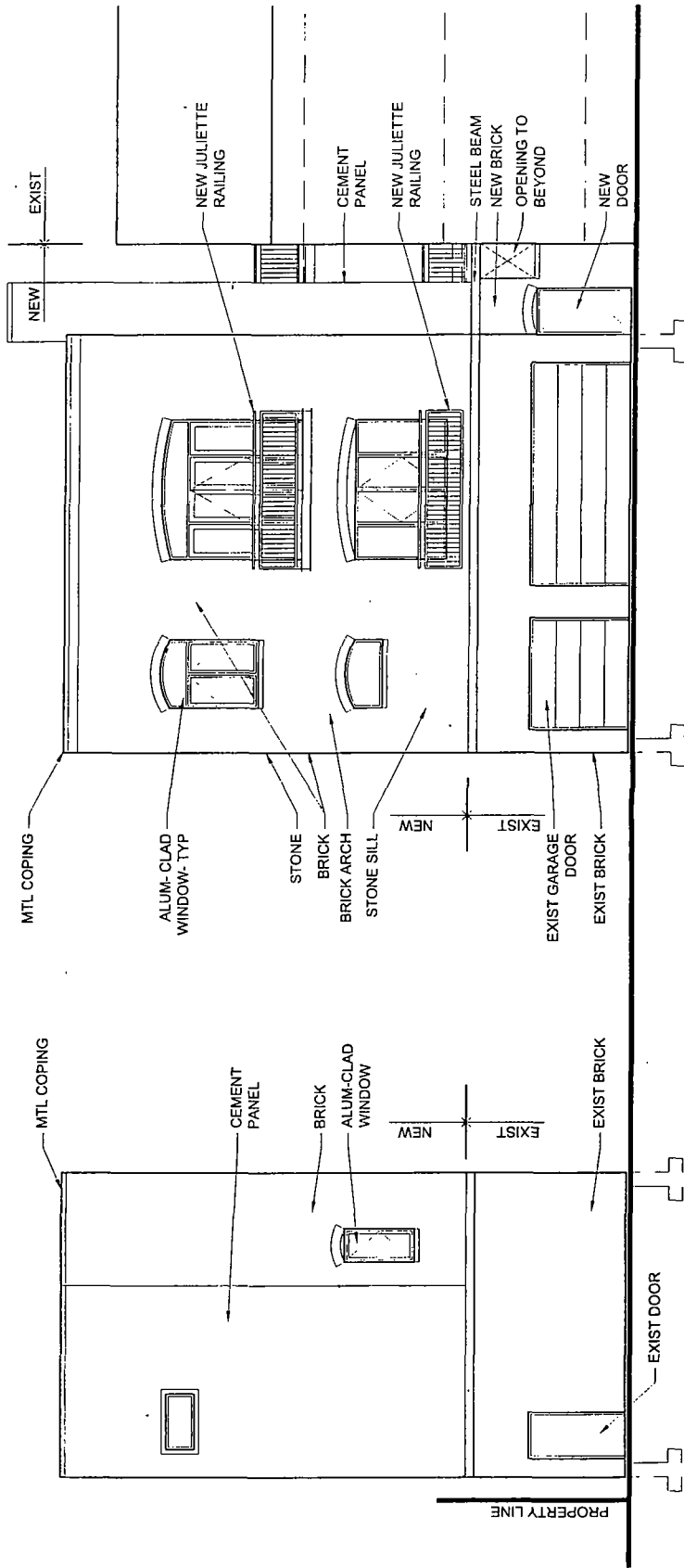
THIRD FLOOR



ROOF

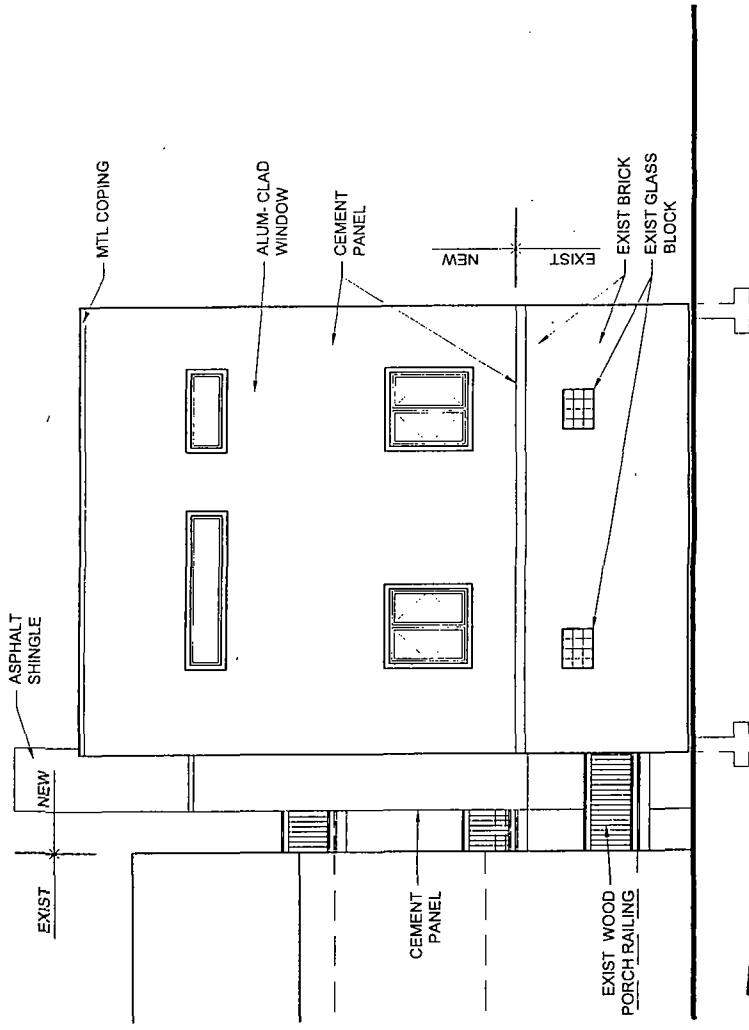
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1128 W FRY ST
 0 2' 4' 8' 16'

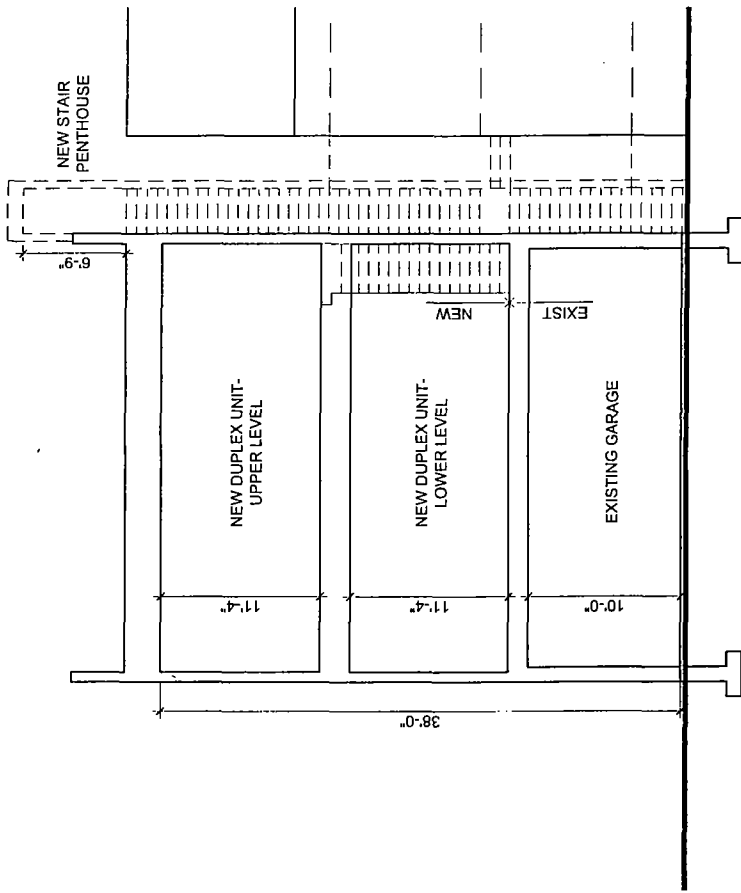


EAST ELEVATION

1128 W FRY ST



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SECTION THROUGH ADDITION

1128 W FRY ST



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