City of Chicago

Office of the City Clerk

Document Tracking Sheet

SO2022-578

Meeting Date:	2/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1509 W Fry St - App No. 20946T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 RS 3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 3-G in the area bounded by:

> West Fry Street; a line 77 feet west of and parallel to North Greenview Avenue; the public alley next south of and parallel to West Fry Street; and a line 102 feet west of and parallel to North Greenview Avenue.

to those of a RM 4.5 Residential Multi-Unit District.

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

Common Address of Property: 1509 West Fry Street

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AMENDED TO BE A TYPE I

ZONING AND DEVELOPMENT NARRATIVE AND PLANS
ZONING MAP AMENDMENT
FOR THE PROPERTY COMMONLY KNOWN AS 1509 WEST FRY STREET

Applicant seeks a voluntary Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 District to that of a RM 4.5 District for the property commonly known 1509 West Fry Street. The applicant seeks to renovate the existing three residential dwelling unit building. The building will continue to be used as three residential dwelling units. It will be expanded to include a roof top deck with access penthouse. The total lot area of the subject site is 3,125 square feet.

The following is a list of the proposed (existing) dimensions of the development:

Density:	3 residential dwelling units (existing)
Minimum Lot Area Per Unit (MLA):	1,041.66 square feet
Off Street Parking:	3
Height:	45 feet
Floor Area:	approximately 3,980 square feet
Floor Area Ratio:	approximately 1.22
Front (North) Setback:	5.34 feet
Rear (South) Setback:	53 feet 8 inches
East Side Setback:	0 feet
West Side Setback:	3.4 feet

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SITE PLAN

APPLICABLE CODE MATRIX

PART I - ZONING REQUIREMENTS									
1.01	ZONING DISTRICT	R-3	R-3						
1.02	Lot Area (Sq. Ft.)								
1.03	Lot Width Minimum (Feet)								
1.04	Lot Depth Minimum (Feet)								
1.05	Existing Structure								
1.06	Proposed Use								
1.07	Lot Coverage								
1.08	Floor Area Ratio								
1.09	Dwelling Units Per Acre								
1.10	Height								
1.11	Setbacks								
	Front Setback								
	Side Setback								
	Rear Setback								
1.12	Number of Stories								
1.13	Off-Street Parking								
1.14	Off-Street Loading								
1.15	Landscaping								
1.16	Accessory Structures								
1.17	Other Special Requirements								
1.18	Other Special Requirements								

CODE ANALYSIS

CODES
CHICAGO BUILDING CODE, 2006 EDITION
CHICAGO ELECTRICAL CODE, 2006 EDITION

DESCRIPTION OF WORK

FLOOR AREA RATIO CALCULATIONS

EXISTING GARAGE TO REMAIN

EXISTING BASEMENT	[illegible] S.F.
EXISTING FIRST FLOOR	[illegible] S.F.
EXISTING SECOND FLOOR	[illegible] S.F.
EXISTING THIRD FLOOR	[illegible] S.F.
TOTAL S.F. (EXIST. NON-FOREHOUSES)	[illegible] S.F.

[illegible]

PROPOSED THIRD FLOOR ADDITION [illegible] S.F.

TOTAL PROPOSED GROSS FLOOR AREA
[illegible] S.F. + [illegible] S.F. = [illegible]

PROPOSED FINAL FAR
15% INCREASE OF GROSS FLOOR AREA

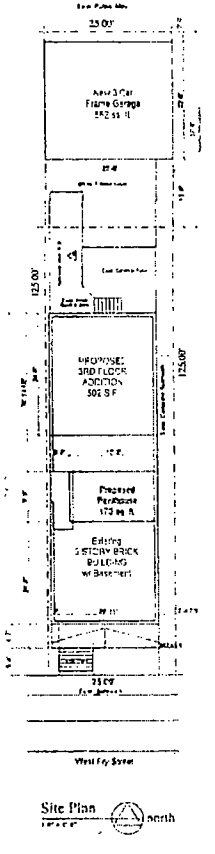
15% X [illegible] S.F. = [illegible] S.F.

TOTAL ALLOWABLE GFA WITH VARIATION
[illegible] S.F. + [illegible] S.F. = [illegible] S.F.

EXISTING BUILDING HEIGHT [illegible]'-0"
PROPOSED TOTAL HEIGHT [illegible]'-0"

TOTAL FLOW HEIGHT INCREASE WITH VARIATION
OR 10%
[illegible] + [illegible] = [illegible]'-0" EXCESS REAR SETBACK

[illegible]'-0" [illegible] = [illegible]'-0"



Site Plan

north

INDEX OF DRAWINGS

GENERAL NOTES

SITE PLAN & NOTES

A0

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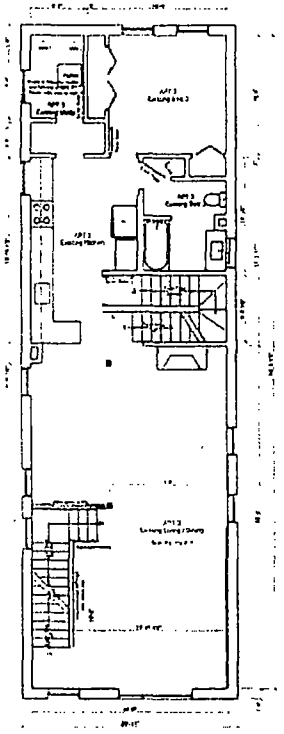
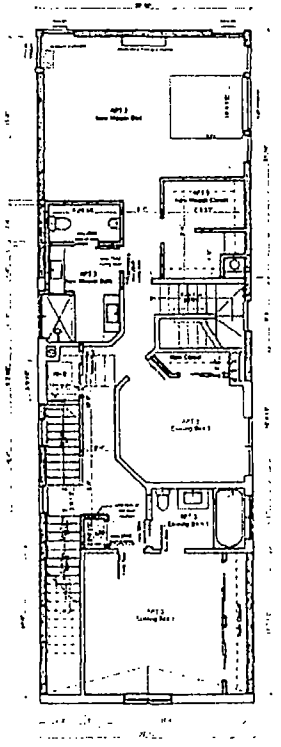
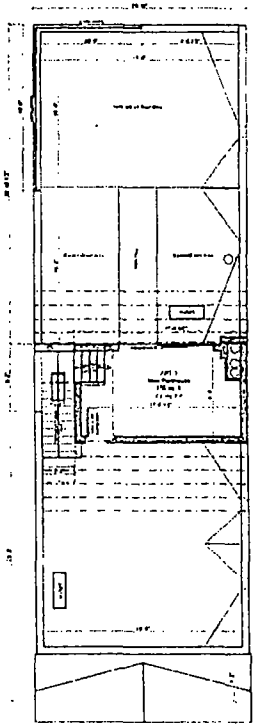


Second Floor Proposed Plan



Third Floor Proposed Plan



Penthouse Proposed Plan

INDEX OF DRAWINGS

GENERAL NOTES

2ND, 3RD & PENTHOUSE PROPOSED PLANS

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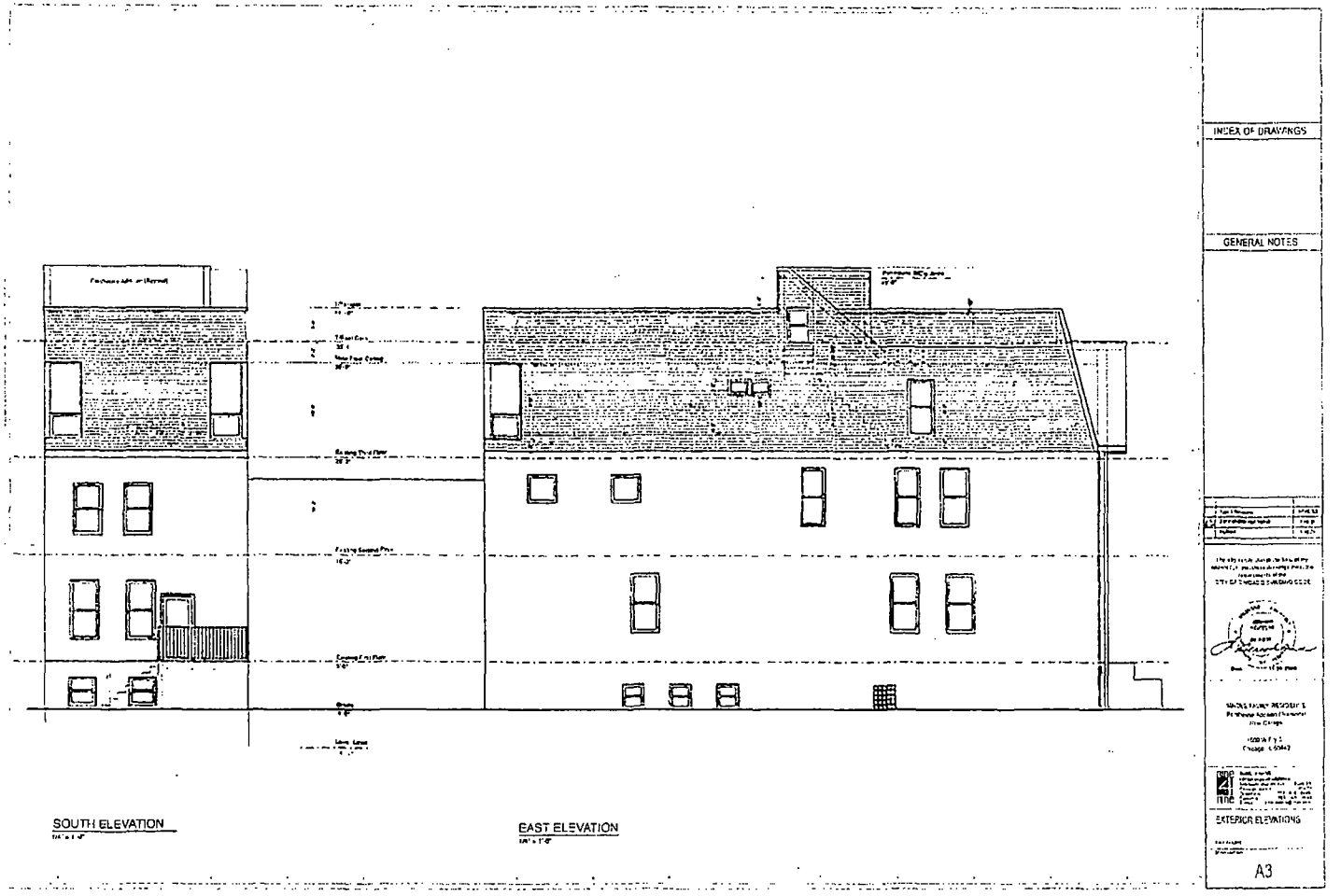
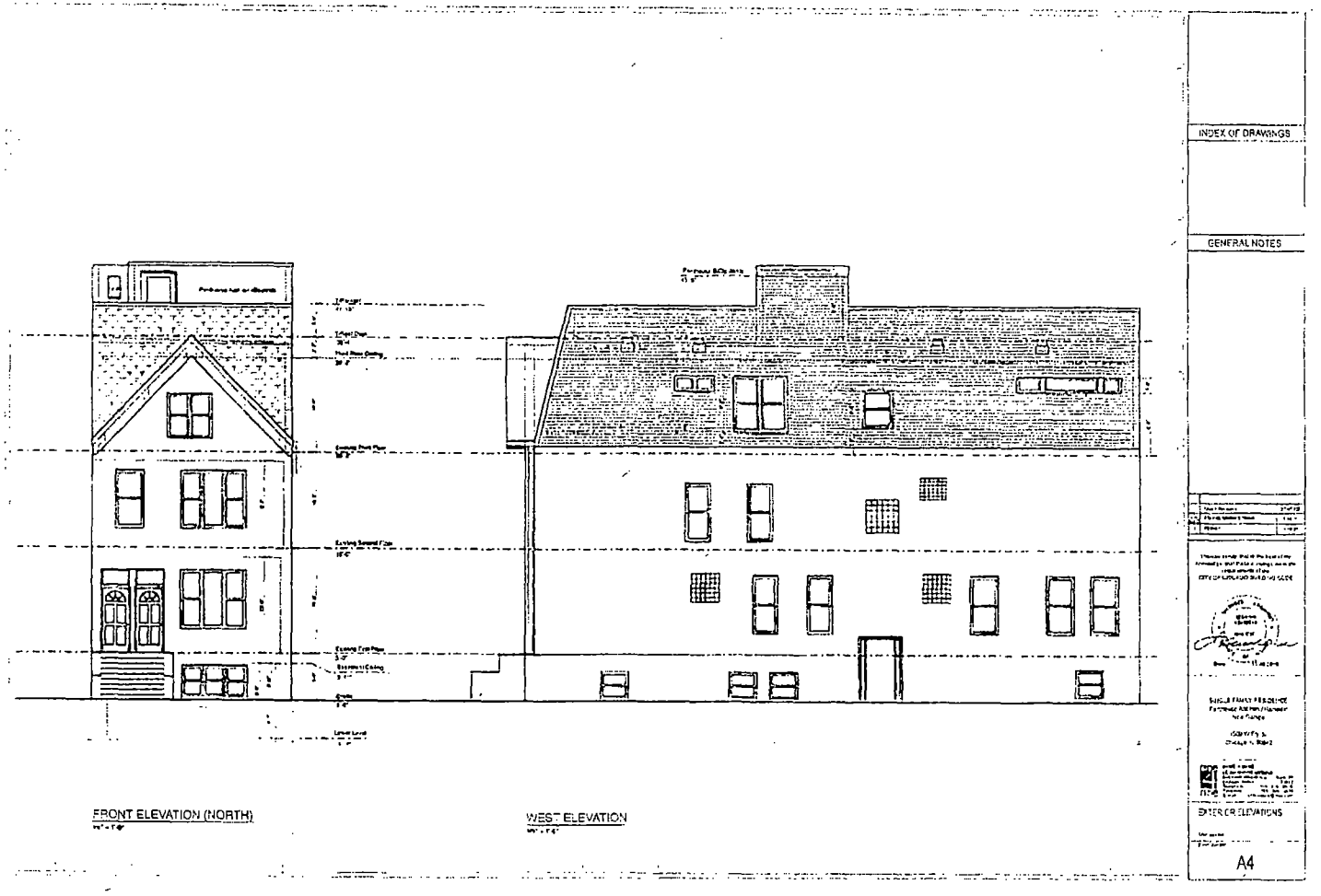
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