17-13-0303-C(1) Type 1 Narrative & Plans – 1257 West Fry Street, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 4,410 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new four-story residential building containing four (4) dwelling units and a detached garage. The proposed building will measure 47 ft. in height. The subject property is a Transit Served Location and will be supported by four (4) off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 100% (four (4)) parking spaces for four (4) residential units), reduce the front setback from 15 feet to 8 ft., and is seeking all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 7,496 square feet (1.7 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,102.5 square feet per D.U. (4 residential units)

(C) The amount of off-street parking: 4 parking spaces

*The subject property is a designated Transit Served Location (Chicago Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from two (2) parking spaces (50%) to four (4) parking spaces (100%).

(D) Setbacks:

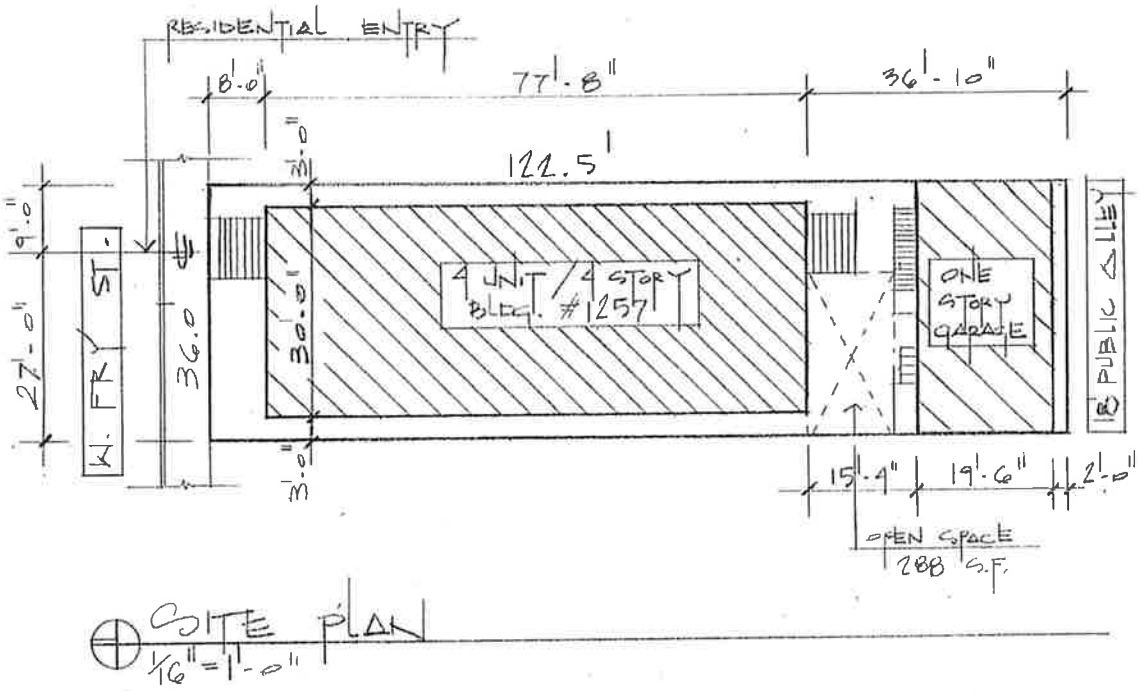
a. Front Setback: 8 feet
b. Side Setbacks:
East Side: 3 feet
West Side: 3 feet-8 inches
c. Rear Setback: 36 feet

(E) Building Height: 47 feet

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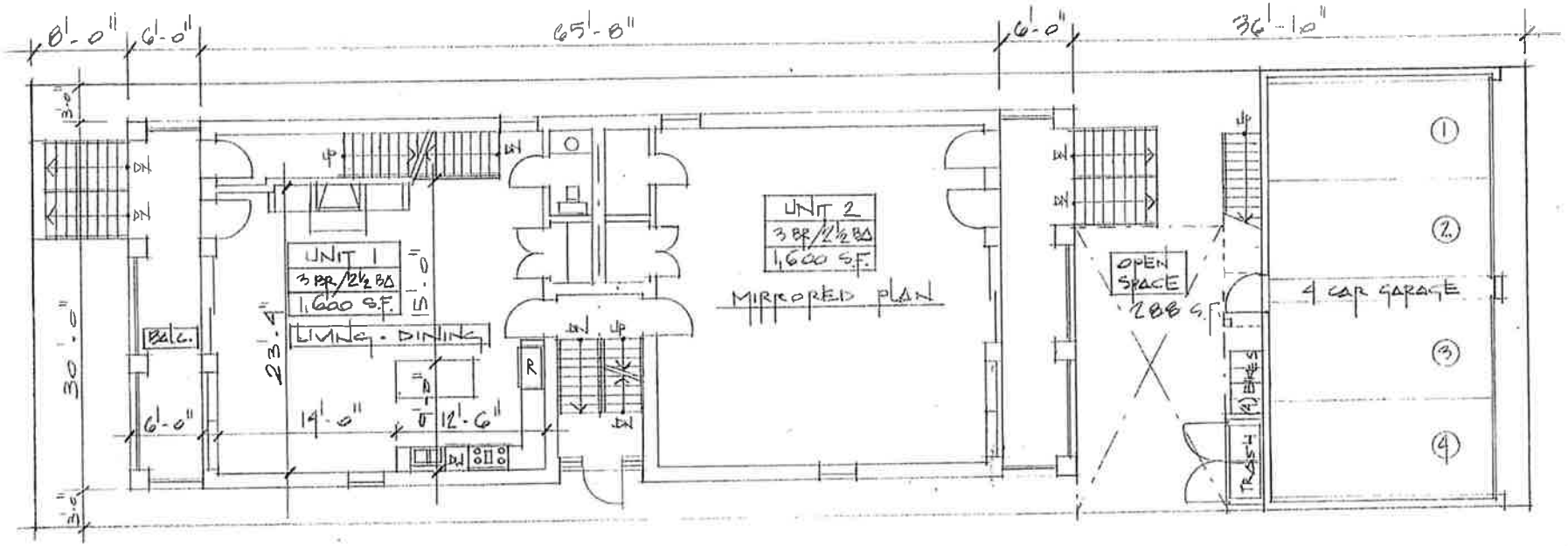
SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION		
LOT AREA	36.0' x 122.5' = 4,410	S.F.
F.A.R.	1.7	
MAX. BLDBLE	7497	S.F.
BASEMENT	0	S.F.
1ST FLOOR	1,964	S.F.
2ND FLOOR	1,964	S.F.
3RD FLOOR	2,324	S.F.
4TH FLOOR	1,244	S.F.
TOTAL	7,496	S.F.

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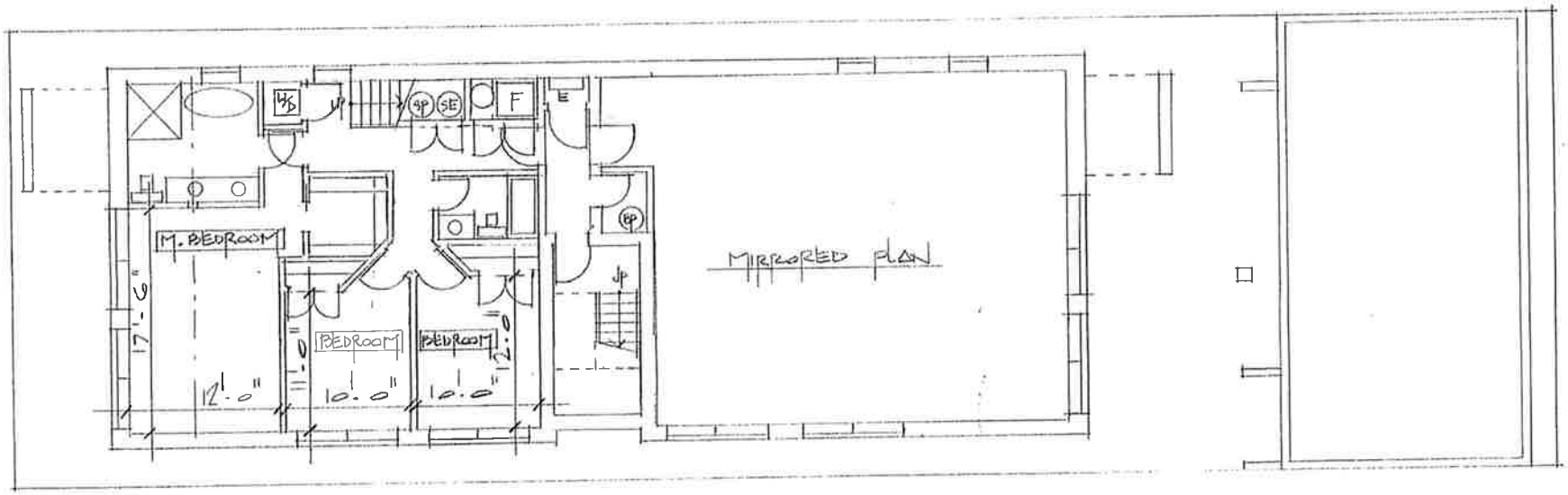


1ST Floor plan 1,964 S.F.
1/8" = 1'-0"

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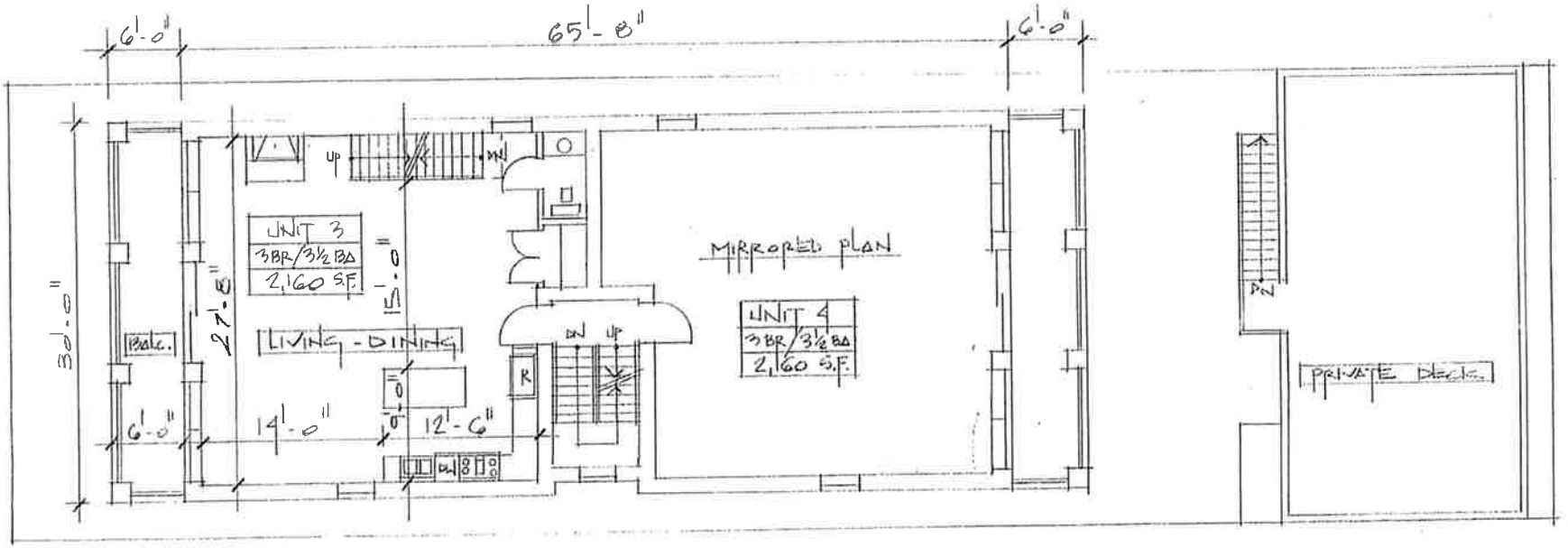


BASEMENT FLOOR PLAN
1/8" = 1'-0"

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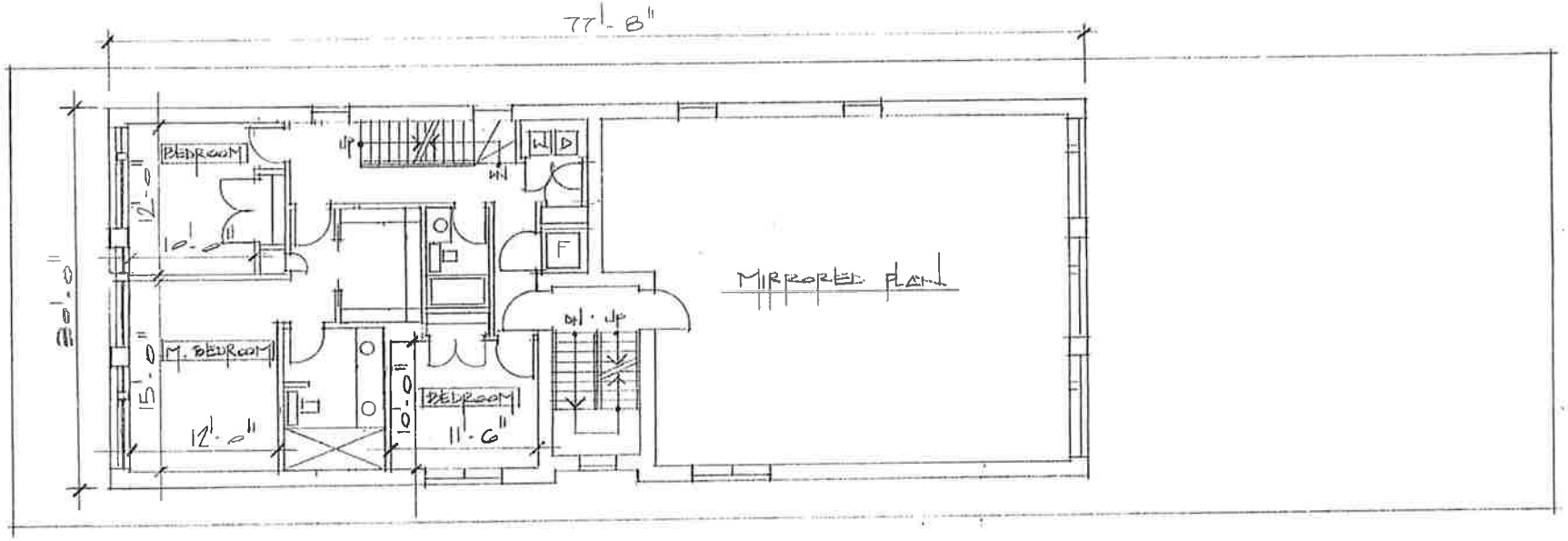


2ND FLOOR PLAN 1,964 S.F.
1/8" = 1'-0"

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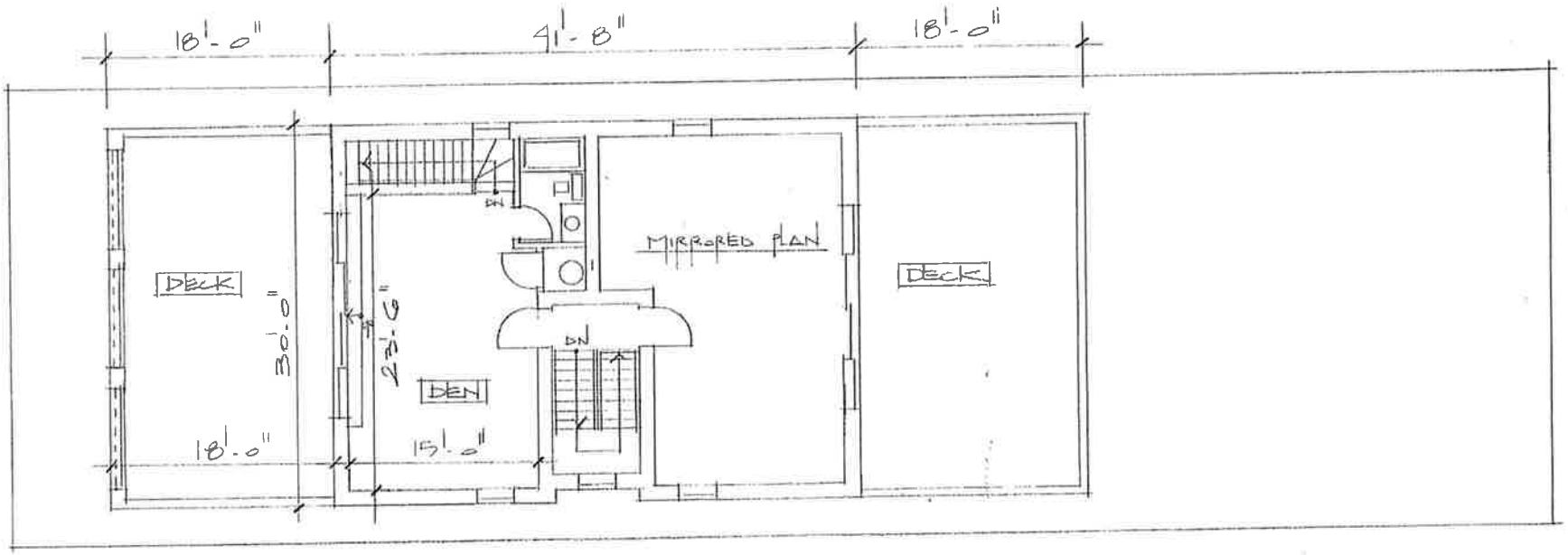


3rd. Floor plan 2,324 S.F.
1/8" = 1'-0"

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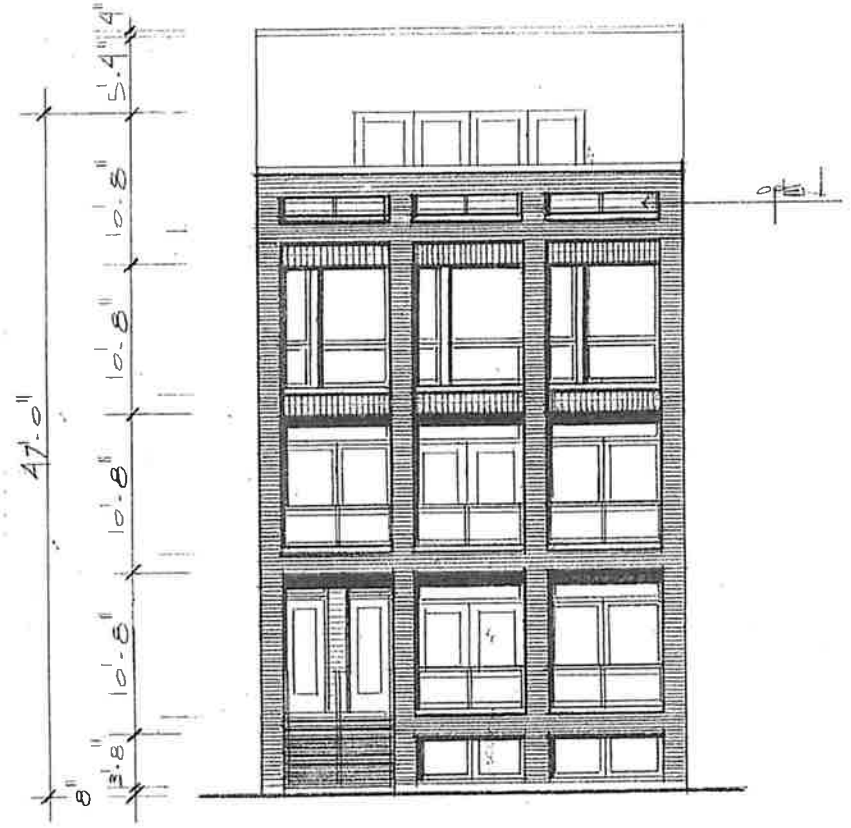


4TH Floor PLAN 1,244 S.F.
1/8" = 1'-0"

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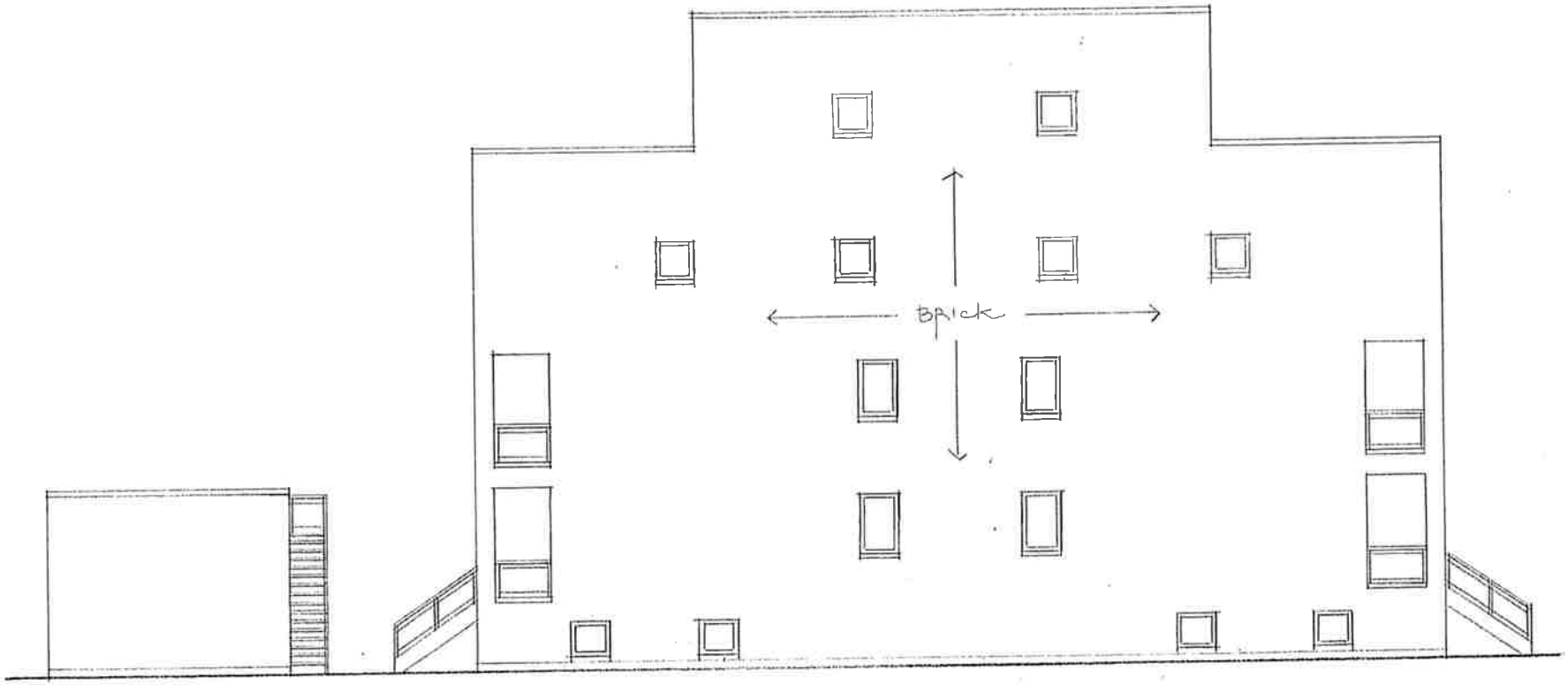


FRONT ELEVATION
1/8" = 1'-0"

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EAST ELEVATION
1/8" = 1'-0"

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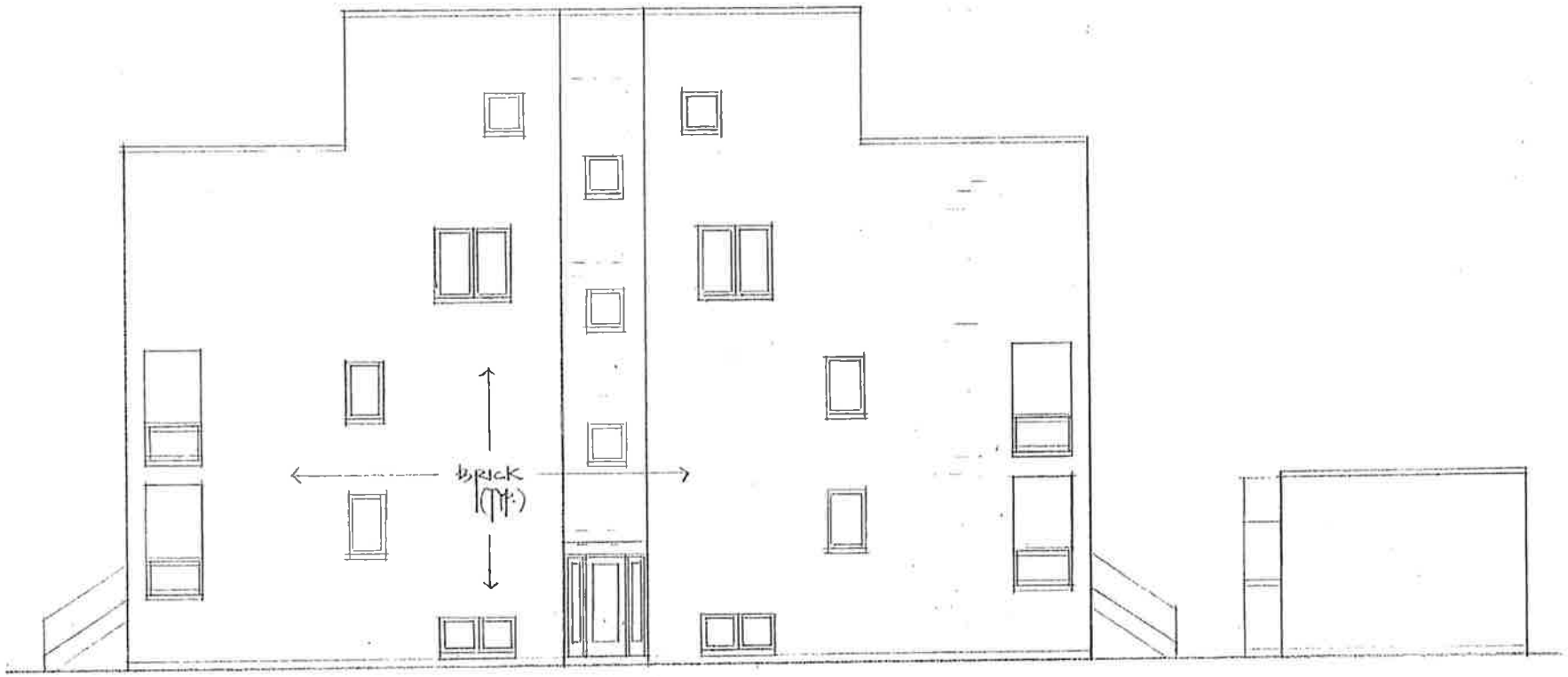


SOUTH ELEVATION
1/8" = 1'-0"

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WEST ELEVATION
1/8" = 1'-0"