



City of Chicago



O2020-4811

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/7/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 3-G at 1533-1535 W Fry St
- App No. 20528T1

Committee(s) Assignment: - Committee on Zoning, Landmarks and Building Standards

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 the current 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 327.00 feet west and parallel to North Greenview Avenue; the public alley next south of and parallel to West Fry Street; and a line 377.00 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.

Address: 1533-1535 West Fry Street

NARRATIVE AND PLANS

1533-35 West Fry Street

TYPE I REGULATIONS

Narrative: The subject property contains 6,250 square feet and is improved with two two-story residential buildings. The Applicant proposes to rezone the property from a RS-3 Residential Single-Unit (Detached House) District to a RM-4.5 Residential Multi-Unit District to construct a new four-story residential building with six dwelling units and a detached garage for six vehicles.

Lot Area: 6,250 square feet

FAR: 1.55

Floor Area: 9,681.18 square feet

Residential Dwelling Units: 6

MLA: 1,041.67 square feet

Height: 45 feet 4 inches

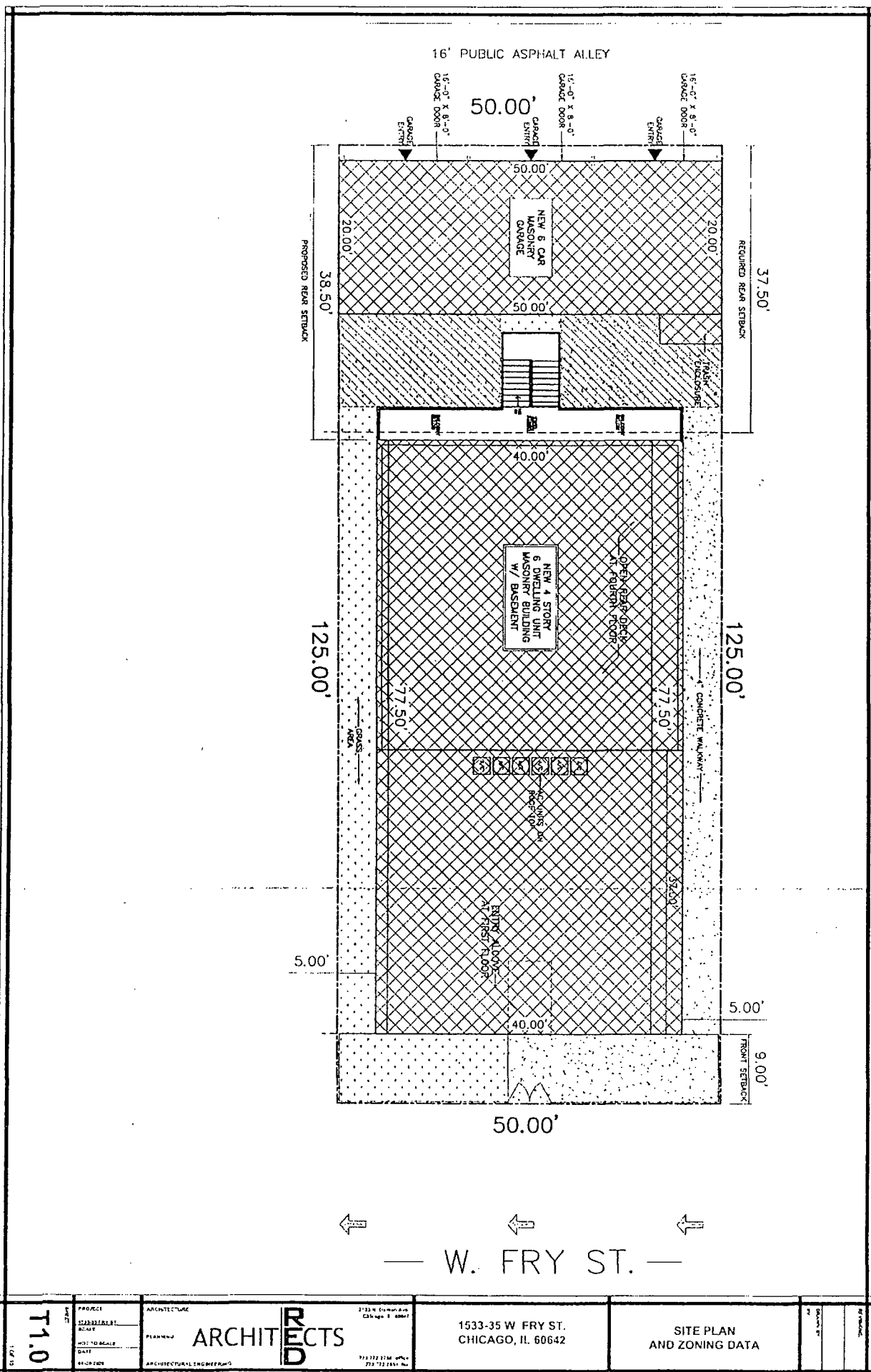
Automobile Parking: 6

Setbacks:

Front (West Fry Street):	9.00 feet
East Side:	5.00 feet
West Side:	5.00 feet
Rear (alley):	38.50 feet

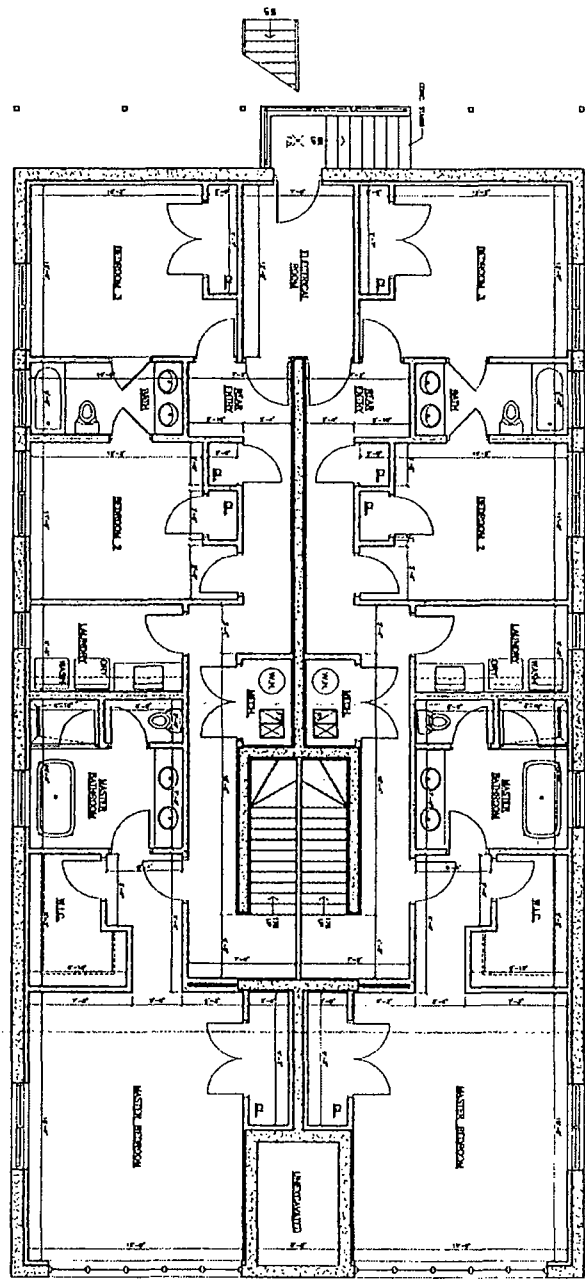
* A set of plans is included.

Final for Publication

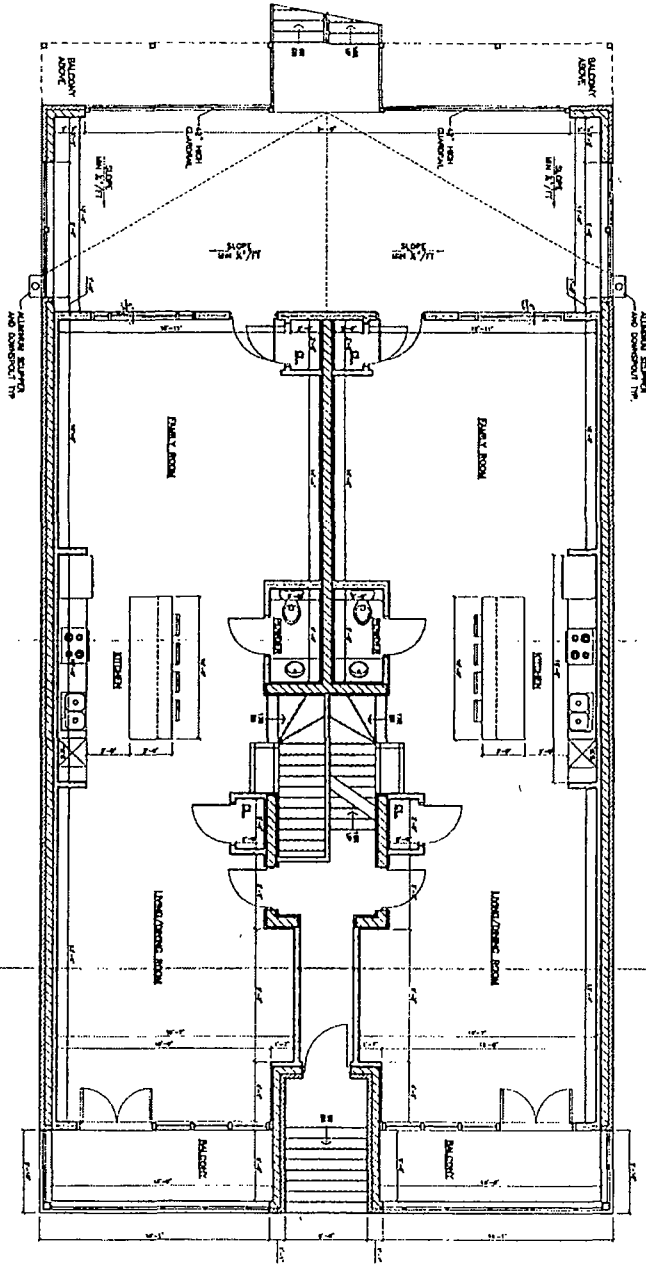


<p>T1.0</p>	<p>PROJECT 1533-35 W. FRY ST. CHICAGO, IL 60642</p>	<p>ARCHITECTURE ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>1533-35 W. FRY ST. CHICAGO, IL 60642</p>	<p>SITE PLAN AND ZONING DATA</p>
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Final for Publication

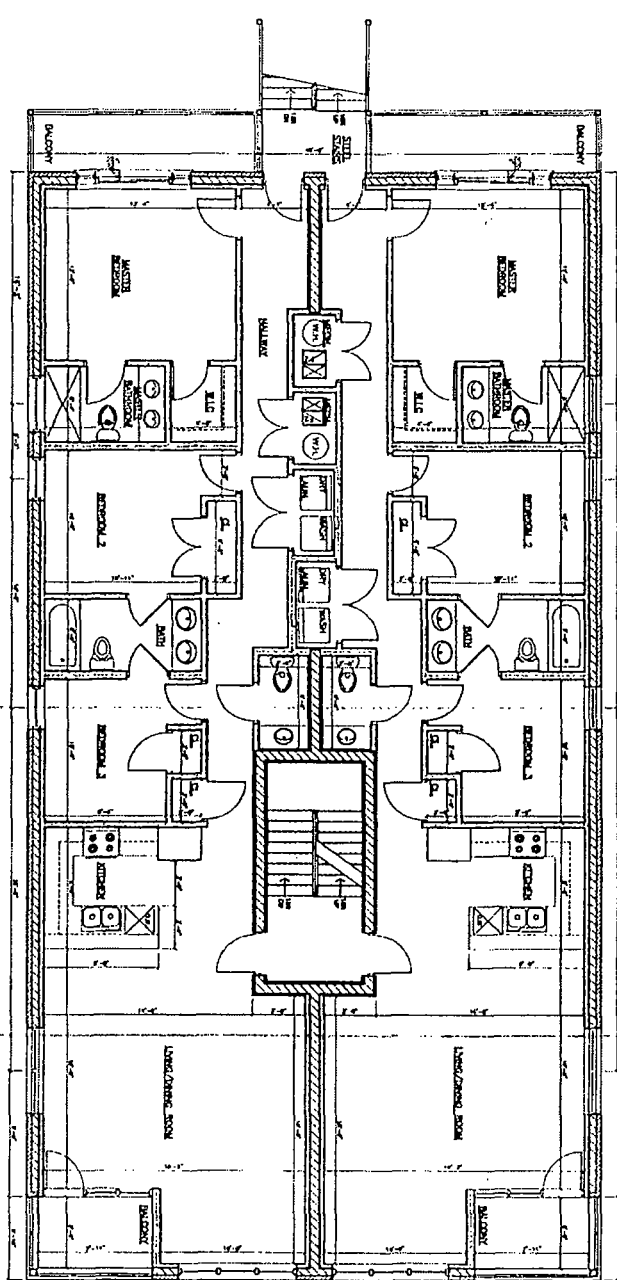


<p>A1.0</p>	<p>PROJECT 1533-35 W. FRY ST. CHICAGO, IL 60642 DATE: 01-26-2009</p>	<p>ARCHITECTURAL ENGINEERING</p>	<p>ARCHITECTS 1112 N. Dearborn Ave. Chicago, IL 60642 773.772.2786 office 773.772.7634 fax</p>	<p>1533-35 W. FRY ST. CHICAGO, IL 60642</p>	<p>PROPOSED BASEMENT PLAN</p>	<p>DATE: 01-26-2009</p>
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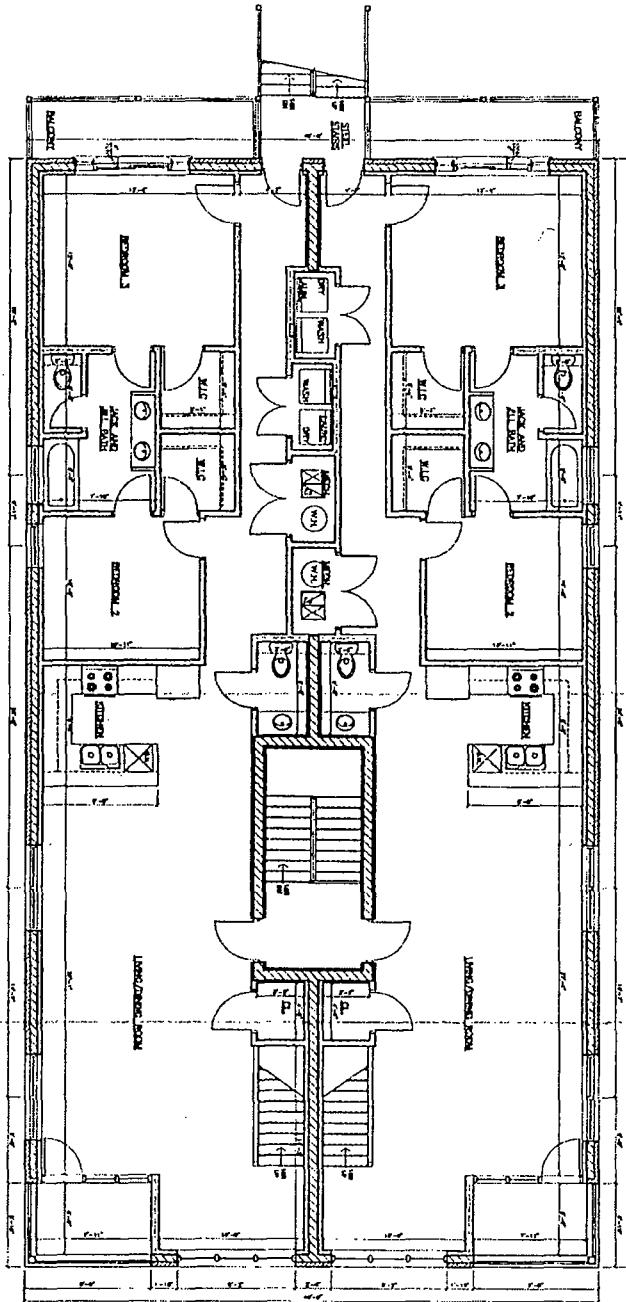
<p>A1.1</p>	<p>PROJECT 1533-35 W. FRY ST. SCALE 1/8" = 1'-0" DATE 11/18/2019</p>	<p>ARCHITECTURAL ARCHITECTS 1533 W. Diversey Ave. Chicago, IL 60642 312.772.2750 312.772.2751</p>	<p>1533-35 W. FRY ST. CHICAGO, IL 60642</p>	<p>PROPOSED FIRST FLOOR PLAN</p>	<p>DATE 11/18/2019</p>
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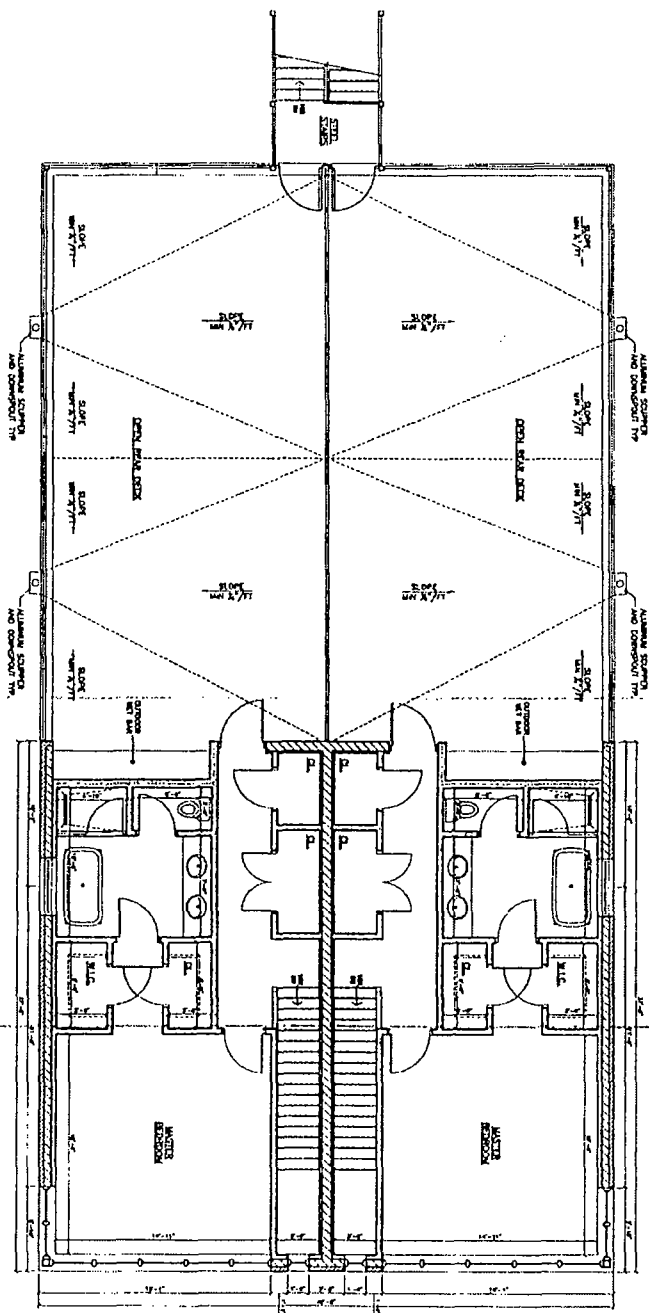
<p>PROJECT 1533-35 W. FRY ST. SCALE NOT TO SCALE DATE 05.19.2020</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>1533-35 W. FRY ST. CHICAGO, IL 60642 773.732.2786 773.732.2844</p>	<p>PROPOSED SECOND FLOOR PLAN</p>
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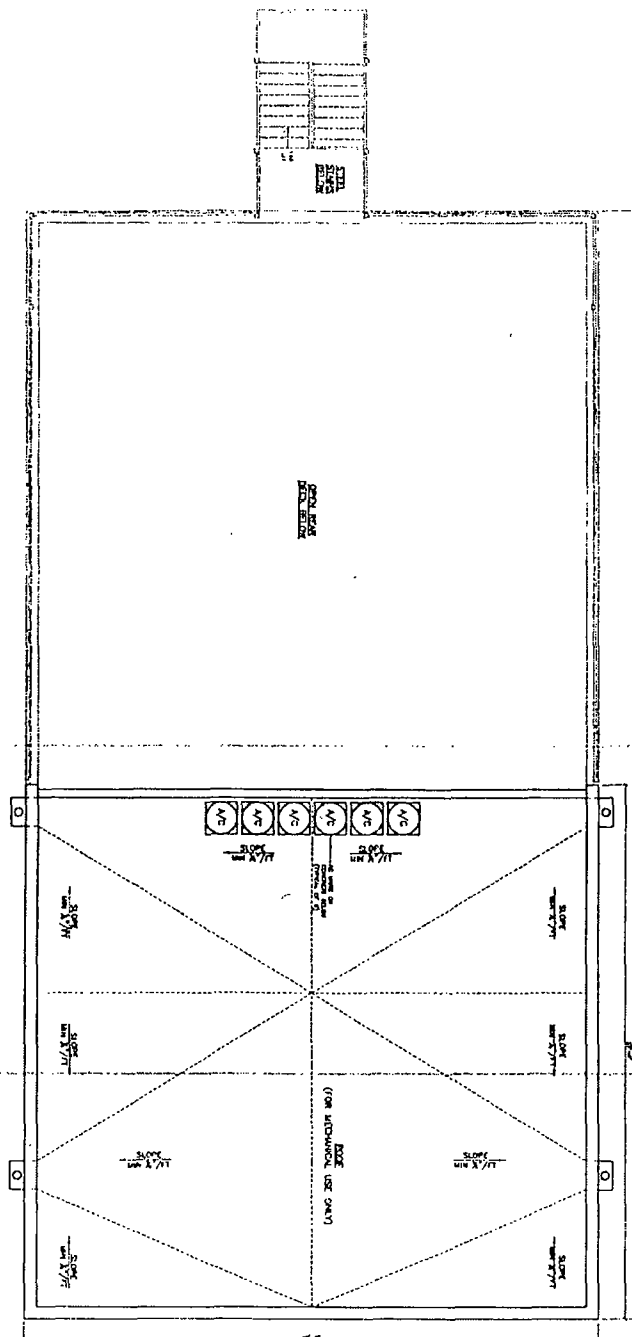


A1.3	PROJECT	ARCHITECTURE	1533 W. FRY ST. CHICAGO, IL 60642	1533-35 W. FRY ST. CHICAGO, IL 60642	PROPOSED THIRD FLOOR PLAN	REVISIONS	DATE BY
	15333178/01	PLAN NO.	ARCHITECTS				
	RECALL						
	NOT TO SCALE						
	DATE						
1 OF 10	08-28-2009						

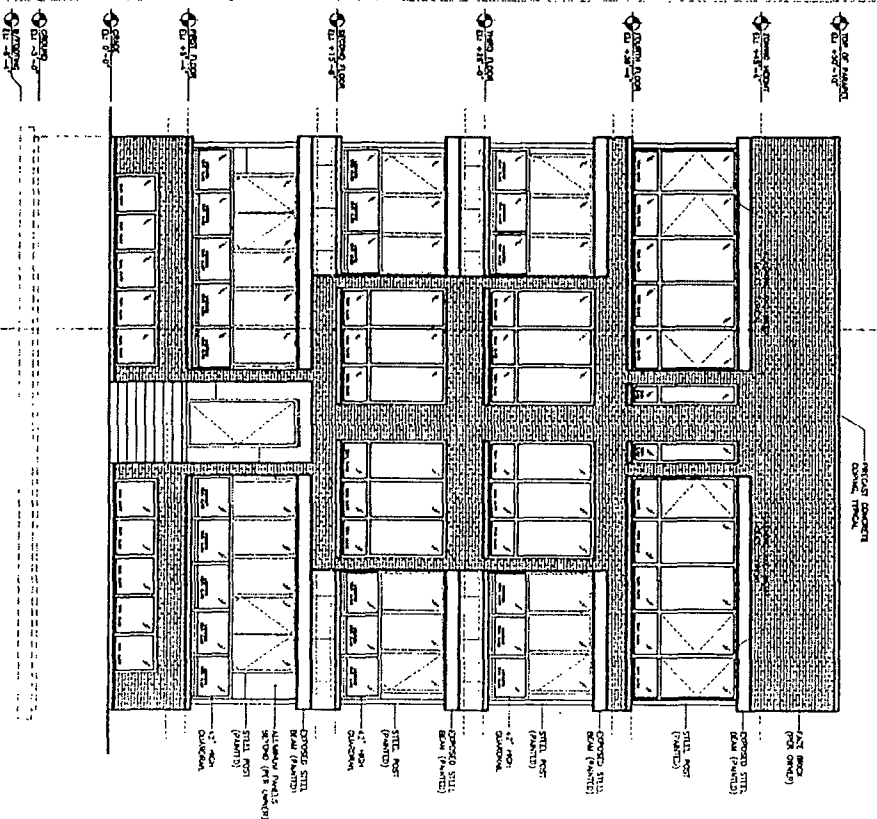
Final for Publication



<p>A1.4</p>	<p>PROJECT 2211 N. FRY ST. SCALE NOT TO SCALE DATE 9/22/70</p>	<p>ARCHITECTURE ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>7121 N. DUNN ST. CHICAGO IL 60642 773-372-2786 773-372-2534</p>	<p>1533-35 W. FRY ST. CHICAGO, IL 60642</p>	<p>PROPOSED FOURTH FLOOR PLAN</p>
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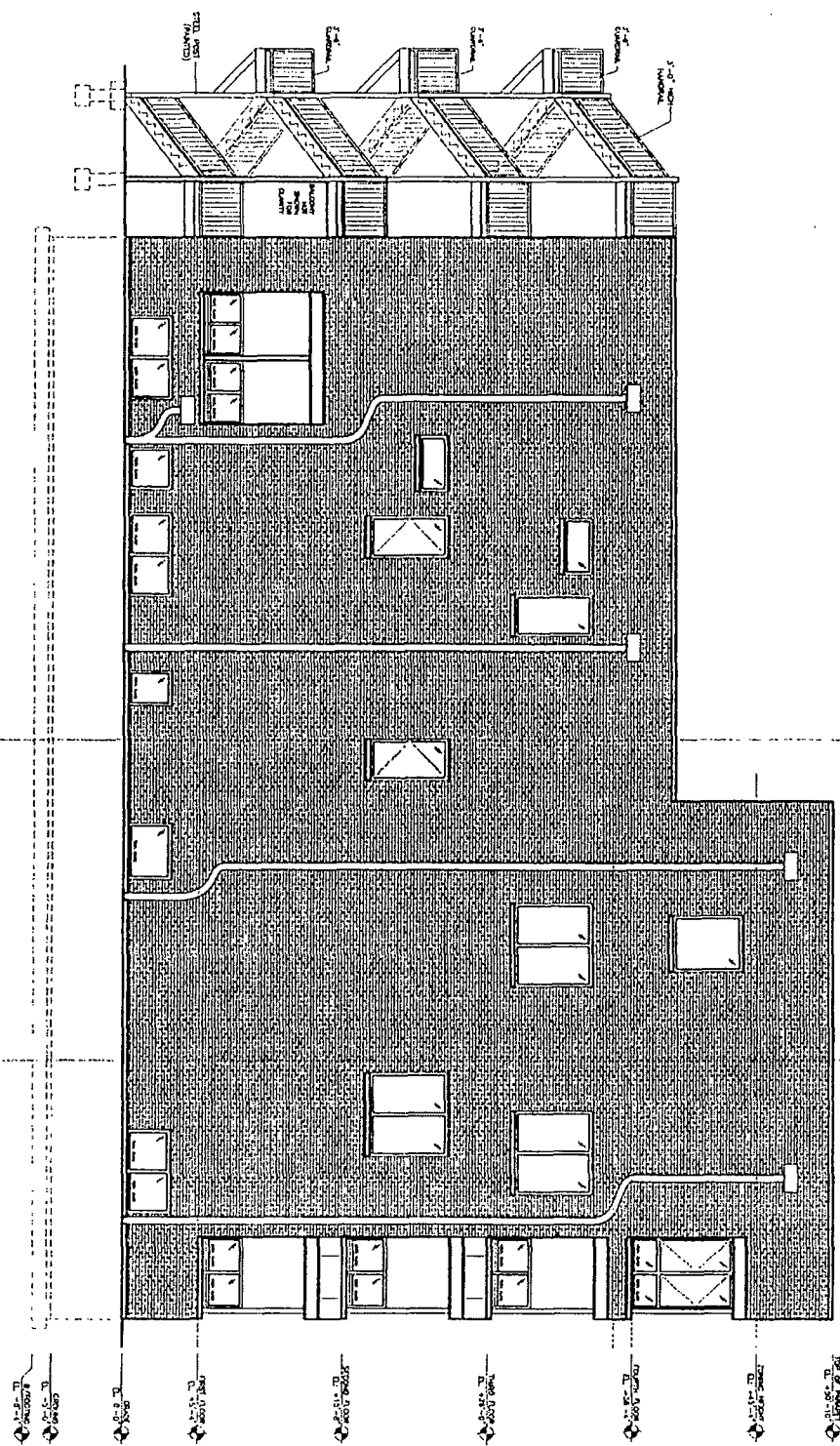
SHEET A1.5 1 OF 1	PROJECT COLLEGE BLVD NOT TO SCALE DATE 08.22.2020	ARCHITECTURE PLANNED ARCHITECTURAL ENGINEERING	ARCHITECTS 1533 N. Dearborn Ave. Chicago, IL 60642 312.721.2154 office 312.721.2155 fax	1533-35 W. FRY ST. CHICAGO, IL 60642	PROPOSED ROOF PLAN	REVISIONS NO. DESCRIPTION 1. Initial Design
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[illegible]

A2.1

Final for Publication



<div>PROJECT</div> <div>1533-35 W. FRY ST.</div> <div>CHICAGO, IL 60642</div>	<div>ARCHITECT</div> <div>ARCHITECTURAL THOMPSON</div>	<div>1533-35 W. FRY ST.</div> <div>CHICAGO, IL 60642</div>	<div>ARCHITECT</div> <div>ARCHITECTURAL THOMPSON</div>	<div>PROJECT</div> <div>1533-35 W. FRY ST.</div> <div>CHICAGO, IL 60642</div>
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