



# City of Chicago



O2021-2537

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/25/2021
<b>Sponsor(s):</b>	La Spata (1)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-G at 1523 W Fry St
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

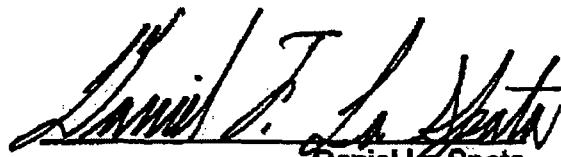
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current B2-3, Neighborhood Mixed-Use District symbols and indications as shown on Map No. 3-G in the area bounded by:

West Fry Street; a line 371.5 feet east of and parallel to North Ashland Avenue; the public alley next south of and parallel to West Fry Street; and a line 346.50 feet east of and parallel to North Ashland Avenue

to those of a RM-4.5 Residential Multi-Unit District, pursuant to the plans heretofore passed by ordinance as a Type-1 zoning map amendment to establish a legal additional dwelling unit in the aforementioned area indicated in the attached Exhibit A.

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

  
Daniel La Spata  
Alderman, 1<sup>st</sup> Ward

**Common Address: 1523 West Fry Street**

**EXHIBIT A**

This exhibit includes copies of the Plat of Survey and Project Plans previously submitted to bring a legal non-conforming basement apartment unit into compliance with the Zoning Ordinance. This zoning map amendment will maintain the existing four-unit residential building with three existing parking spaces within a proper Residential Multi-Unit zoning district, with the following characteristics:

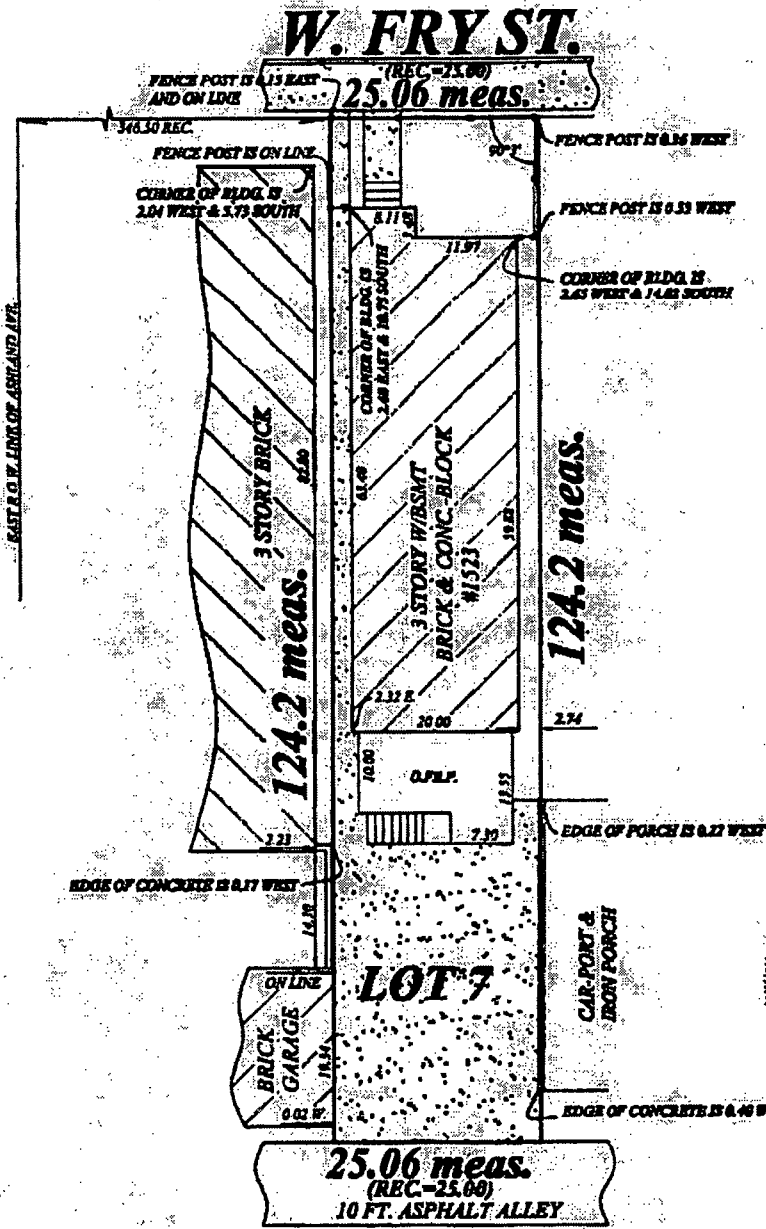
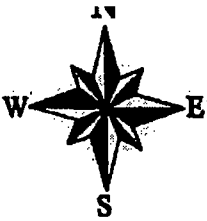
<b>Lot Area:</b>	<b>3,125 square feet</b>
<b>FAR:</b>	<b>1.18</b>
<b>Floor Area:</b>	<b>3,672 square feet</b>
<b>Residential Dwelling Units:</b>	<b>4</b>
<b>MLA:</b>	<b>781.25 square feet</b>
<b>Height:</b>	<b>42.0 feet</b>
<b>Automobile Parking:</b>	<b>3</b>
<b>Setbacks (existing):</b>	
<b>Front (West Fry Street):</b>	<b>10.75 feet</b>
<b>East Side:</b>	<b>2.65 feet</b>
<b>West Side:</b>	<b>2.32 feet</b>
<b>Rear (alley):</b>	<b>51.08 feet</b>

# PLAT OF SURVEY

DESCRIBED AS :

LOT 7 IN JOHN KUHLE'S SUBDIVISION OF PART OF BLOCK 29 IN CANAL TRUSTEE'S SUBDIVISION IN THE WEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 3112.5 SQ. FT.



- LEGEND**
- CHAIN LINK FENCE
  - WOOD FENCE
  - IRON FENCE
  - CONCRETE PAVEMENT
  - E. FR. P. - ENCLOSED FRAMES PORCH
  - O. FR. P. - OPEN FRAMES PORCH
  - SIDE BOUNDARY LINE
  - EASEMENT LINE
  - BLDG. SETBACK LINE
  - CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
 SCALE: 1"=15'  
 ORDERED BY: *CRISTINA GANZARI*  
 JOB NO.: *2106.ROC*  
 FIELDWORK COMPLETION: *MAY 15<sup>TH</sup> 2021*  
 DATE: *CHICAGO*  
 MUNICIPALITY: *CHICAGO*

STATE OF ILLINOIS  
 COUNTY OF COOK 88  
 SIGNATURE DATE: *Max Per 2021*  
 I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 ANDRZEJ MURZANSKI P.L.S. NO. 36-3258 EXPIRES 11/06/2023  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

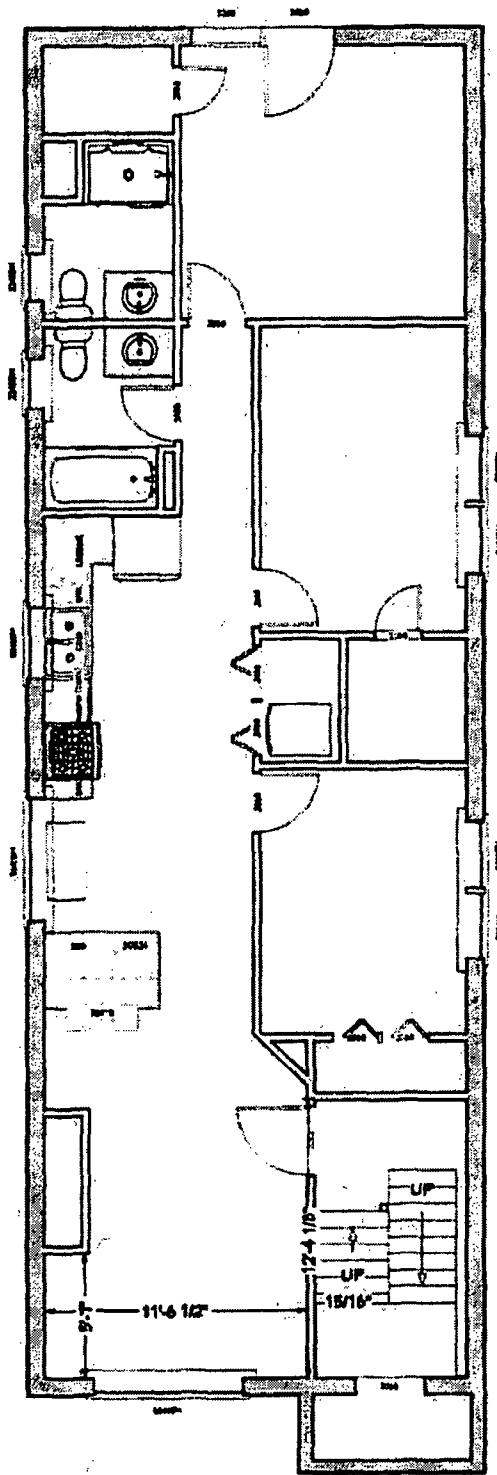
NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.  
**ANDRZEJ MURZANSKI**  
 LAND SURVEYORS, INC  
 PROFESSIONAL DESIGN FIRM  
 NO. 184-00748  
 240 COUNTRY LANE  
 GLENVIEW, IL 60025  
 PHONE : 847-486-8731

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.  
 FOR BASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.

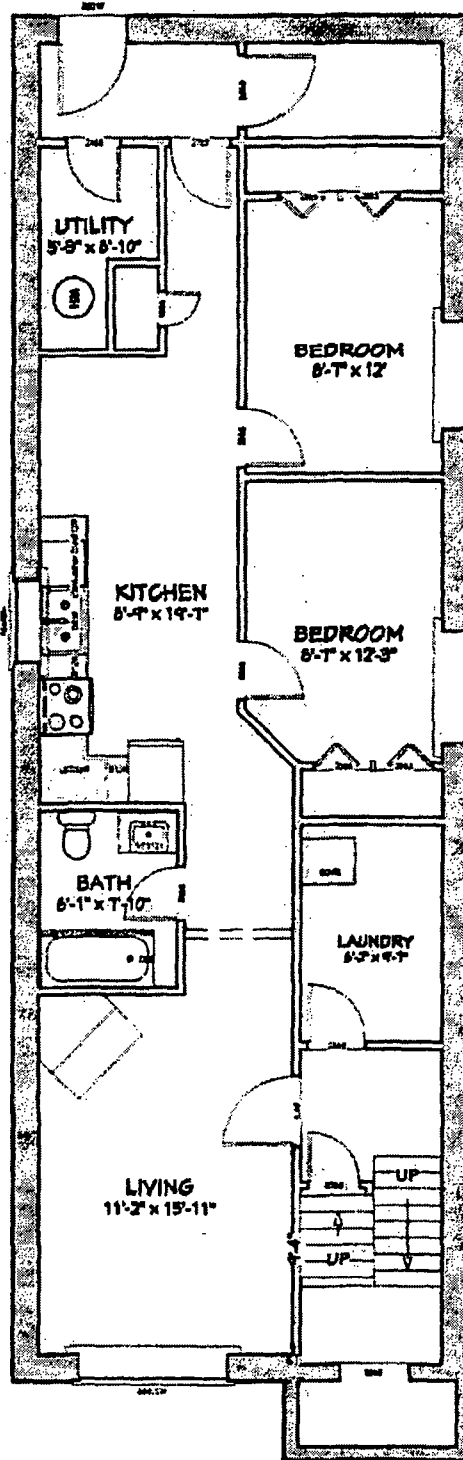
[amurzanski@outlook.com](mailto:amurzanski@outlook.com)





**LIVING AREA**  
1224 sq ft

**Typical Floor Plan**  
**Floors 1-3**



LIVING AREA  
1224 sq ft

**Basement Floor Plan**