



City of Chicago



SO2015-4601

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 6/17/2015

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 3-G at 1542 W Fry St - App No. 18395T1

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

SUB.
18395T1

Application Number: 18395 T1

SUBSTITUTE 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 the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 3 - G in the area bounded by:

The public Alley next North of and parallel to West Fry Street; a line 179.14 feet East of and parallel to North Ashland Avenue; West Fry Street; a line 139 feet East of and parallel to North Ashland Avenue.

To those of an RM5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 1542 West Fry Street, Chicago IL.

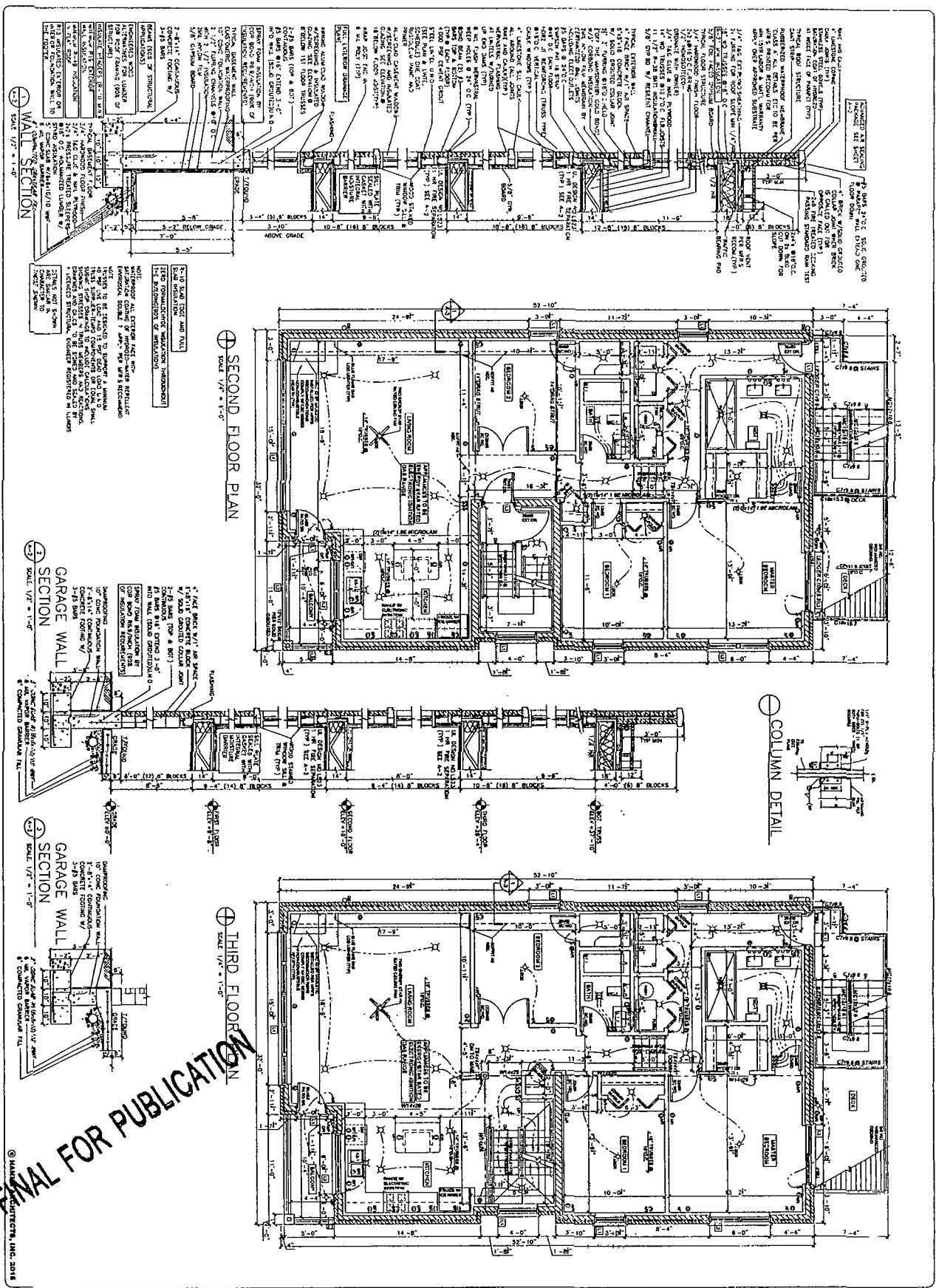
**NARRATIVE FOR TYPE 1 REZONING FOR
1542 WEST FRY STREET, CHICAGO, ILLINOIS**

The subject property is improved with a residential building to be demolished. The Applicant needs a zoning change from RS3 to RM5 in order to comply with the minimum lot area and the maximum floor area to build a new 3 dwelling unit residential building.

PROJECT DESCRIPTION:	Zoning Change from RS3 to RM5
Proposed land use:	To build a new three story three dwelling unit residential building
Floor Area Ratio:	Lot area: 2,758.8 SF Building Floor Area: 4,930.62 SF Proposed FAR: 1.79
Density:	919 SF per DU
Off- Street parking:	3 parking spaces
Set Backs	Front: 5'-8" Side: 4' each Rear: 10'-6" * Rear Yard Open space: 145.4 SF
Building height:	37'-10"

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* will apply for variation if required



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STANDARD DRAWING

PROJECT NAME & ADDRESS
1542 N. FRY ST
3 UNIT BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS

DATE
A-3

REVISIONS

DESIGNED BY
CHECKED BY

PROJECT NO.

DATE

SCALE

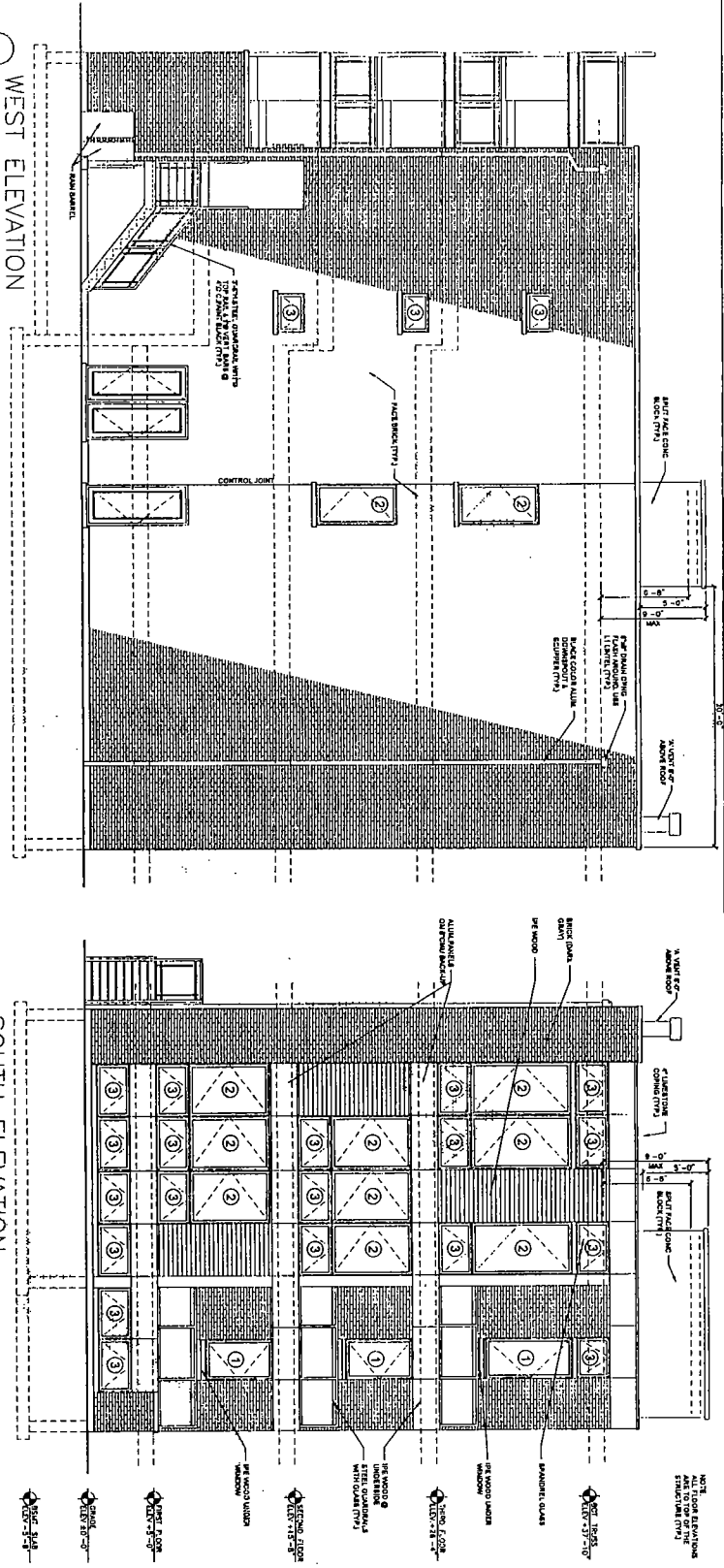
NOTES

GENERAL NOTES

REVISIONS

APPROVED FOR CONSTRUCTION

DATE



WEST ELEVATION
SCALE 1/4" = 1'-0"

SOUTH ELEVATION
SCALE 1/4" = 1'-0"

GARAGE WALL SECT
SCALE 1/2" = 1'-0"

TYP FOUND WALL DETAILS
SCALE 3/4" = 1'-0"

COLUMN BASE DET
SCALE 1/2" = 1'-0"

TYPICAL BUILDING CONTROL JOINT
SCALE 1" = 1'-0"

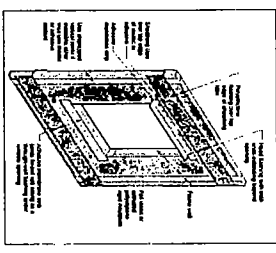
TYPICAL SLAB CONSTR. JOINT DET.
SCALE 1" = 1'-0"

TYPICAL CORNER BAR DETAIL
SCALE 1/2" = 1'-0"

TYPICAL BAR DETAIL TEE INTERSECTION
SCALE 1/2" = 1'-0"

BEAM/COL. CONN.
SCALE 1/2" = 1'-0"

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REVISIONS

NO.	DESCRIPTION
1	REVISIONS TO THE ARCHITECT'S DRAWINGS FOR THE CONTRACTOR'S USE
2	REVISIONS TO THE ARCHITECT'S DRAWINGS FOR THE CONTRACTOR'S USE
3	REVISIONS TO THE ARCHITECT'S DRAWINGS FOR THE CONTRACTOR'S USE
4	REVISIONS TO THE ARCHITECT'S DRAWINGS FOR THE CONTRACTOR'S USE
5	REVISIONS TO THE ARCHITECT'S DRAWINGS FOR THE CONTRACTOR'S USE
6	REVISIONS TO THE ARCHITECT'S DRAWINGS FOR THE CONTRACTOR'S USE
7	REVISIONS TO THE ARCHITECT'S DRAWINGS FOR THE CONTRACTOR'S USE
8	REVISIONS TO THE ARCHITECT'S DRAWINGS FOR THE CONTRACTOR'S USE
9	REVISIONS TO THE ARCHITECT'S DRAWINGS FOR THE CONTRACTOR'S USE
10	REVISIONS TO THE ARCHITECT'S DRAWINGS FOR THE CONTRACTOR'S USE

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HANNA
ARCHITECTS, INC.
1171 750 - 100
143 W WASHINGTON
CHICAGO, ILLINOIS 60605
PH: 312.467.1100
FAX: 312.467.1101
WWW.HANNAARCHITECTS.COM
ARCHITECT REGISTRATION:
ILLINOIS ARCHITECT REGISTRATION BOARD
LICENSE NUMBER: 141-00145

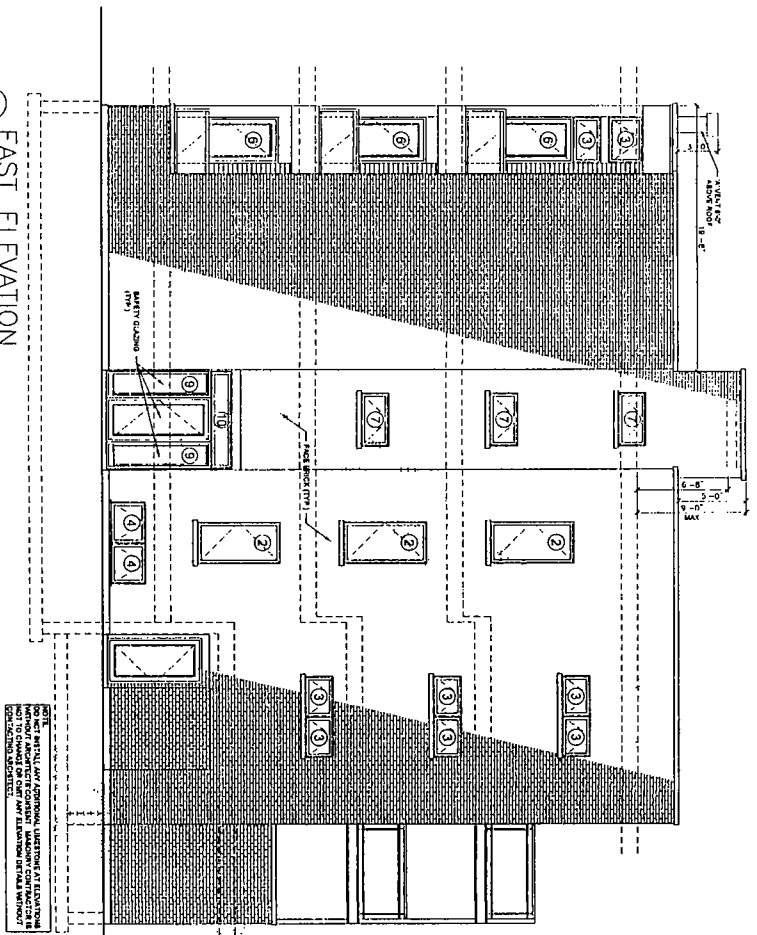
NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. FINISHES TO BE AS SHOWN ON FINISH SCHEDULE.
3. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
4. REFER TO SECTION 05100 FOR CONCRETE.
5. REFER TO SECTION 05200 FOR METALS AND FINISHES.
6. REFER TO SECTION 05300 FOR WOODWORK.
7. REFER TO SECTION 05400 FOR GLAZING.
8. REFER TO SECTION 05500 FOR MECHANICAL ELECTRICAL PLUMBING.
9. REFER TO SECTION 05600 FOR PAINTS AND COATINGS.
10. REFER TO SECTION 05700 FOR FLOORING.
11. REFER TO SECTION 05800 FOR PARTITIONS.
12. REFER TO SECTION 05900 FOR RIGGING.
13. REFER TO SECTION 06000 FOR FURNITURE.
14. REFER TO SECTION 06100 FOR EQUIPMENT.
15. REFER TO SECTION 06200 FOR SPECIALTIES.
16. REFER TO SECTION 06300 FOR SIGNAGE.
17. REFER TO SECTION 06400 FOR TELECOMMUNICATIONS.
18. REFER TO SECTION 06500 FOR SECURITY.
19. REFER TO SECTION 06600 FOR ACCESSIBILITY.
20. REFER TO SECTION 06700 FOR SUSTAINABLE DESIGN.

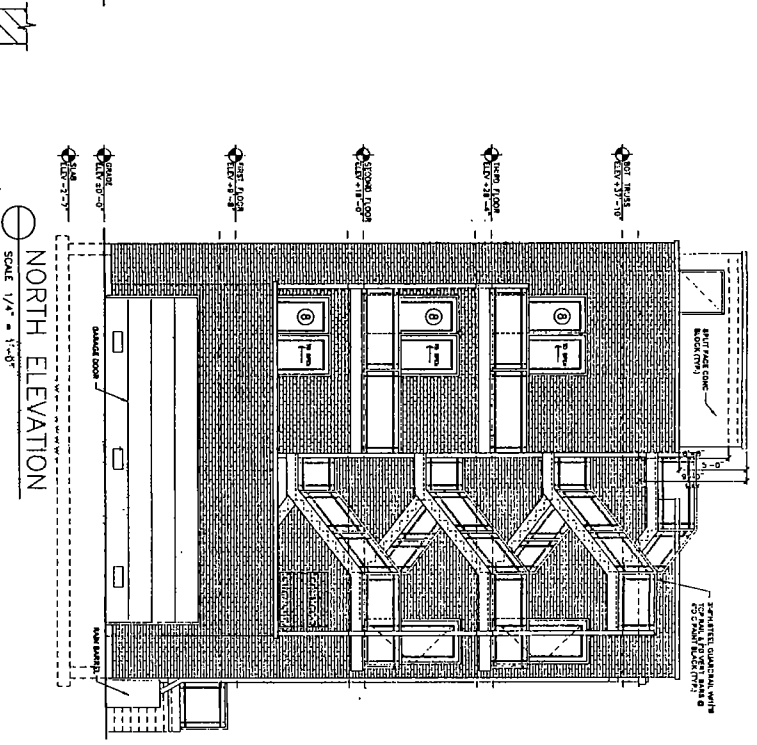
PROJECT NAME & ADDRESS
1542 N. RYAN ST
3 UNIT BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
ELEVATIONS

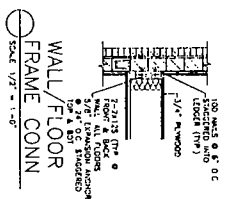
SHEET NUMBER
A-4



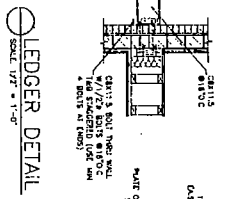
○ EAST ELEVATION
SCALE 1/4" = 1'-0"



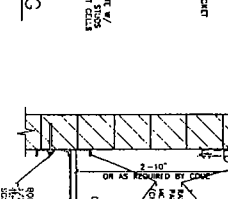
○ NORTH ELEVATION
SCALE 1/4" = 1'-0"



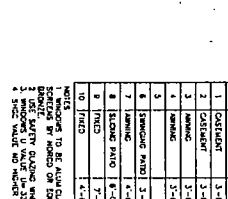
○ WALL/FLOOR FRAME CONN
SCALE 1/2" = 1'-0"



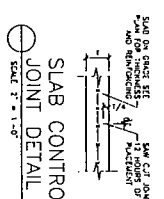
○ NAILIER DETAIL
SCALE 1/2" = 1'-0"



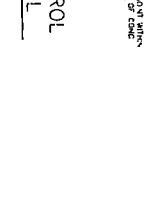
○ LEDGER DETAIL
SCALE 1/2" = 1'-0"



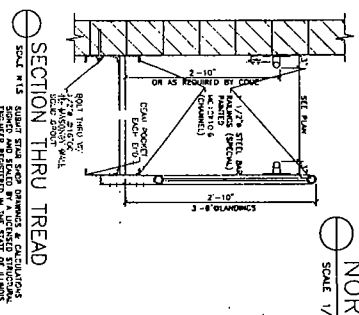
○ MASONRY BRG
SCALE 1/2" = 1'-0"



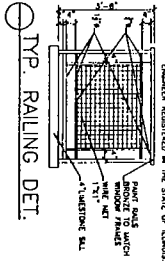
○ SLAB CONTROL JOINT DETAIL
SCALE 2" = 1'-0"



○ SLAB CONTROL JOINT DETAIL
SCALE 2" = 1'-0"



○ SECTION THRU TREAD
SCALE 1/2" = 1'-0"



○ TYP. RAILING DET.
SCALE 1/2" = 1'-0"

NO.	TYPE	SIZE	L1	WEIGHT	NUMBER
1	GLASS	3'-0" x 7'-0"	10.03	4.42	500-2381-1
2	GLASS	3'-0" x 7'-0"	10.03	4.42	500-2381-1
3	GLASS	3'-0" x 7'-0"	10.03	4.42	500-2381-1
4	GLASS	3'-0" x 7'-0"	10.03	4.42	500-2381-1
5	GLASS	3'-0" x 7'-0"	10.03	4.42	500-2381-1
6	GLASS	3'-0" x 7'-0"	10.03	4.42	500-2381-1
7	GLASS	3'-0" x 7'-0"	10.03	4.42	500-2381-1
8	GLASS	3'-0" x 7'-0"	10.03	4.42	500-2381-1
9	GLASS	3'-0" x 7'-0"	10.03	4.42	500-2381-1
10	GLASS	3'-0" x 7'-0"	10.03	4.42	500-2381-1

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PROJECT NAME & ADDRESS
1142 S. 10TH ST
3101 FT. BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
ELEVATIONS

TITLE NAME
A-5

SHEET NUMBER
A-5

DESIGNED BY: MARMA ARCHITECTS, INC.
DRAWN BY: MARMA ARCHITECTS, INC.
CHECKED BY: MARMA ARCHITECTS, INC.
DATE: 08/15/18

DEANNA
ARCHITECTS, INC.
(312) 755-1100
181 W. WASHINGTON
CHICAGO, ILLINOIS 60601
PAK (312) 760-1001
PROFESSIONAL DESIGN TEAM
LICENSED ARCHITECTS
LICENSE NUMBER: ILL. 00185