



City of Chicago



O2021-2681

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1523 W Fry St - App No. 20769T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 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 B2-3, Neighborhood Mixed-Use District.

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

Address: 1523 West Fry Street

NARRATIVE AND PLANS
1523 West Fry Street
TYPE I REGULATIONS

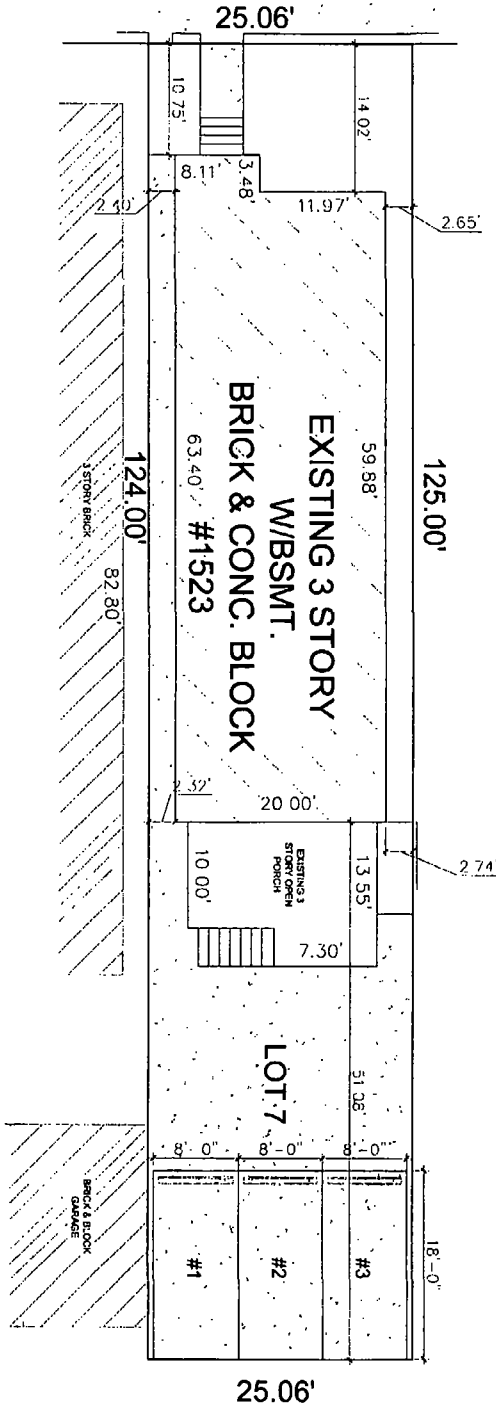
Narrative: The subject property is improved with a three-story residential building with three residential dwelling units and one legal non-conforming basement unit and includes three rear surface parking spaces. The Applicant proposes to rezone the property from a RS-3, Residential Single-Unit (Detached House) District to a B2-3, Neighborhood Mixed-Use District to legalize the basement unit to allow a total of four residential dwelling units on the property. The three existing parking spaces will remain and no additional parking will be provided. The Applicant is seeking to reduce any additional required parking through the Type I Transit Served Location guidelines of the Chicago Zoning Ordinance. The existing height of the building, 42.0 feet, will remain unchanged.

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

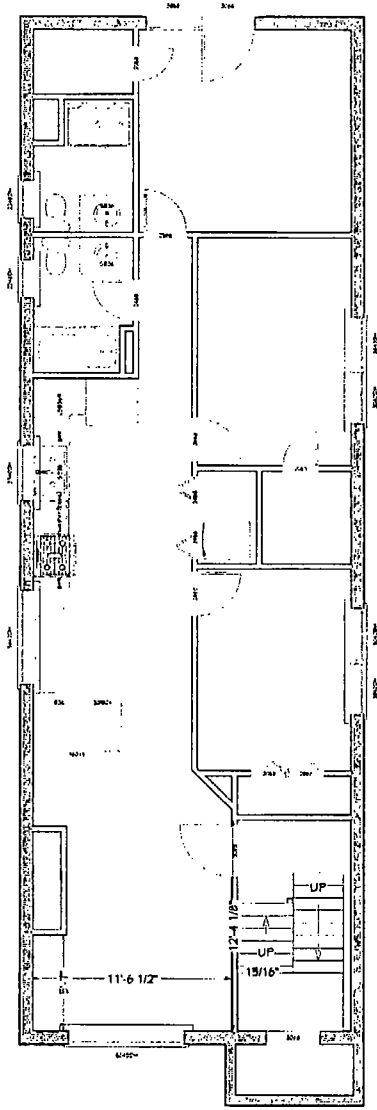
A set of plans is attached.

* The property is located in a Transit Served Location approximately 350.0 feet northeast from the Ashland (Route 49) bus

W. FRY STREET

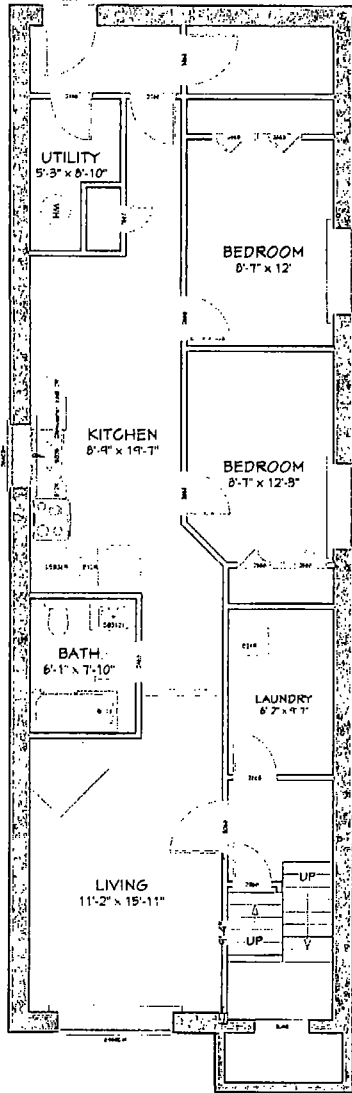


SITE PLAN
1523 W. FRY
CHICAGO, IL 60642



LIVING AREA
 1224 sq. ft.
 Typical Floor Plan
 Floors 1-3

Final for Publication



LIVING AREA
1224 sq ft

Basement Floor Plan

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