



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2021-2537

**Type:** Ordinance      **Status:** Introduced

**File created:** 6/25/2021      **In control:** Committee on Zoning, Landmarks and Building Standards

**Final action:**

**Title:** Zoning Reclassification Map No. 3-G at 1523 W Fry St

**Sponsors:** La Spata, Daniel

**Indexes:** Map No. 3-G

**Attachments:** 1. O2021-2537.pdf

Date	Ver.	Action By	Action	Result
6/25/2021	1	City Council	Referred	

**Committee on Zoning, Landmarks, and Building Standards**  
**June 15, 2021 City Council Meeting**

### RESOLUTION

**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.

**Alderman, 1\*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:

Lot Area: FAR:

Floor Area\*

Residential Dwelling Units:

MIA

Height:

Automobile Parking:

3,125 square feet 1.18

3,672 square feet 4

781.25 square feet

42.0 feet

3\*

Setbacks (existing):

Front (West Fry Street): East Side: West Side: Rear (alley):

10.75 feet 2.65 feet 2.32 feet 51.08 feet

'M\$CHBEP;AS:

iiigiiUHHbl^cn»AL MKMPiAif in awKCOignTY.iiJJwoiB. "

TOTAL liAND AREA; 311X5 SQ. IT.

*ratapasra.  
MDOiwa*

**mm®??;:."**

'OS^»:■ ..■

^~• 35,3258

f T\*/ RECIST6RED '%

s LAND : g.

. ... STATE OF / f

**VA.'tUMNV\*./.**

-aumiiHKmas •wooorma •ntcttma «

.mzownoaraiaT an a -onsnna-

**25.06meas.**

(REC~2SMY 10 FT. ASPHALT ALLEY

•Jtmanmgxiaa

•CBMnUMt ,

Ati.oaaiaioK>AU8aow(nnn

8SCALE: - .

JOB KO t

■^v■. "■iv. j.v^v. ■^.

MtSI  
MunarMitvi

THBICOALBESCBIPIiaHMOieDCN TMBV1ATD AOOryOPTBEOKDEIS ANDIWACCUaACTMUSTBE COMPARED WTRR THE DEED.

SIWROVILUNOB SJgWSPSEfwafe^-COTJNTCOFCOOK 8S v!ffW..^XJRHs<...^<<

on<rciKrim>TiH4v>gtmvira  
nolftmAKOTHA TIA TBM ONDXAMnACOfiBBCT  
NwuDmivi.

TBBmovsn&mAi.nmcEOOH>oaittTa Tac3aaD>riLUNon  
MMMSANBA Bnn YARHmim  
.,, ■-AKI-.. ■sas,, ,... ..s.-:\*^

I^B\*MiiBICT&BUILIMWI>ifIM AWP0TOElt »MIMCn(^WPrgHOWW<W \* BUtU)«OKeOULATTD»C.

1NO OOSMBS WBUB MDNUMEHTED FEB CUSTOM EUJVU?

ANDRZEJ MOSZANSKI LANPSmi^^INC rtuas mna Bastatnut  
"■ JWJIMNM

OIXNVIEW.ILAHEB

# W. FRY STREET

25.06"

UVM6AIS\*  
1234 \*q<

Topical Floor Plan Floors 1-3

UYING AREA 1224 aq It

Basement Floor Plan