



Office of the City Clerk

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Chicago, IL 60602
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Legislation Text

File #: O2021-2537, Version: 1

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

aRfiitIANCE

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

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Basement Floor Plan