



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-4601
Type: Ordinance
File created: 6/17/2015
Status: Passed
In control: City Council
Final action: 7/29/2015
Title: Zoning Reclassification Map No. 3-G at 1542 W Fry St - App No. 18395T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. SO2015-4601.pdf, 2. O2015-4601.pdf

Date	Ver.	Action By	Action	Result
7/29/2015	1	City Council	Passed as Substitute	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
6/17/2015	1	City Council	Referred	

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 RJV15 in order to comply with the minimum lot area and the maximum floor area to build a new 3 dwelling unit residential building.

Zoning Change from RS3 to RM5

To build a new three story three dwelling unit residential building

Lot area: 2,758.8 SF

Building Floor Area: 4,930.62 SF

Proposed FAR: 1.79

919 SF per DU

Off- Street parking:

Front: 5'-8" Side: 4' each Rear: 10'-6" *
Rear Yard Open space: 145.4 SF

Building height:

will apply for variation if required