



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-4811
Type: Ordinance **Status:** Passed
File created: 10/7/2020 **In control:** City Council
Final action: 12/16/2020
Title: Zoning Reclassification Map No. 3-G at 1533-1535 W Fry St - App No. 20528T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2020-4811.pdf, 2. O2020-4811 (V1).pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/7/2020	1	City Council	Referred	

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 327.00 feet west and parallel to North Greenview Avenue; the public alley next south of and parallel to West Fry Street; and a line 377.00 feet west of and parallel to North Greenview Avenue

to those of a RM-4.5 Residential Multi-Unit District.

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

Address: 1533-1535 West Fry Street

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NARRATIVE AND PLANS 1533-35 West Fry Street TYPE I REGULATIONS

Narrative: The subject property contains 6,250 square feet and is improved with two two-story residential buildings. The Applicant proposes to rezone the property from a RS-3 Residential Single-Unit (Detached House) District to a RM-4.5 Residential Multi-Unit District to construct a new four-story residential building with six dwelling units and

a detached garage for six vehicles.

Lot Area: 6,250 square feet

FAR: 1.55

Floor Area: 9,681.18 square feet

Residential Dwelling Units: 6

MLA: 1,041.67 square feet

Height: 45 feet 4 inches

Automobile Parking: 6

Setbacks:

Front (West Fry Street):	9.00 feet
East Side:	5.00 feet
West Side:	5.00 feet
Rear (alley):	38.50 feet

* A set of plans is included.

16' PUBLIC ASPHALT ALLEY

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1533-35 W. FRY ST. CHICAGO, IL 60642

PROPOSED ROOF PLAN