



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

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 ail 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:

iiigiiUHbl^cn»AL MKMPiAif in awKCOignTY.iiJJwoiB. "
TOTAL liAND AREA; 311X5 SQ. IT.

rataposra.
MD Oiwa

mm®??;:."

'OS^»:■ ..■

^_• 35,3258
f T*/ RECIST6RED '%
s LAND : g.
. ... STATE OF / f
**VA.'tUMNV*/.
-aumiiHKmas •wooorma •ntcttma «
.mzownoaraiaT an a -onsnnar-**

25.06meas.
(REC~2SMY 10 FT. ASPHALT ALLEY
•Jtmanmgxiaa
•CBMnUMt ,

Ati.oaaiaioK>AU8aow(nnn

8CALE: - .

JOB KO t

■^J^■■■. "■^iv. j.:v^4J. ■^.

MtSi
MunarMitvi

THBICOALBESCBIPiaHMOieDCN TMBV1ATD AOOryOPTBEOKDEIS ANDIWACCUaACTMUSTBE COMPARED WTTR THE DEED.

SIWROVILUNOB SJgWSPSEfwafe^~CotJNTCOFCOOK 8S v!ffW..^XJRHS<...^~«

on«rciKrim»TiH4v>gtmvira
noltmAKOTHA TIA TBmONDXAMnACOfiBBCT
NwuDmivivt.

TBBmovsn&mAi.nmcEOOH>oaittTaTac3aaD>riLUNon
MMQMSTANBA BnnXARHmilim
.,., ■-AAKI-.. AAA sas,,^,..S.-:*^

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

1NO OOSMBS WBUB MDNUMEHTED FEB CUSTOM EUJVUt?

ANDRZEJ MOSZANSKI LANPSmi^^INC rtuas mnaBastatnut
"■■ 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