



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-2681
Type: Ordinance
File created: 6/25/2021
Status: Passed
In control: City Council
Final action: 7/21/2021
Title: Zoning Reclassification Map No. 3-G at 1523 W Fry St - App No. 20769T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2021-2681 (V1).pdf, 2. O2021-2681.pdf

Date	Ver.	Action By	Action	Result
7/21/2021	1	City Council	Passed	Pass
7/20/2021	1	Committee on Zoning, Landmarks and Building Standards		
6/25/2021	1	City Council	Referred	

Final for Publication

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 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 B2-3, Neighborhood Mixed-Use District.

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

Address: 1523 West Fry Street

for Publication

NARRATIVE AND PLANS

1523 West Fry Street TYPE I REGULATIONS

Narrative: The subject property is improved with a three-story residential building with three residential dwelling units and one legal non-conforming basement unit and includes three rear surface parking spaces. The Applicant proposes to rezone the property from a RS-3, Residential Single-Unit (Detached House) District to a B2-3, Neighborhood Mixed-Use District to legalize the basement unit to allow a total of four residential dwelling units on the property. The three existing parking spaces will remain and no additional parking will be provided. The Applicant is seeking to reduce any additional required parking through the Type 1 Transit Served Location guidelines of the Chicago Zoning Ordinance. The existing height of the building, 42.0 feet, will remain unchanged.

Lot Area: 3,125 square feet

FAR:

3,672 square feet

Residential Dwelling Units: 4

781.25 square feet

42.0 feet

Automobile Parking:

Setbacks (existing):

Front (West Fry Street):

East Side: West Side: Rear (alley):

10.75 feet 2.65 feet 2.32 feet 51.08 feet

A set of plans is attached.

* The property is located in a Transit Served Location approximately 350.0 feet northeast from the Ashland (Route 49) bus

W. FRY STREET

25.06'

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Basement Floor Plan

LIVING AREA 1224 sq ft

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