



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2022-578
Type: Ordinance
Status: Passed
File created: 2/23/2022
In control: City Council
Final action: 3/23/2022
Title: Zoning Reclassification Map No. 3-G at 1509 W Fry St - App No. 20946T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2022-578.pdf, 2. SO2022-578.pdf

Date	Ver.	Action By	Action	Result
3/23/2022	1	City Council	Passed as Substitute	Pass
3/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/23/2022	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 of 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 77 feet west of and parallel to North Greenview Avenue; the public alley next south of and parallel to West Fry Street; and a line 102 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.

Common Address of Property: 1509 West Fry Street
AMENDED TO BE A TYPE I

**ZONING AND DEVELOPMENT NARRATIVE AND PLANS ZONING MAP AMENDMENT FOR THE
PROPERTY COMMONLY KNOWN AS 1509 WEST FRY STREET**

Applicant seeks a voluntary Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 District to that of a RM 4.5 District for the property commonly known 1509 West Fry Street. The applicant seeks to renovate the existing three residential dwelling unit building. The building will continue to be used as three residential dwelling units. It will be expanded to include a rooftop deck with access penthouse. The total lot area of the subject site is 3,125 square feet.

The following is a list of the proposed (existing) dimensions of the development:

Density:

Minimum Lot Area Per Unit (MLA):

Off Street Parking:

Height:

Floor Area:

Floor Area Ratio:

Front (North) Setback:

Rear (South) Setback:

East Side Setback:

West Side Setback:

3 residential dwelling units (existing)

1,041.66 square feet

3

45 feet

approximately 3,980 square feet

approximately 1.22

5.34 feet

53 feet 8 inches

0 feet

3.4 feet

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