



Office of the City Clerk

City Hall
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Legislation Text

File #: O2020-4811, **Version:** 1

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 properly 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