



City of Chicago



SO2022-630

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 2516 W Thomas St - App No. 20957T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the RS3 Residential Single-Unit (Detached House) District and symbols and indications as shown on Map No. 3-I in the area bounded by:

The public alley next north of and parallel to West Thomas Street;

A line 168 feet west of and parallel to North Campbell Avenue;

West Thomas Street;

A line 192.7 feet west of and parallel to North Campbell Avenue;

to those of RM4.5 Residential Multi-Unit District, which is hereby established in the area above described.

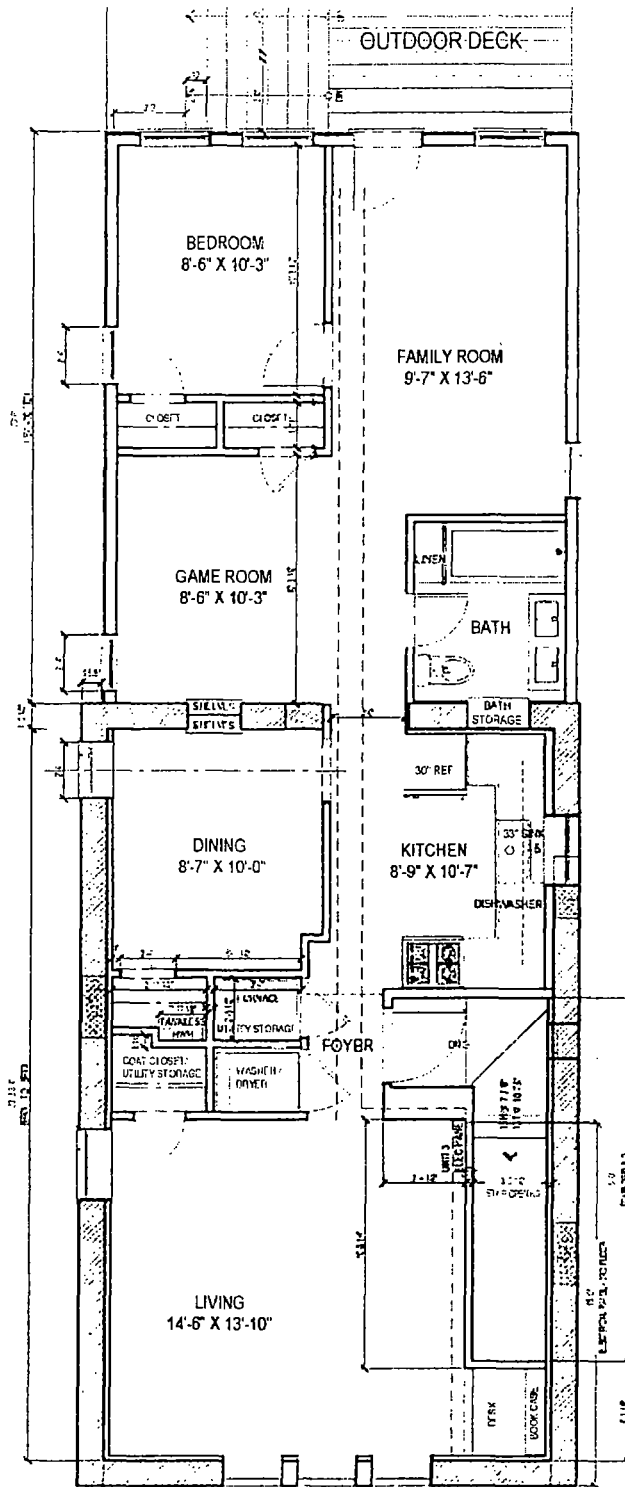
SECTION 2: This ordinance shall take effect upon its passage and due publication.

**SUBSTITUTE
NARRATIVE AND PLANS
(TYPE 1 APPLICATION FOR ZONING MAP AMENDMENT)**

Re: 2516 W. Thomas St.

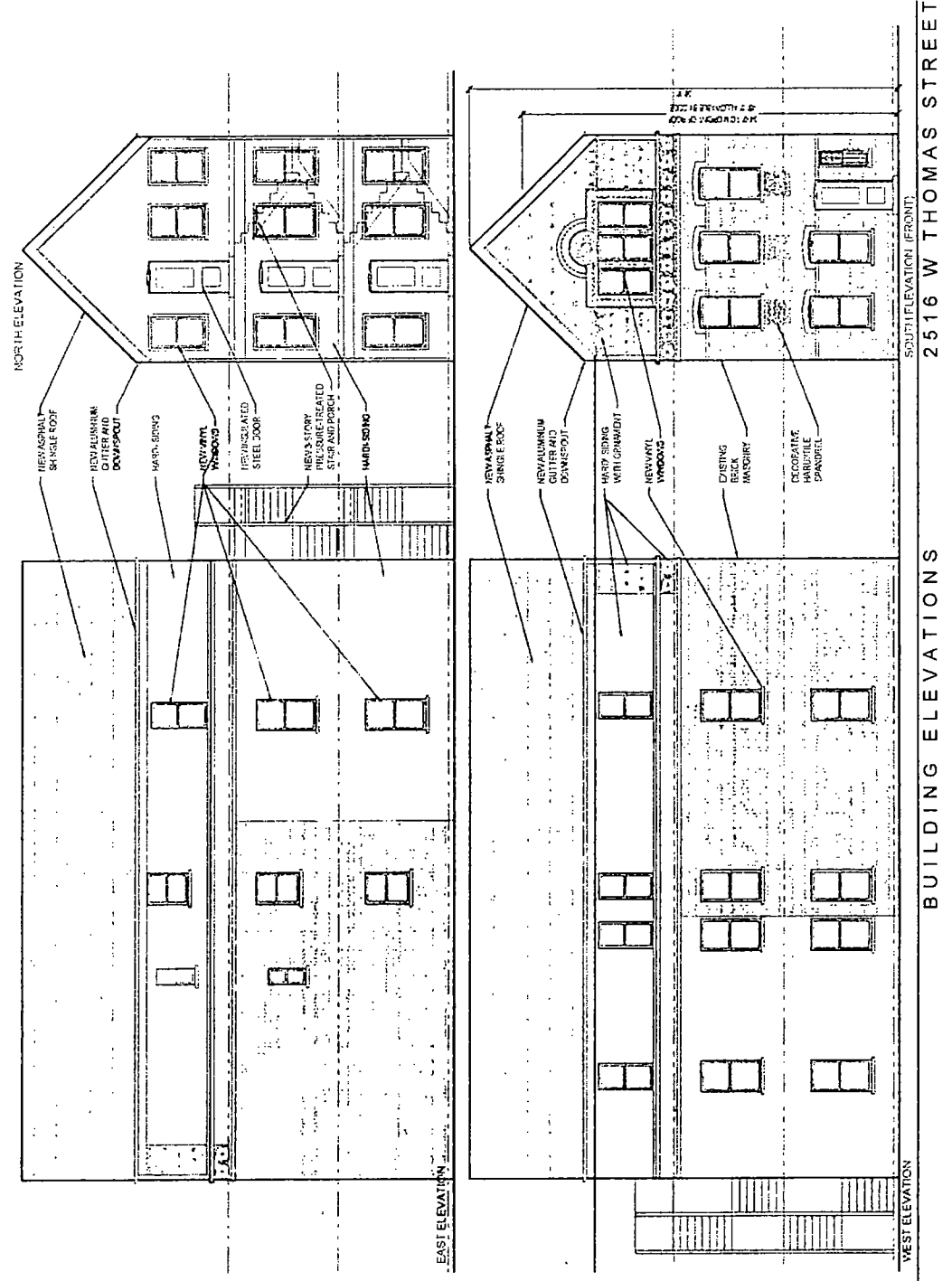
The Applicant seeks a change in zoning from RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District. The applicant proposes to convert the existing 2 dwelling unit residential building into a 3 dwelling unit residential building, and to make related renovations.

Lot Area: (24.7 feet x 120.12 feet)	2,966.9 square feet
Maximum Floor Area Ratio: (based on 3,374.5 square feet)	1.15
Maximum Dwelling Units:	3 dwelling units
Minimum Lot Area Per Dwelling Unit:	988 square feet (3 dwelling units)
Off-Street Parking:	3 parking spaces
Front Setback (Thomas Street):	19.4 feet
Side Setback (west) (Original/Existing building): (per survey)	1.1 feet
Side Setback (west) (New addition):	2.0 feet
Side Setback (east) (Original/Existing building):	3.2 feet
Side Setback (east) (New addition):	3.2 feet
Rear Setback (public alley):	43 feet, 8 inches
Building Height: (zoning height)	34 feet



1-17-2022
 SCALE: 1/4"=1 FOOT

2516 W THOMAS STREET
 THIRD FLOOR PLAN



NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION (FRONT)

WEST ELEVATION

2516 W THOMAS STREET

BUILDING ELEVATIONS

3-18-2022