



City of Chicago



O2022-2732

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-I at 2924 W Nelson St - App No. 21118T1
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, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single Unit (detached house) District symbols and indications as shown on Map No.7-1

in the area bounded by

A line 121 feet east of and parallel to North Richmond Street; the alley next North of and parallel to West Nelson Street; a line 146 feet east of and parallel to North Richmond Street; And West Nelson Street

to those of a RMS, Residential Multi Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2924 W NELSON Chicago, IL 60618

Narrative and Plans for a Type-1 Zoning Map Amendment at 2924 West Nelson St Zoning Change From RS3 to RM5

Narrative description. A Purpose of the zoning change is to increase the floor area and building height to accommodate a roof top stair enclosure providing access to a new roof deck and roof top pergola to the existing 4 story, 3 dwelling unit residential building.

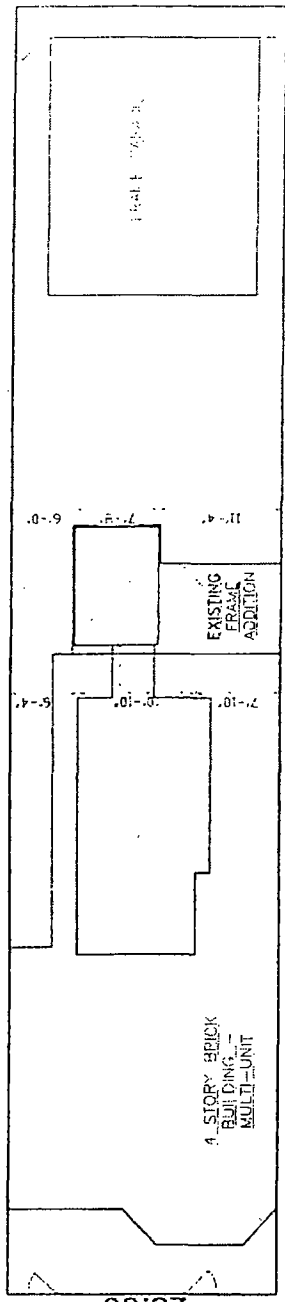
Seeking a zoning change from RS3 to RM5 to allow the construction of small roof stair enclosure for access to the proposed roof top deck and pergola over the existing 4 story 3 dwelling residential building. The building height is to remain unchanged, the stair enclosure building height will be 46'-2" (mid-point of doghouse ceiling)

- A. Lot Area: 3000 Sq ft
- B. Floor area ratio: 1.92
- C. Building area: 5745 sq ft
- D. Density per dwelling Unit: 1000 sq ft (3) Dwelling units
- E. Off street parking: 2 spaces (existing garage)
- F. Setbacks:
 - Front 4.69 ft
 - Rear 51.76 ft
 - Side east 0'-0"
 - Side West 0'-0"
- G. Building Height 46'-2" (top of New Dog house)

W. NELSON ST.

120.00'

120.00'

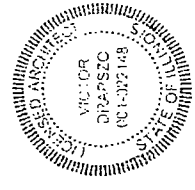


25.00'

25.00'

EXISTING GRASS AREA

EXISTING CONCRETE PAVEMENT



LEGEND:

- BRICK
- CONCRETE
- EXISTING FRAME
- MULTI-UNIT
- PARKING GARAGE
- GRASS AREA
- CONCRETE PAVEMENT

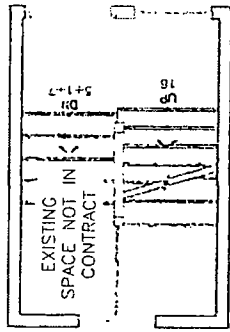
SITE PLAN

SCALE 3/32" = 1'-0"

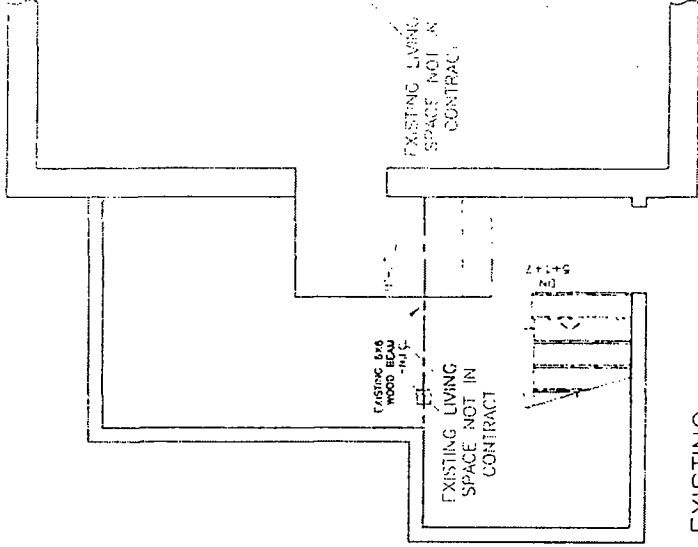
A1.1

ARCHITECTS

PROJECT NO. 1022148
DATE: 10/15/14
SCALE: 3/32" = 1'-0"



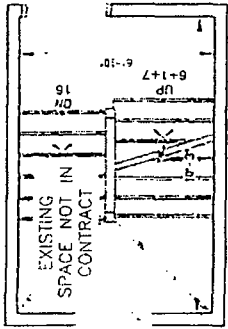
EXISTING
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



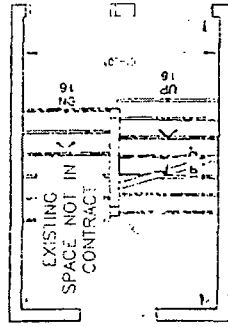
EXISTING
GRADE/1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



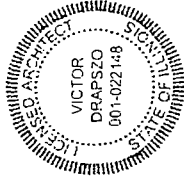
PROJECT: 2024-00000000 SHEET: 01 DATE: 01/15/2024	ARCHITECT: DRAPSO ARCHITECTS 2024 N. MILWAUKEE CHICAGO, IL 60642	CONTRACTOR: NEW FRONTIER CONSTRUCTION 1234 N. LAUREL CHICAGO, IL 60642	PROJECT: 2024-00000000 SHEET: 01 DATE: 01/15/2024	ARCHITECT: DRAPSO ARCHITECTS 2024 N. MILWAUKEE CHICAGO, IL 60642	CONTRACTOR: NEW FRONTIER CONSTRUCTION 1234 N. LAUREL CHICAGO, IL 60642
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EXISTING
3RD FLOOR PLAN
SCALE: 1/4"=1'-0"

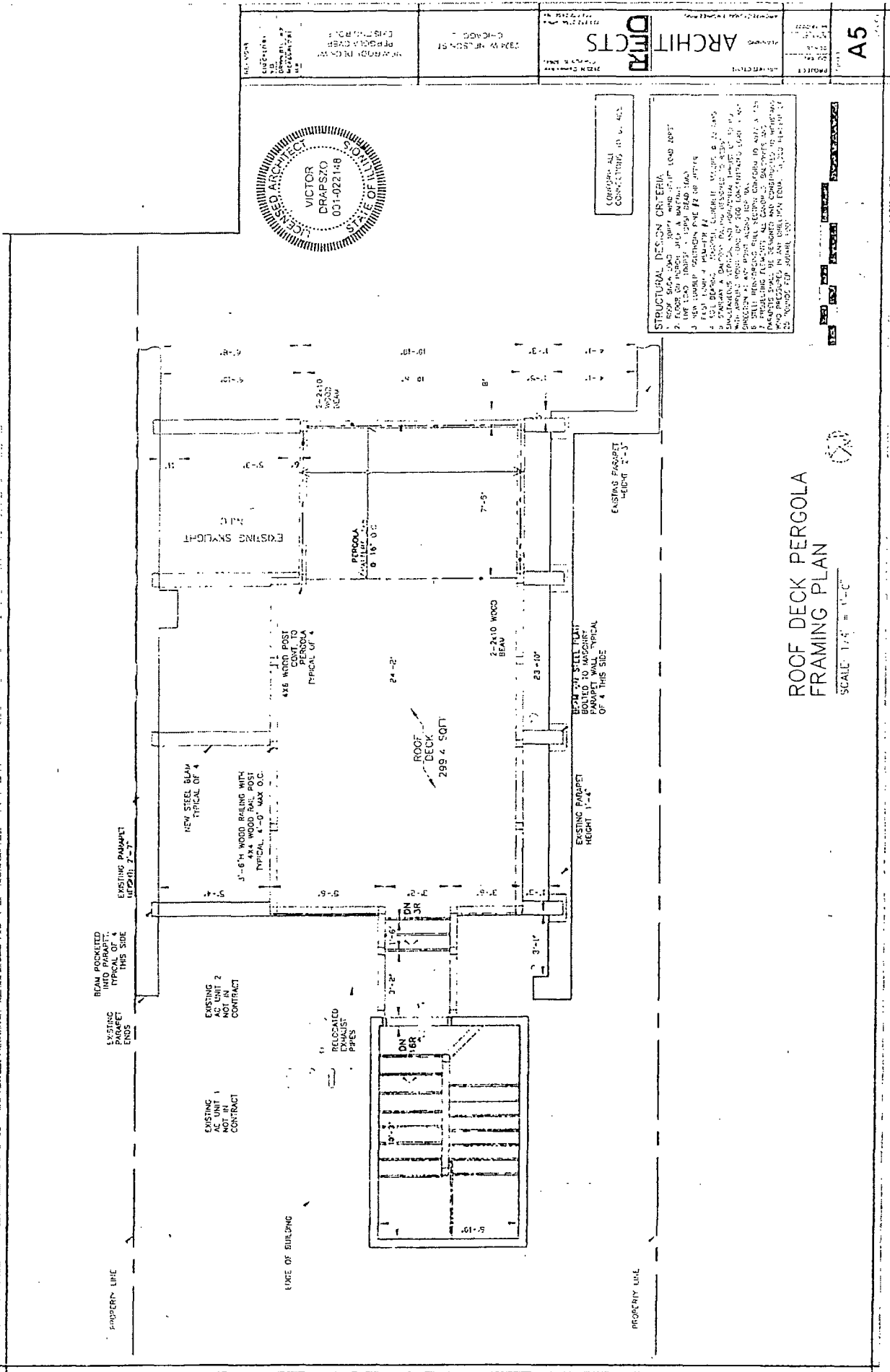


EXISTING
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



PROJECT ARCHITECT 2222 N. CANTON AVE CHICAGO, IL 60614 773.271.2700 www.drtm.com	ARCHITECTS DRUM ARCHITECTS	DESIGNED BY 2554 N. WILSON ST. CHICAGO, IL NEW ROOF DESIGN PERIODIC MAINT. EXHIBIT MOUNTING BY DATE	DATE SCALE SHEET NO. SHEET TOTAL	A3
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DATE: 10/15/10
SCALE: 1/4"=1'-0"
SHEET NO.: 10/15/10
SHEET TOTAL: 10/15/10



COMPILED BY
CONNECTIONS 10 16 452

STRUCTURAL DESIGN CRITERIA
 1. DESIGN LIVE LOAD 100 PSF
 2. WIND LOAD AS PER ASCE 7-16
 3. NEW WOOD RAILING PER ICC 508.4-16
 4. 4x4 WOOD RAILING WITH 4x4 WOOD BALUST PER ICC 508.4-16
 5. 2x4 WOOD RAILING WITH 2x4 WOOD BALUST PER ICC 508.4-16
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**ROOF DECK PERGOLA
FRAMING PLAN**

SCALE: 1/4" = 1'-0"

A5

ARCHITECTS
 VICTOR DRAPSKO ARCHITECTS
 233 W. WILSON ST.
 CHICAGO, IL 60601
 TEL: 312.467.1111
 FAX: 312.467.1112
 WWW.VICTORDRAPSKO.COM

PROJECT NO. 100-1000
 DATE: 10/16/2023
 SHEET NO. A5

BEAM PROVIDED
EXISTING AND PERMITS
TYPICAL OF 4
THIS SIDE

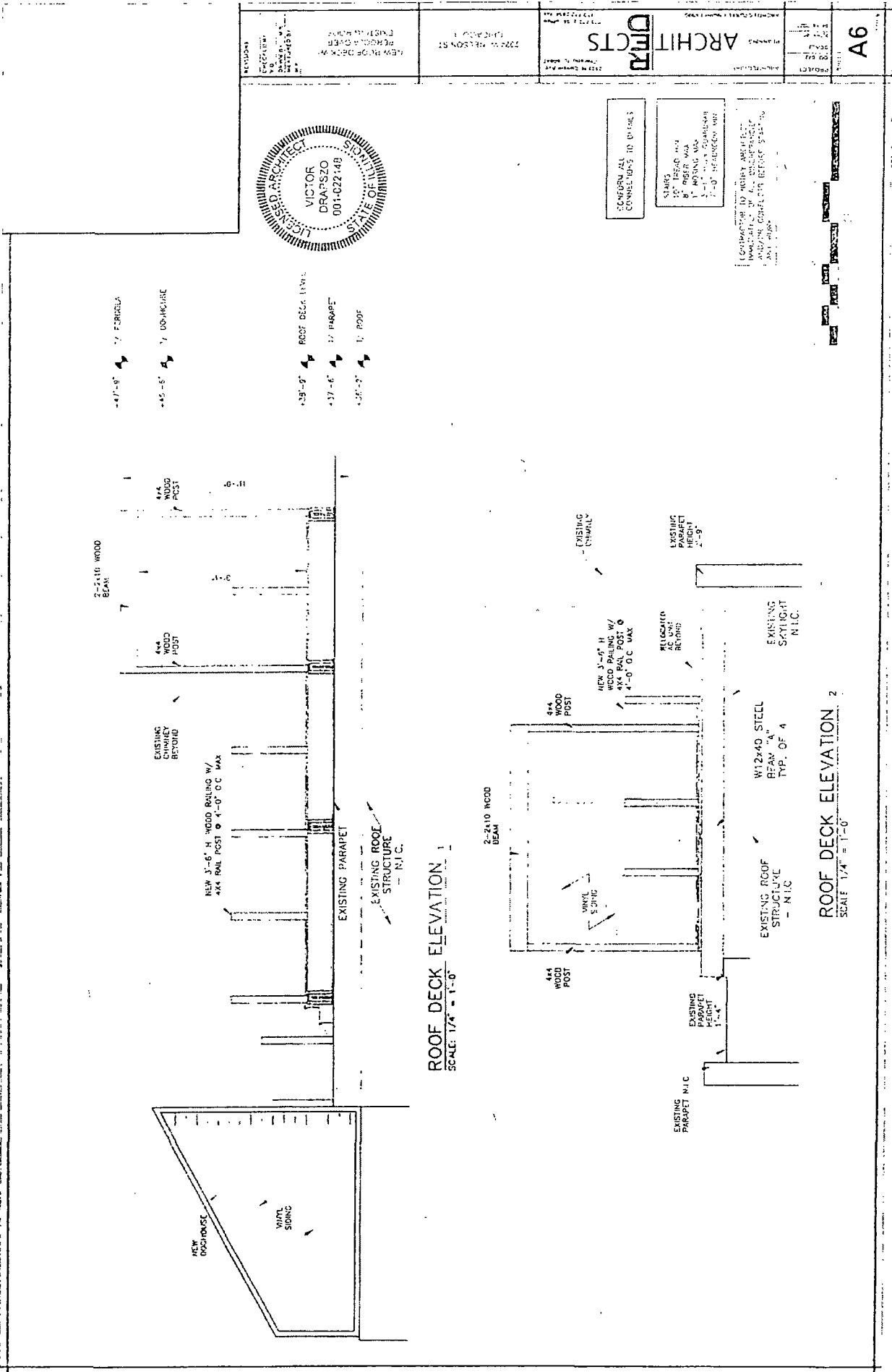
EXISTING AC UNIT 1
NOT IN CONTRACT

RELOCATED EXHAUST PIPES

EDGE OF BUILDING

PROPERTY LINE





ROOF DECK ELEVATION 1
SCALE 1/4" = 1'-0"

ROOF DECK ELEVATION 2
SCALE 1/4" = 1'-0"



ARCHITECTS
DRAPSO ARCHITECTS

CONFORM ALL CONNECTIONS TO DETAILS

STAIRS
15" TREAD x 4"
8" RISER MAX
1" MINIMUM GAP
1'-0" MINIMUM WID.

A6

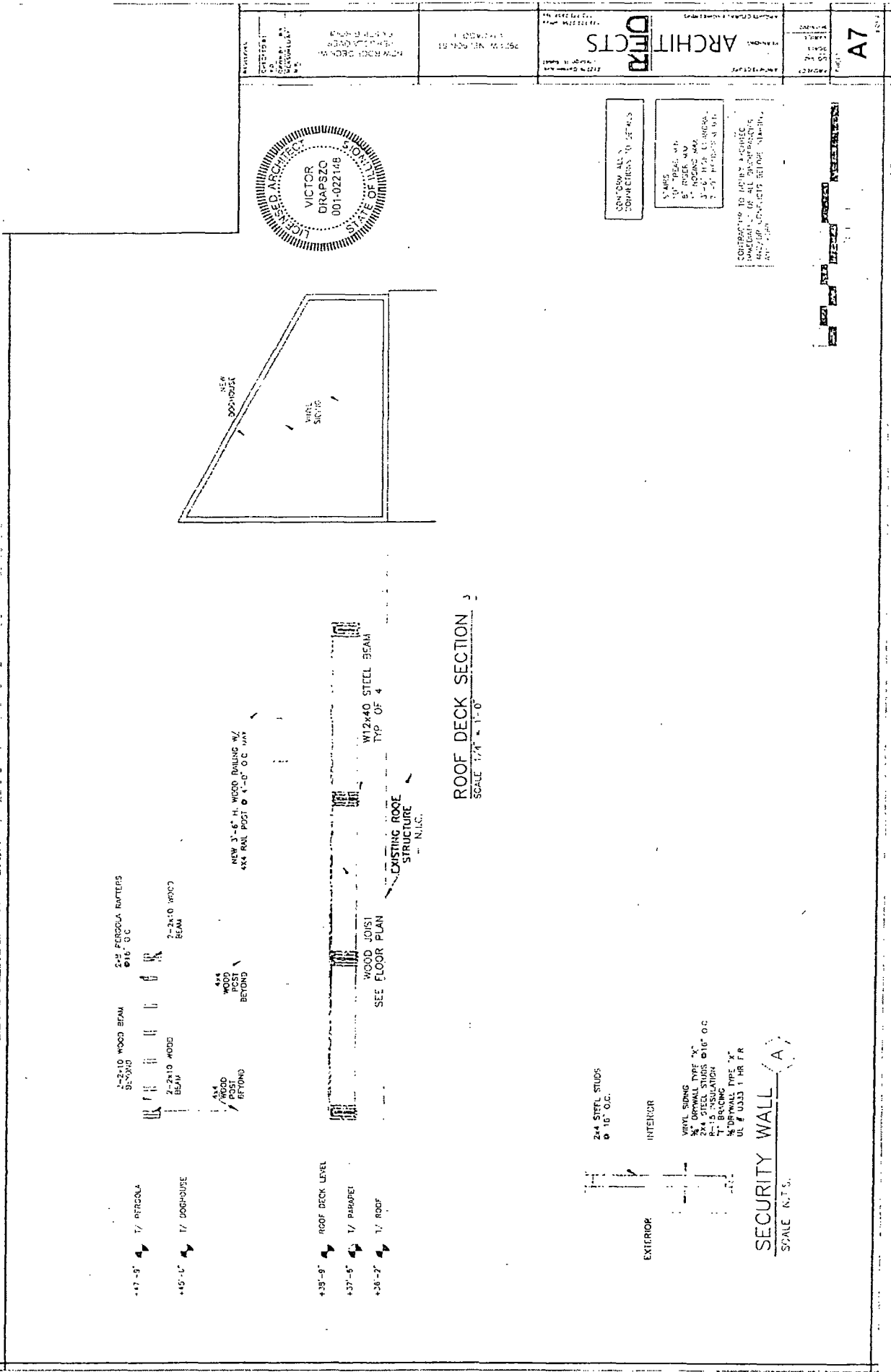
CONFORM TO ALL CITY, STATE, AND FEDERAL REQUIREMENTS AND/OR CODES RELATIVE TO ALL WORK.

RECORDS
PROJECT NO. 2024-001
DATE 01/15/24

2024 W. NELSON ST.
CHICAGO, IL 60614
NEW ROOF DECK W/ PARAPET OVER

2024 W. NELSON ST.
CHICAGO, IL 60614
ARCHITECTS
DRAPSO ARCHITECTS

PROJECT NO. 2024-001
DATE 01/15/24



ROOF DECK SECTION
SCALE 1/4" = 1'-0"

SECURITY WALL
SCALE N.T.S.



CONFORM ALL CONNECTIONS TO DETAILS

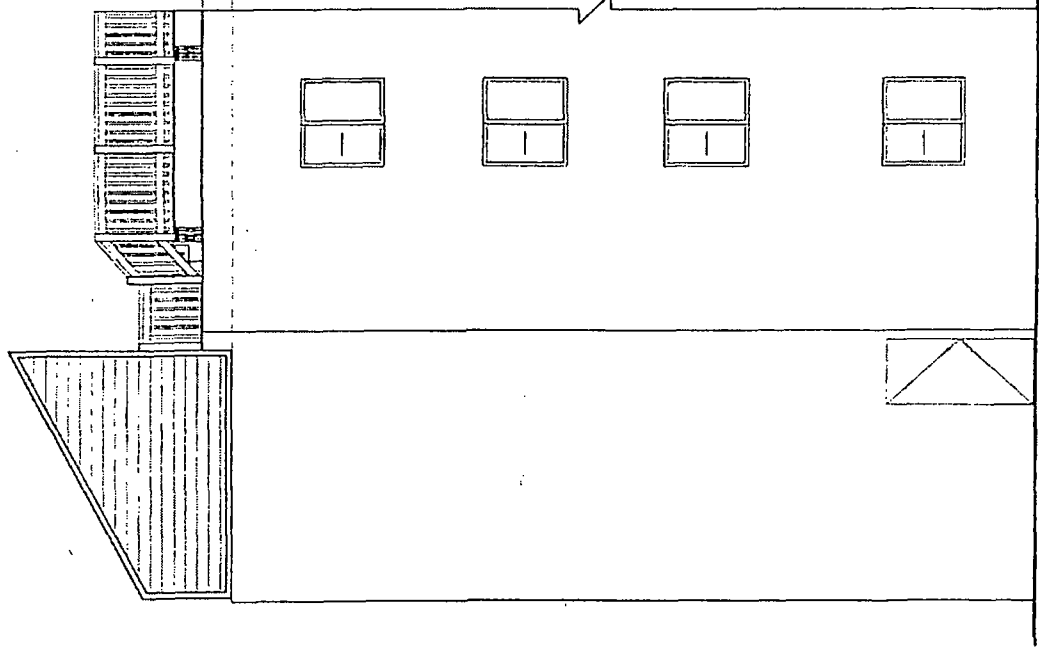
STAIRS
1/2" TREAD, 3/4"
5" ROCKER W/4
3" ROUND RAIL
7'-0" MAX. OPENING DIA.

CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. MAKEUP CONNECTIONS BEFORE FINISH.

PROJECT: [REDACTED]
DATE: [REDACTED]
SCALE: [REDACTED]
SHEET: [REDACTED]

ARCHITECT VICTOR DIRAPSO LICENSED ARCHITECT NO. 001-022148 STATE OF ILLINOIS SITE OFFICE	PROJECT: [REDACTED] DATE: [REDACTED] SCALE: [REDACTED] SHEET: [REDACTED]	ARCHITECTS [REDACTED]	[REDACTED]
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- 331. 83" = 1'-0"
- 332. 83 1/4" = 1'-0"
- 333. 83 1/2" = 1'-0"
- 334. 83 3/4" = 1'-0"
- 335. 84" = 1'-0"
- 336. 84 1/4" = 1'-0"
- 337. 84 1/2" = 1'-0"
- 338. 84 3/4" = 1'-0"
- 339. 85" = 1'-0"
- 340. 85 1/4" = 1'-0"
- 341. 85 1/2" = 1'-0"
- 342. 85 3/4" = 1'-0"
- 343. 86" = 1'-0"
- 344. 86 1/4" = 1'-0"
- 345. 86 1/2" = 1'-0"
- 346. 86 3/4" = 1'-0"
- 347. 87" = 1'-0"
- 348. 87 1/4" = 1'-0"
- 349. 87 1/2" = 1'-0"
- 350. 87 3/4" = 1'-0"
- 351. 88" = 1'-0"
- 352. 88 1/4" = 1'-0"
- 353. 88 1/2" = 1'-0"
- 354. 88 3/4" = 1'-0"
- 355. 89" = 1'-0"
- 356. 89 1/4" = 1'-0"
- 357. 89 1/2" = 1'-0"
- 358. 89 3/4" = 1'-0"
- 359. 90" = 1'-0"
- 360. 90 1/4" = 1'-0"
- 361. 90 1/2" = 1'-0"
- 362. 90 3/4" = 1'-0"
- 363. 91" = 1'-0"
- 364. 91 1/4" = 1'-0"
- 365. 91 1/2" = 1'-0"
- 366. 91 3/4" = 1'-0"
- 367. 92" = 1'-0"
- 368. 92 1/4" = 1'-0"
- 369. 92 1/2" = 1'-0"
- 370. 92 3/4" = 1'-0"
- 371. 93" = 1'-0"
- 372. 93 1/4" = 1'-0"
- 373. 93 1/2" = 1'-0"
- 374. 93 3/4" = 1'-0"
- 375. 94" = 1'-0"
- 376. 94 1/4" = 1'-0"
- 377. 94 1/2" = 1'-0"
- 378. 94 3/4" = 1'-0"
- 379. 95" = 1'-0"
- 380. 95 1/4" = 1'-0"
- 381. 95 1/2" = 1'-0"
- 382. 95 3/4" = 1'-0"
- 383. 96" = 1'-0"
- 384. 96 1/4" = 1'-0"
- 385. 96 1/2" = 1'-0"
- 386. 96 3/4" = 1'-0"
- 387. 97" = 1'-0"
- 388. 97 1/4" = 1'-0"
- 389. 97 1/2" = 1'-0"
- 390. 97 3/4" = 1'-0"
- 391. 98" = 1'-0"
- 392. 98 1/4" = 1'-0"
- 393. 98 1/2" = 1'-0"
- 394. 98 3/4" = 1'-0"
- 395. 99" = 1'-0"
- 396. 99 1/4" = 1'-0"
- 397. 99 1/2" = 1'-0"
- 398. 99 3/4" = 1'-0"
- 399. 100" = 1'-0"



BUILDING ELEVATION
Scale: 3/32" = 1'-0"

