



City of Chicago



02018-2371

Office of the City Clerk Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-I at 3215-3217 N Troy St - App No. 19602T1
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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-I in the area bounded by

a line 71.97 feet north of and parallel to the alley next north of and parallel to West Belmont Avenue; the alley next east of and parallel to North Troy Street; the alley next north of and parallel to West Belmont Avenue; and North Troy Street,

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

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

Common Address of Property: 3215-17 North Troy Street

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**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT**

3215 -3217 N Troy St

The Applicant intends to change the zoning from the existing RS-3 "Residential Single Unit" (Detached House) to that of RM-4.5 "Residential Multi-Unit District" to construct two buildings: one (1) three story, 5 dwelling unit building, that shall include a basement; and one (1) three story, 3 unit building, that shall include a rooftop deck. Between the two (2) buildings there shall be a total of 8 units.

NARRATIVE AND FOR PLANS FOR 3215 N TROY STREET (3 Dwelling Unit Building, with 3 stories, and a rooftop deck):

ZONING: RM-4.5

LOT AREA: 2,794.58 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 2,794.58 square feet

FLOOR AREA RATIO: 1.7

BUILDING AREA: 4,669 square feet

OFF-STREET PARKING: 3

FRONT SETBACK: 7 feet 7 inches

REAR SETBACK: 38 feet 3 1/2 inches

SIDE SETBACK: 0 feet 0 inches & 2 feet 2 3/4 inches = TOTAL 2-feet 3 3/4 inches

BUILDING HEIGHT: 35 feet 4 inches

NARRATIVE AND PLANS FOR 3217 N TROY STREET (5 Dwelling Unit Building, with 3 stories, and a basement):

ZONING: RM-4.5

LOT AREA: 6,360 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 6,360 square feet

FLOOR AREA RATIO: 1.3

BUILDING AREA: 8,184 square feet

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OFF-STREET PARKING: 5

FRONT SETBACK: 9 feet 1 inches

REAR SETBACK: 38 feet 2 inches

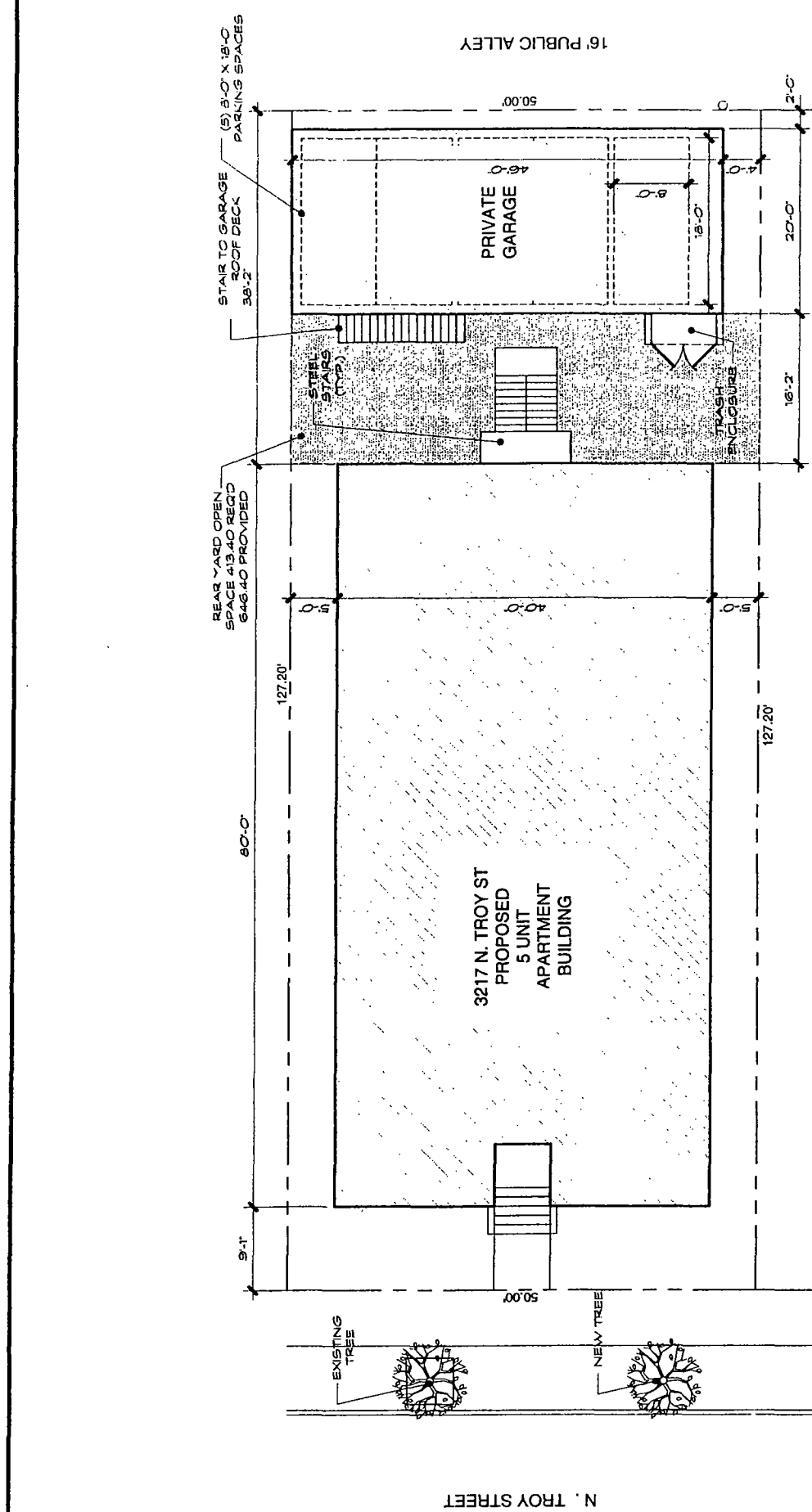
SIDE SETBACK: 5 feet 0 inches & 5 feet 0 inches = 10 feet 0 inches

BUILDING HEIGHT: 35 feet 4 inches

Masonry building.

Set of plans are attached.

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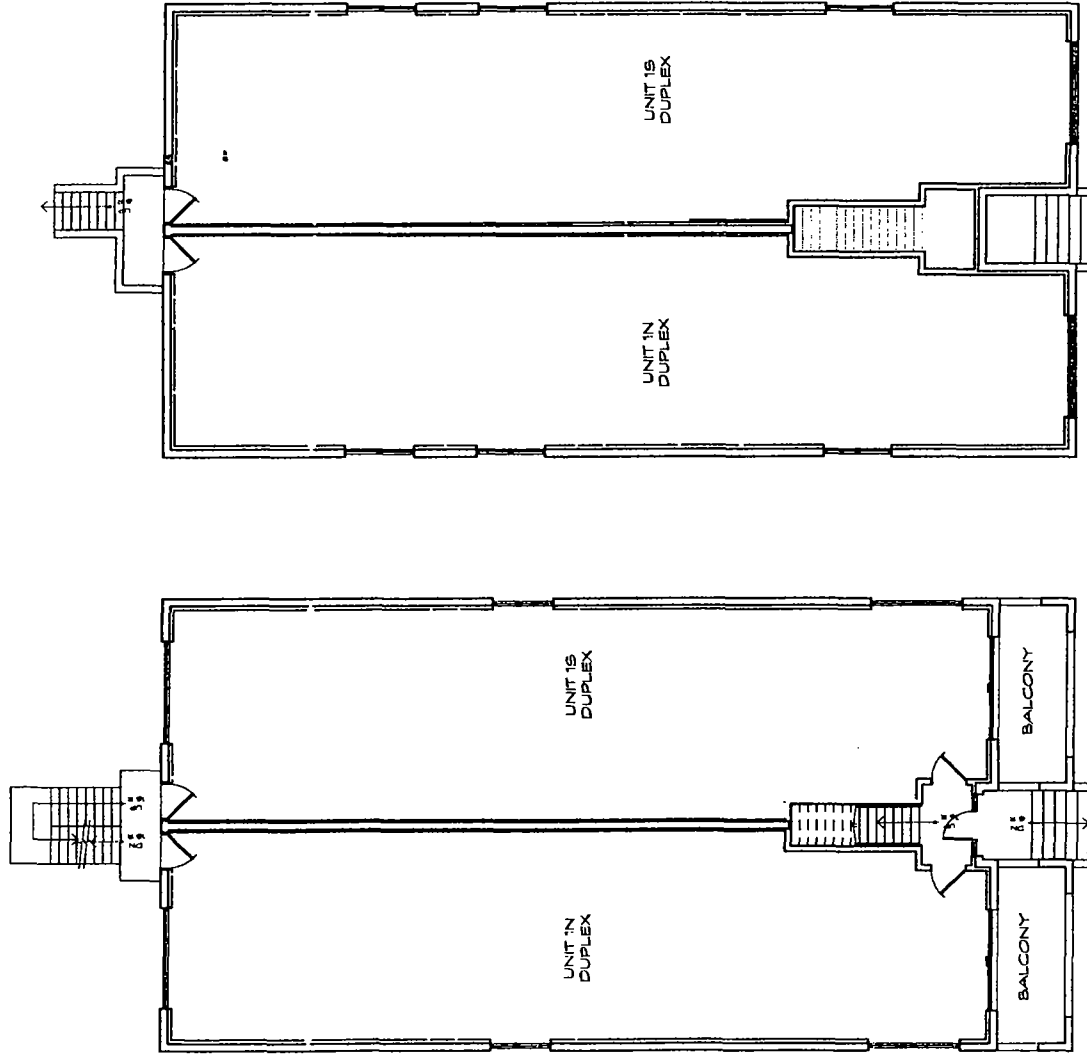


PROPOSED SITE PLAN



vari	DWG. NAME	5 UNIT APARTMENT BLDG	SKETCH NO	1/4
	ADDRESS	3217 N. TROY STREET CHICAGO ILLINOIS		
824 north racine avenue chicago, illinois 60642 312.829.4788		DATE	02/26/18	

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UNIT 1N & 1S - DUPLEX
BASEMENT

UNIT 1N & 1S - DUPLEX
1ST FLR

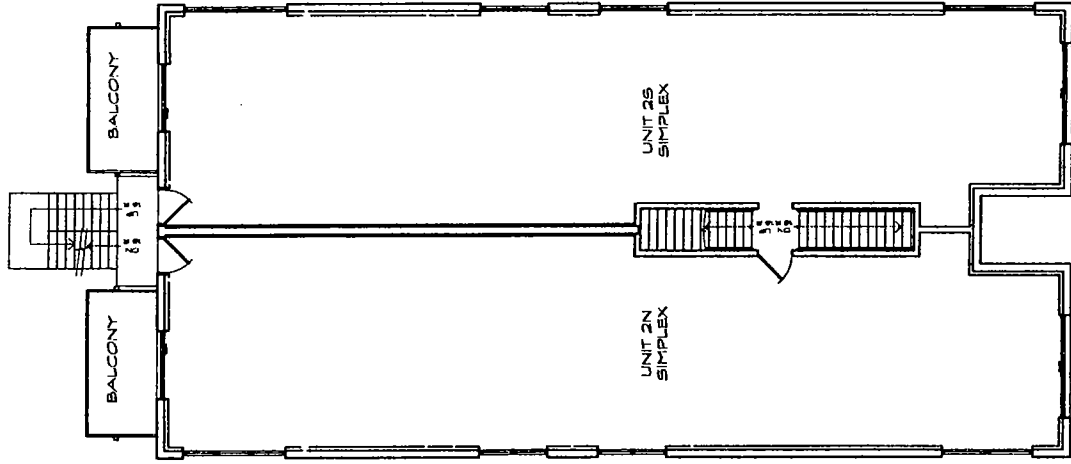
FLOOR PLANS

1

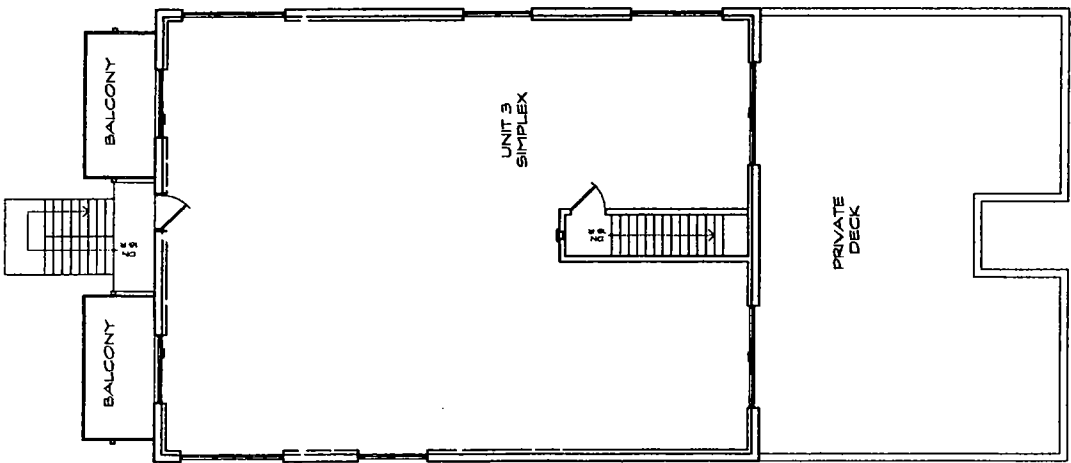
vati
824 north racine avenue
chicago, illinois 60642
312.829.4788

DWG. NAME 5 UNIT APARTMENT BLDG.
ADDRESS 3217 N TROY STREET
CHICAGO ILLINOIS
DATE: 02/26/18

SKETCH NO.
2/4



UNIT 2N & 2S - SIMPLEX
2ND FLR



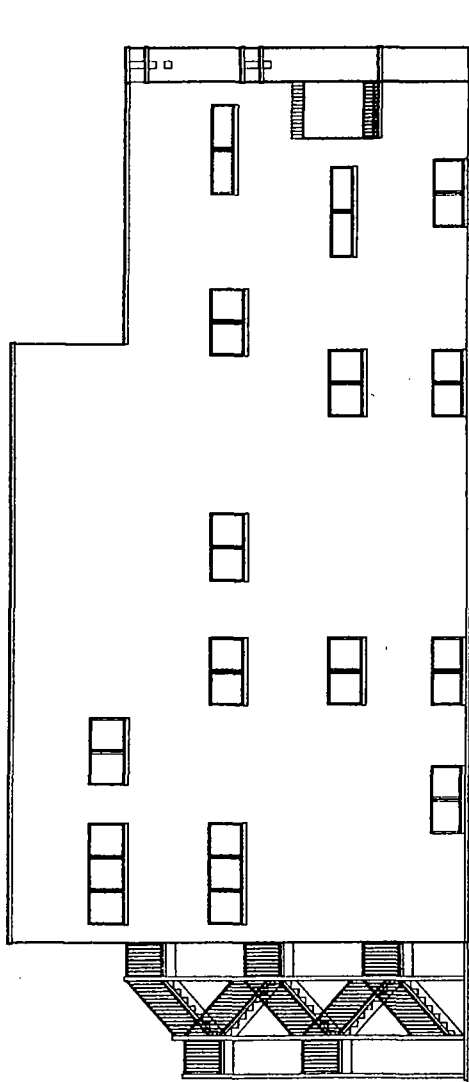
UNIT 3 - SIMPLEX
3RD FLR

FLOOR PLANS

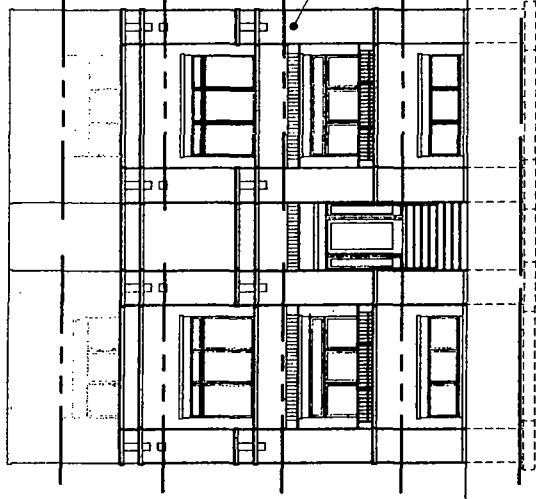
1

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vari	DWG. NAME	5 UNIT APARTMENT BLDG	SKETCH NO.	3/4
	ADDRESS	3217 N TROY STREET CHICAGO ILLINOIS	DATE	02/26/18
824 north racine avenue chicago, illinois 60642 312.829.4788				



LEFT & RIGHT SIDE ELEVATION



FRONT ELEVATION

0'-0" GRADE

0'-0" GRADE

0'-0" GRADE

0'-0" GRADE

0'-0" GRADE

0'-0" GRADE

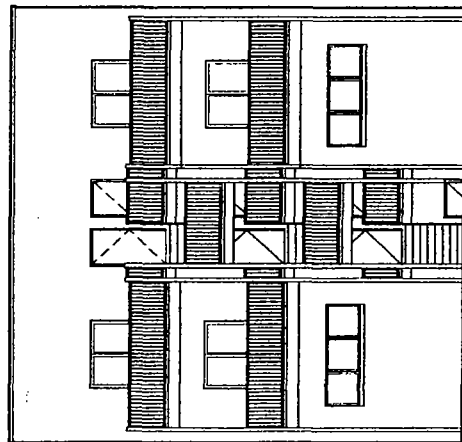
FACE BRICK ON ALL SIDES (TYP)

PROPOSED ELEVATIONS

1

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REAR ELEVATION



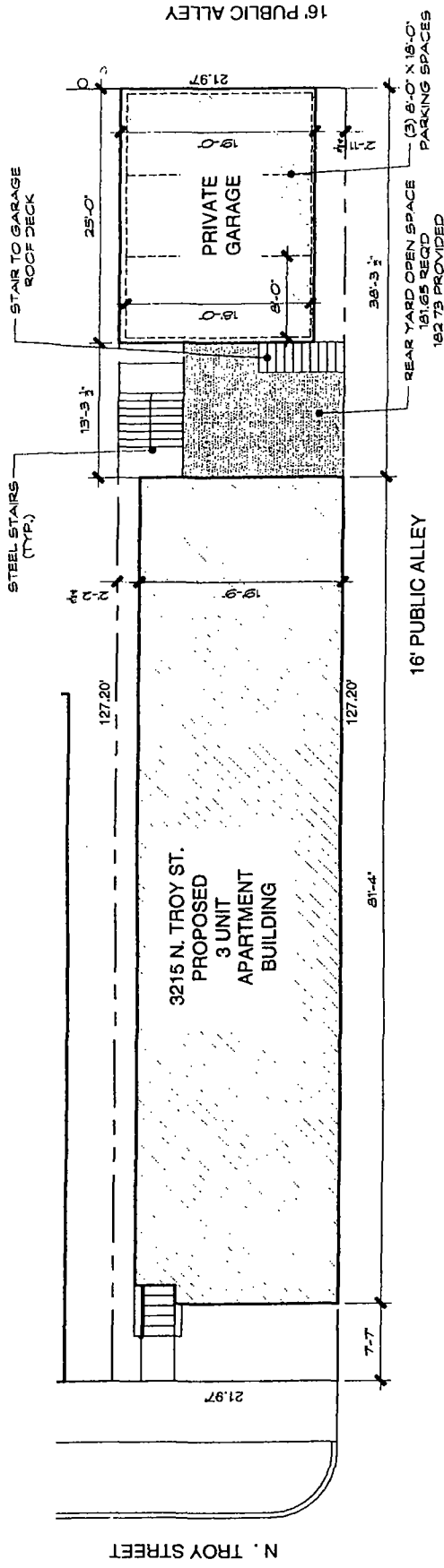
vari
824 north racine avenue
chicago, illinois 60642
312.829.4788

DWG. NAME: 5 UNIT APARTMENT BLDG
ADDRESS: 3217 N TROY STREET
CHICAGO ILLINOIS

DATE: 02/26/18

SKETCH NO.

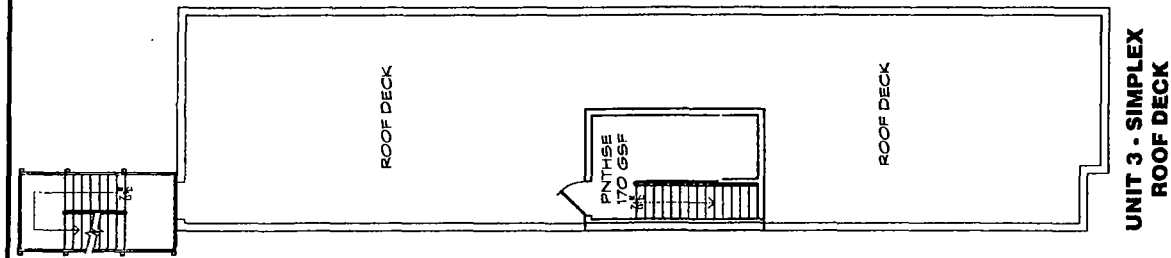
4/4



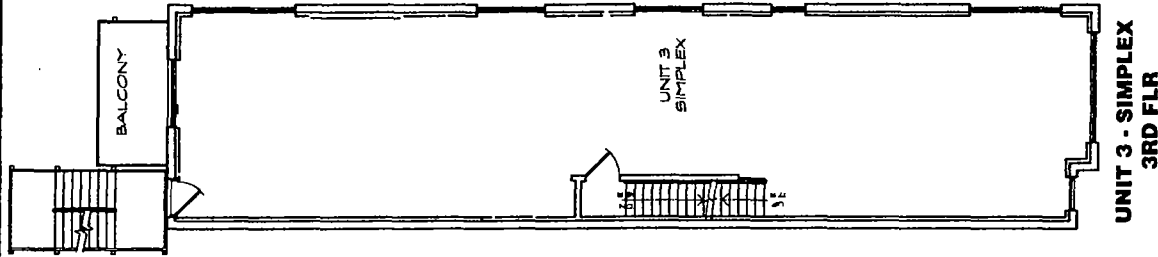
1 PROPOSED SITE PLAN

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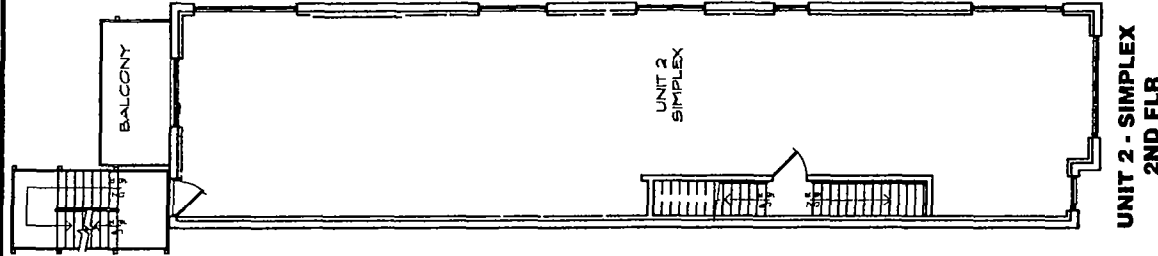
vari	DWG. NAME: 3 UNIT APARTMENT BLDG SKETCH NO.	1/3
	ADDRESS: 3215 N TROY STREET CHICAGO ILLINOIS	DATE: 02/26/18
824 north racine avenue Chicago, Illinois 60642 312.626.4766		



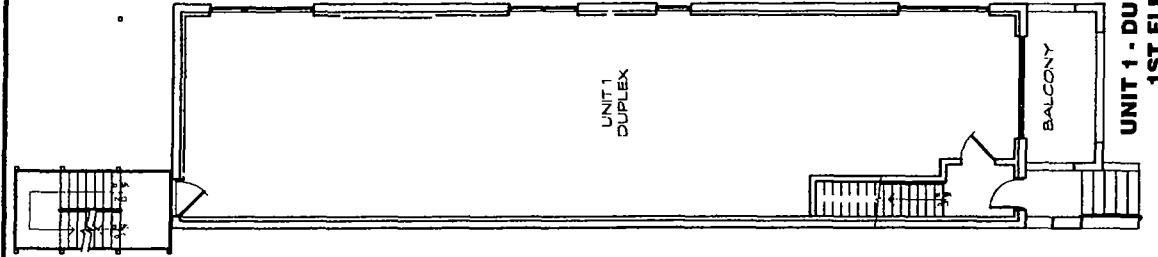
**UNIT 3 - SIMPLEX
ROOF DECK**



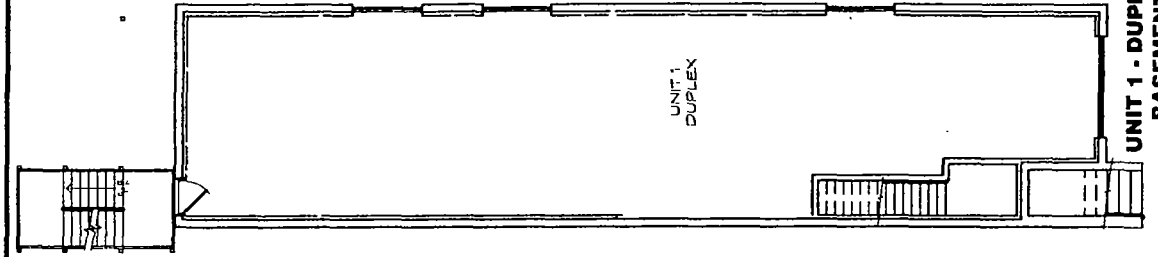
**UNIT 3 - SIMPLEX
3RD FLR**



**UNIT 2 - SIMPLEX
2ND FLR**



**UNIT 1 - DUPLEX
1ST FLR**

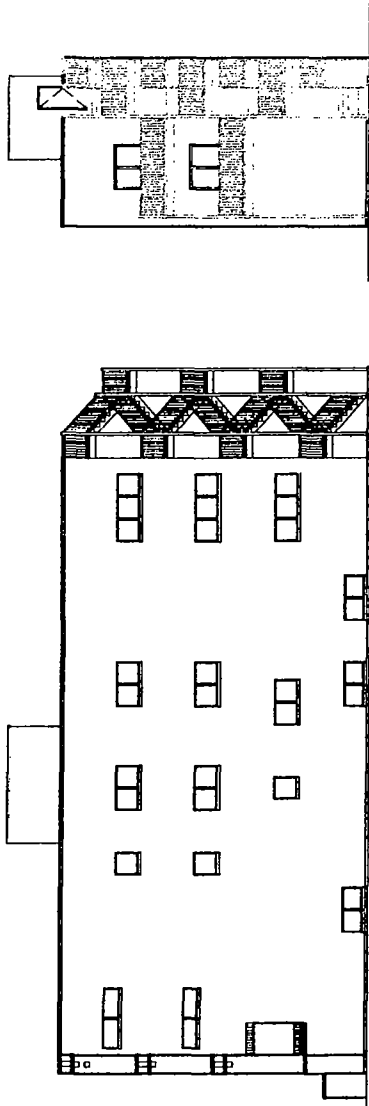


**UNIT 1 - DUPLEX
BASEMENT**

vari	DWG. NAME	3 UNIT APARTMENT BLDG. SKETCH NO.
824 north racine avenue chicago, illinois 60642 312.829.4788	ADDRESS	3215 N TROY STREET CHICAGO ILLINOIS
	DATE	02/26/18

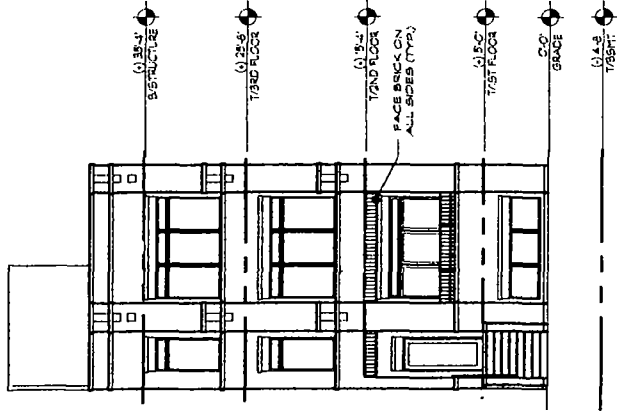
FLOOR PLANS

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RIGHT SIDE ELEVATION

REAR ELEVATION



FRONT ELEVATION

1 PROPOSED ELEVATIONS

vari 824 north racine avenue Chicago, Illinois 60642 312.829.4788	DWG. NAME: 3 UNIT APARTMENT BLDG ADDRESS: 3215 N. TROY STREET CHICAGO ILLINOIS	SKETCH NO. 3/3
	DATE: 02/26/18	

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