Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2022-2732, **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 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 RM5, 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 RMS 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 O'-O" Side West O'-O"

G. Building Height 4G'-2" (top of New Dog house)

o 1

Q

,00-52

-■zsoiNjr iiwscraasia""*

2!
<r _i
D_ r

CO is

'IS N0S13N 'M

<u>i 1,1, "</u>

m

o

I

u.

1 s

kH:.

"5 // §//

is

• //

I 5§

Si

I
!
IP

i S3 ɪ ɪ"

«i i
g >
^ *k *
У 7
r r s

1

i

.MI "

II I

r>
LII
in

!