



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2018-2371  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 3/28/2018              **In control:** City Council  
**Final action:** 5/25/2018  
**Title:** Zoning Reclassification Map No. 9-1 at 3215-3217 N Troy St - App No. 19602T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-1  
**Attachments:** 1. O2018-2371.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed	Pass
5/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/28/2018	1	City Council	Referred	

### 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. 9-1 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

# FINAL FCR PUBLICATION

## 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 lo 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.

**FINAL FOR PUBLICATION**

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