



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

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**File #:** O2021-4593  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/14/2021 **In control:** City Council  
**Final action:** 11/17/2021  
**Title:** Zoning Reclassification Map No. 7-G at 1545 W Thomas St - App No. 20856T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-G  
**Attachments:** 1. O2021-4593 (V1).pdf, 2. O2021-4593.pdf

Date	Ver.	Action By	Action	Result
11/17/2021	1	City Council	Passed	Pass
11/16/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/14/2021	1	City Council	Referred	

FINAL FOR  
PUBLICATION

### 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 RS-3 Single-Unit (Detached House) District, as shown on Map 7-G in the area bounded by:

A line 128.50 feet East of and parallel to North Ashland Avenue; West Thomas Street; a line 152.50 feet East of and parallel to North Ashland Avenue; and the alley next South of and parallel to West-Thomas Street,

to those of RM-4.5 Residential Multi-Unit District

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

Common Address of Property: 1545 West Thomas Street, Chicago, IL 60622,

**FINAL FOR  
PUBLICATION**

**NARRATIVE AND PLANS FOR THE PROPOSED  
ZONING MAP AMENDMENT**

**at 1545 West Thomas Street**

The Application is for a Zoning Map Amendment from RS-3 Single-Unit (Detached House) District to RM-4.5 Residential Muld-Unit District. The Applicant intends to construct a three (3) dwelling unit building with three (3) off-street parking spaces under a carport. The footprint of the building shall approximately be 19.50 feet by 87.00 feet in size. The building height shall be 37 feet, 10 inches, as defined by City Code.

LOT AREA: 2,990.40 SQUARE FEET

**FLOOR AREA RATIO: 1.43**

BUILDING AREA: 4,269.30 SQUARE FEET

MINIMUM LOT AREA per DWELLING UNIT: 996.80 SQUARE FEET PER UNIT FOR EACH OF THE THREE (3) DWELLING UNITS

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED UNDER A CARPORT.

FRONT SETBACK: 8.10 FEET

REAR SETBACK: 29.30 FEET

SIDE SETBACK: 3 FEET (EAST) 2 FEET (WEST)

BUILDING HEIGHT: 37 FEET 10 INCHES