



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2022-630
Type: Ordinance
File created: 2/23/2022
Status: Passed
In control: City Council
Final action: 3/23/2022
Title: Zoning Reclassification Map No. 3-1 at 2516 W Thomas St - App No. 20957T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-1
Attachments: 1. O2022-630.pdf, 2. SO2022-630.pdf

Date	Ver.	Action By	Action	Result
3/23/2022	1	City Council	Passed as Substitute	Pass
3/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/23/2022	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, Chicago Zoning Ordinance, is amended by changing all the RS3 Residential Single-Unit (Detached House) District and symbols and indications as shown on Map No. 3-1 in the area bounded by:

The public alley next north of and parallel to West Thomas Street; A line 168 feet west of and parallel to North Campbell Avenue; West Thomas Street;
A line 192.7 feet west of and parallel to North Campbell Avenue;

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

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 2516 W. Thomas St.

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SUBSTITUTE NARRATIVE AND PLANS (TYPE 1 APPLICATION FOR ZONING MAP AMENDMENT)

Re: 2516 W. Thomas St.

The Applicant seeks a change in zoning from RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District. The applicant proposes to convert the existing 2 dwelling unit residential building into a 3 dwelling unit residential building, and to make related renovations.

Lot Area:	2,966.9 square feet
(24.7 feetx 120.12 feet)	
Maximum Floor Area Ratio:	1.15
(based on 3,374.5 square feet)	
Maximum Dwelling Units:	3 dwelling units
Minimum Lot Area Per Dwelling Unit:	988 square feet (3 dwelling units)
Off-Street Parking:	3 parking spaces
Front Setback (Thomas Street):	19.4 feet
Side Setback (west) (Original/Existing building):	1.1 feet 2.0 feet
(per survey)	
Side Setback (west) (New addition):	
Side Setback (east) (Original/Existing building):	3.2 feet 3.2 feet
Side Setback (east) (New addition):	
Rear Setback (public alley):	43 feet, 8 inches
Building Height:	34 feet
(zoning height)	

Plans for Publication

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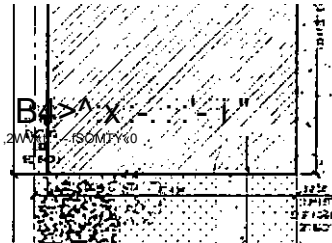
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3-18-2022



2516 W THOMAS STREET

SITE PLAN
SCALE: 1/4"=1 FOOT

OUTDOOR PATIO

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BEDROOM 8'-6"X10'-3"



3-18-2022

2516 W THOMAS STREET

SCALE: FOOT
FIRST FLOOR PLAN

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OUTDOOR DECK

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BEDROOM 8-6"X10-3"

FAMILY ROOM 9-7" X 13-6"

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GAME ROOM 8-6"X10-3"

BATH

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CATK SIOR«E

DINING

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KITCHEN 8'-9"X10'-r

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1-17-2022
SCALE: 1/8"=1 FOOT

2516 W THOMAS STREET
SECOND FLOOR PLAN



BEDROOM 8'-6" X 10'-3"

FAMILY ROOM 9'-7" X 13'-6"



1-17-2022
2516 W THOMAS STREET
SCALE: 1/8"=1 FOOT
THIRD FLOOR PLAN