



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2022-630, 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, 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: (24.7 feetx 120.12 feet)	2,966.9 square feet
Maximum Floor Area Ratio: (based on 3,374.5 square feet)	1.15
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: (zoning height)	34 feet

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LIVING 12 -0" X13 -10-

2516 W THOMAS STREET
SECOND FLOOR PLAN

BEDROOM 8'-6" X 1C-3" i

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

2516 W THOMAS STREET
THIRD FLOOR PLAN