



# City of Chicago



SO2018-5980

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	7/25/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-G at 1425 W Walton St - App No. 19728T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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 as shown on Map No. 3 - G in the area bounded by:**

**West Walton Street; a line 240 feet west of and parallel to North Noble Street; the public alley next south of and parallel to West Walton Street; a line 264 feet west of and parallel to North Noble Street.**

**To those of an RM4.5, Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 1425 West Walton Street, Chicago.**

**FINAL FOR PUBLICATION**

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR  
1425 WEST WALTON STREET, CHICAGO, IL.**

The subject property is improved with a residential building to be demolished. The Applicant needs a zoning change in order to comply with a minimum lot area and maximum floor area in order to build a new 3-story residential building with 3 dwelling units.

Project Description:	Zoning Change from an RS3 to an RM4.5
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.5
Lot Area:	3,084 square feet
Building Floor Area:	4,437 square feet
Density:	1,028 square feet per dwelling unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 11 feet, 9 and 5/8 inches East Side: 2 feet / West Side: 3 feet Rear: 38 feet, 8 and 3/8 inches Rear Yard Open space: 202 square feet
Building height:	37 feet 9 inches

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 ARCHITECT CORPORATION  
 LICENSE NUMBER RA-000445

DATE: 08/11/15  
 DRAWN BY: J. HANNA  
 CHECKED BY: J. HANNA  
 PROJECT NO: 15-001  
 SHEET NO: A-1

PROJECT NO: 15-001  
 SHEET NO: A-1



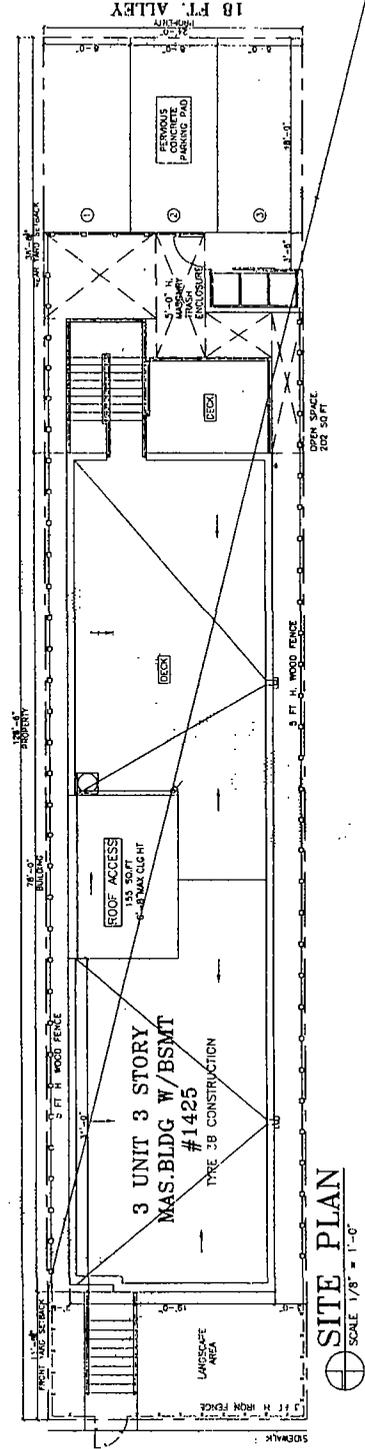
PROJECT NAME & ADDRESS  
 1425 W. WALTON  
 3 STORY/3 UNIT  
 BUILDING  
 CHICAGO, ILLINOIS

SHEET TITLE

TITLE NAME

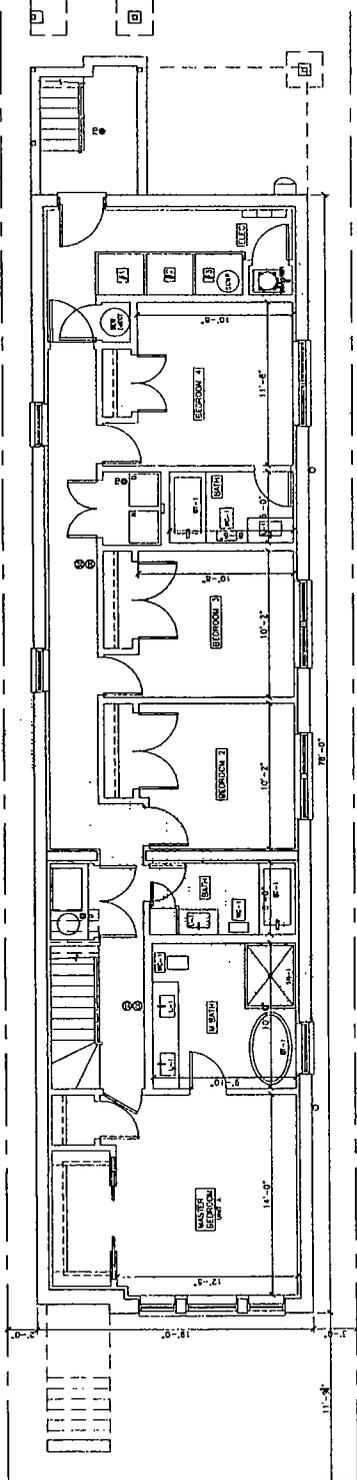
SHEET NUMBER A-1

W. WALTON ST.

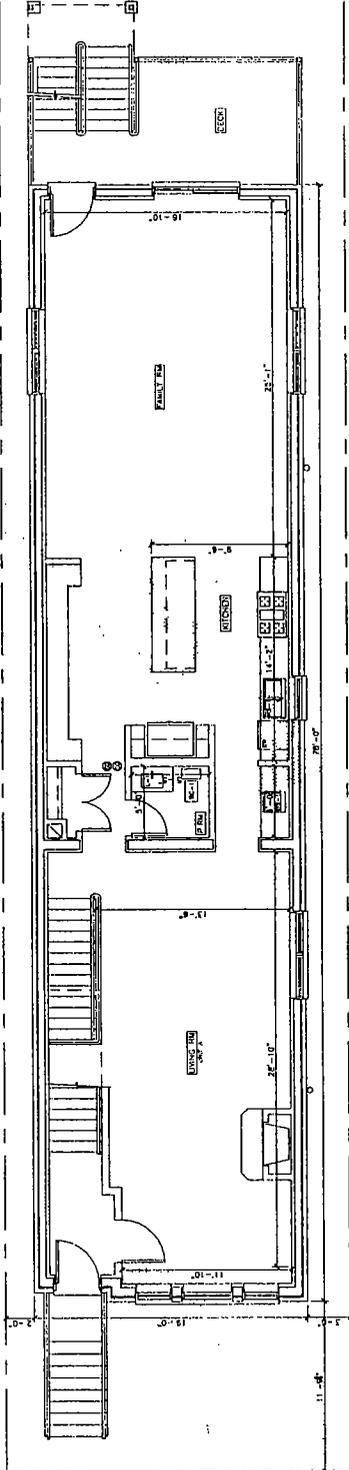


**SITE PLAN**  
 SCALE 1/8" = 1'-0"

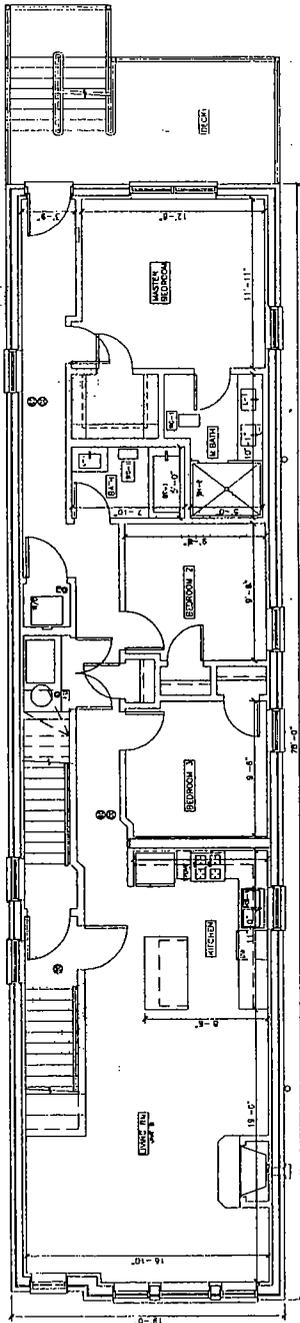
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⊕ BASEMENT FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



⊕ FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



⊕ SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

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REGISTERED PROFESSIONAL ARCHITECT  
 STATE OF ILLINOIS  
 LICENSE NUMBER: 041-001037

DESIGN FOR REVIEW  
 SAVED FOR REVIEW  
 SUBJECT FOR PLOT  
 REVISIONS FOR IFC

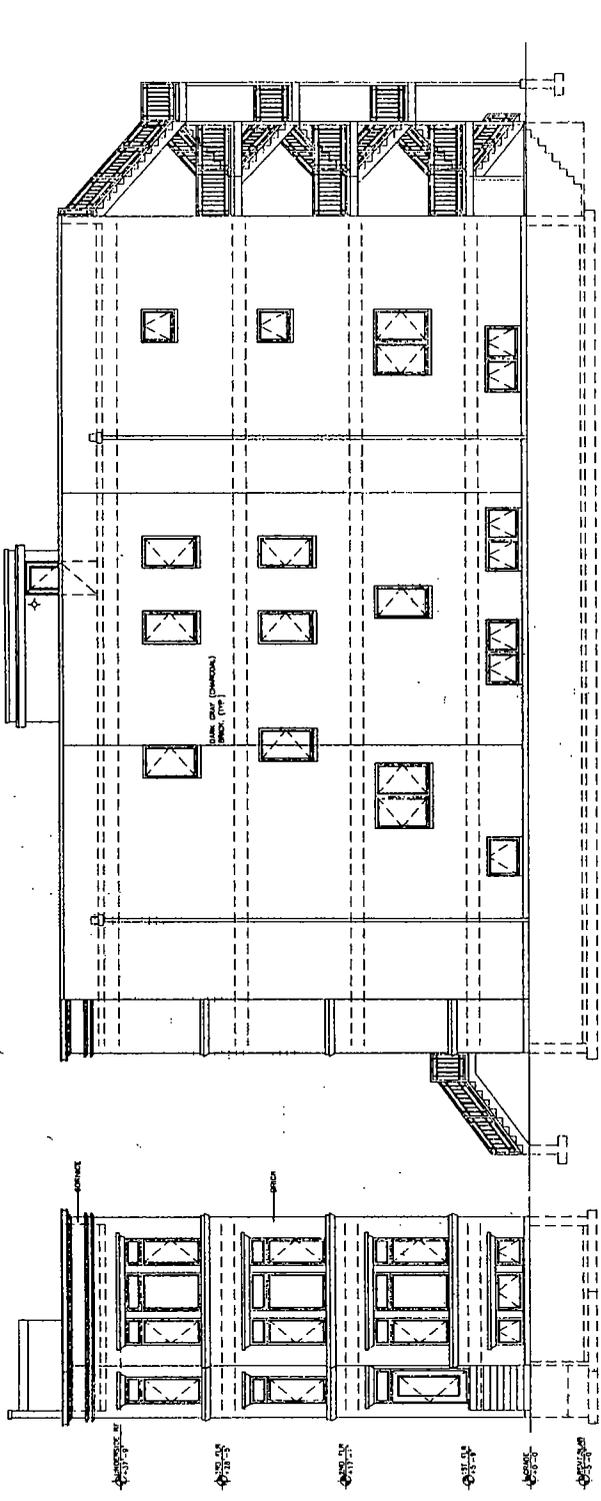


PROJECT NAME & ADDRESS  
 1426 W WALTON  
 3 STORY/3 UNIT  
 BUILDING  
 CHICAGO, ILLINOIS

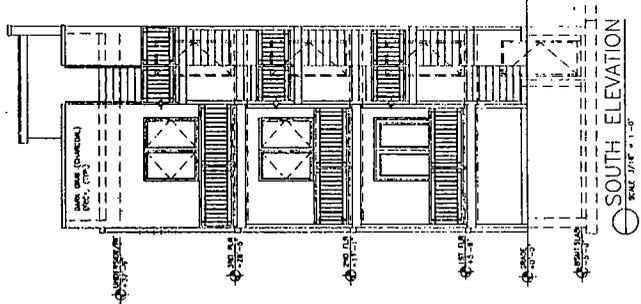
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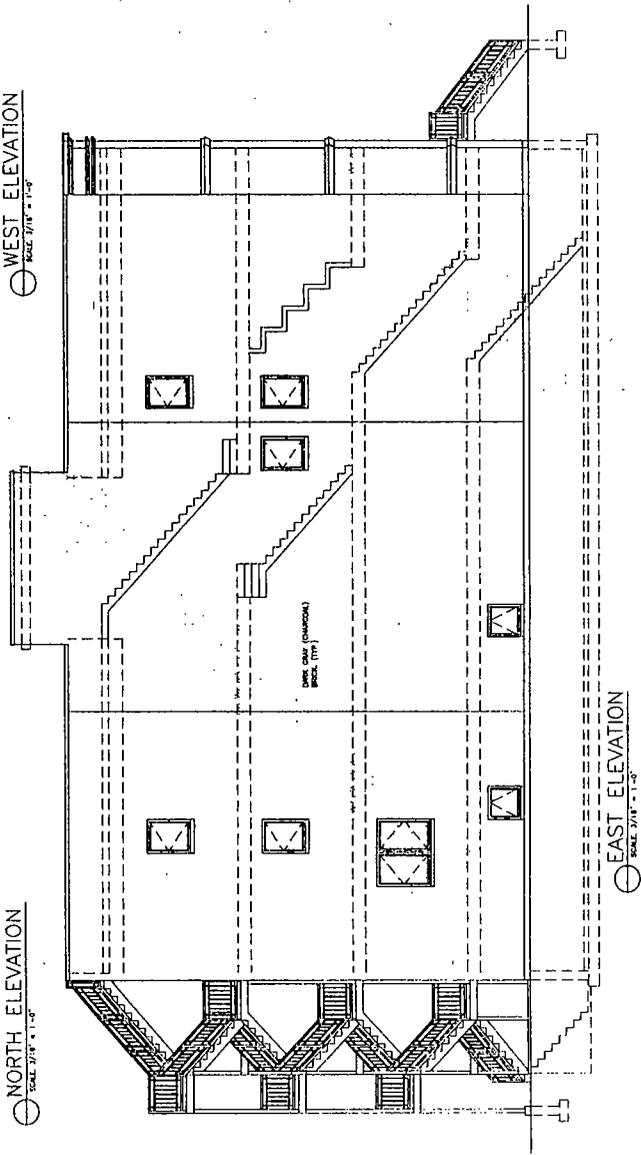
SHEET NUMBER  
 A-4



**WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"

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