



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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## Legislation Text

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File #: SO2018-5980, Version: 1

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### 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 I 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

**FINAL FOR PUBLICATION**

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