



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2017-7044
Type: Ordinance **Status:** Passed
File created: 10/11/2017 **In control:** City Council
Final action: 2/28/2018
Title: Zoning Reclassification Map No. 3-G at 1328-1372 W Walton St - App No. 19391T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2017-7044.pdf, 2. SO2017-7044.pdf

Date	Ver.	Action By	Action	Result
2/28/2018	1	City Council	Passed as Substitute	Pass
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/20/2017	1	Committee on Zoning, Landmarks and Building Standards		
10/11/2017	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, the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-G in the area bounded by

the alley next north of and parallel to West Walton Street; the alley next southwest of and parallel to North Milwaukee Avenue; West Walton Street; and North Noble Street,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 1328-1372 West Walton Street

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE AND PLANS

1328-1372 West Walton Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

49,620 square feet (total lot area)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of eight (8) new three-and-half-story residential buildings, at the subject site. Each new building will contain a total of six (6) dwelling units - for a total of forty-eight (48) dwelling units, at the site, in its entirety. Each new proposed building will have its frontage on Walton Street, with on-site parking, for six (6) vehicles, located at the rear of each building -for a total of forty-nine (48) off-street parking spaces, on the site. Each new building will be masonry in construction and measure 47 feet-6 inches or less in height.

For The Site - In Its Entirety:

- a) The Project's Floor Area Ratio: 84,217 square feet (1.7 FAR)
- b) The Project's Density - Lot Area Per Dwelling Unit:
 - 48 dwelling units (1,034 square feet per dwelling unit)
- c) The amount of off-street parking: 48 parking spaces
- d) Setbacks:
 - a. Front Setback: 3 feet-1 inches

- b. Rear Setback: 0 feet-0 inches

**The Applicant will be seeking a Variation to reduce the rear setback.*

- c. Side Setbacks: West: 0 feet-0 inches East: 0 feet-0 inches

**The Applicant will seek a Variation to reduce the side setbacks, should such be required.*

- (e) Building Height: 47 feet-6 inches

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