



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: O2016-1621, 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 RS-3 Residential Single-Unit (Detached Housing) District, as shown on Map 3-G in the area bounded by:

**West Walton Street, a line 144 feet West of North Noble Street, the alley North and parallel to West Walton Street and a line 168 feet West of North Noble Street.**

To those of RM-4.5 Residential Multi-Unit District

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1415 West Walton Street, Chicago, IL

#### NARRATIVE DESCRIPTION AND PLANS FOR THE PROPOSED REZONING AT 1415 WEST WALTON STREET

The Application to change zoning for 1415 West Walton from RS-3 to RM-4.5. The Applicant intends to construct a three (3) dwelling unit building with basement at 1415 West Walton Street. The footprint of the

building shall be approximately 19 feet by 76 feet 1 inch in size and the building shall be 44 feet 11 inches high (a 3 1/4 story building with basement) as defined by City Zoning Code.

LOT AREA: 3,084 SQUARE FEET

FLOOR AREA RATIO: 1.7

BUILDING AREA: 5,242 SQUARE FEET

DENSITY. LOT AREA per DWELLING UNIT: 1,747 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A THREE CAR CONCRETE PARKING PAD LOCATED IN THE REAR OF THE PROPERTY ASSESSABLE BY THE PUBLIC ALLEY

FRONT SETBACK: 13 FEET 10 1/4 INCHES

REAR SETBACK: 38 FEET 6 1/2 INCHES

SIDE SETBACK: 3 FEET (EAST) AND 2 FEET (WEST)

REAR YARD OPEN SPACE: 251 SQUARE FEET

BUILDING HEIGHT: 44 FEET 11 INCHES

W. WALTON STSr"

MX\*\*"

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# **SOUTH ELEV**

jjCALE: 3/16" = 1'-0"