



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2016-5579, 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, 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 221.00 feet East of North Ashland Avenue, the alley South and parallel to West Walton Street and a line 246.07 feet East of North Ashland Avenue.

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: 1537 West Walton Street, Chicago, IL

SUBSTITUTE NARRATIVE DESCRIPTION AND PLANS
FOR THE PROPOSED REZONING AT 1537 WEST WALTON
STREET

The Application is to change zoning for 1537 West Walton from RS-3 to RM-4.5 Residential Multi-Unit District. The Applicant intends to construct a three (3) dwelling unit building with garage parking at 1537 West Walton Street. The footprint of the building shall be approximately 20 feet by 74 feet 6 inches in size. The building shall be 37 feet 10 inches as defined by City Zoning Code.

LOT AREA: 3,200 SQUARE FEET

FLOOR AREA RATIO: 1.30

BUILDING AREA: 4,157 SQUARE FEET

DENSITY. LOT AREA per DWELLING UNIT: 1,066 SQUARE FEET

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

FRONT SETBACK: 15 FEET

REAR SETBACK: 21 FEET 6 INCHES *

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

REAR YARD OPEN SPACE: 150 SQUARE FEET*

BUILDING HEIGHT: 37 FEET 10 INCHES

**Will seek a variation or administrative adjustment.*

W. WALTON ST