



# Office of the City Clerk

City Hall  
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## Legislation Text

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File #: SO2016-6329, Version: 1

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### SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City 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 area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST WALTON STREET; A LINE 216 FEET WEST OF AND PARALLEL TO NORTH GREENVIEW AVENUE; WEST WALTON STREET; AND, A LINE 240.03 WEST OF AND PARALLEL TO NORTH GREENVIEW AVENUE

To those of a RM 4.5 Residential Multi-Unit District, and a corresponding use district is hereby established in the area above described.

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

1522 West Walton <v-

**ZONING AND DEVELOPMENT NARRATIVE IN SUPPORT OF AN APPLICATION FOR A TYPE I  
MAP AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE PROPERTY  
COMMONLY KNOWN AS 1522 WEST WALTON STREET**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from RS 3 District to that of a RM 4.5 District for the property commonly known as 1522 West Walton Street. The lot has a total lot area of 3,075 square feet. The property is currently the site of single family residence. Applicant seeks to improve the site with a three residential dwelling unit building.

The following is a list of the proposed dimensions of the development:

**Density:**

**Lot Area Per Unit: Off Street Parking: Height: Floor Area: Floor Area Ratio: Front Setback: Rear Setback: West Side Setback: East Side Setback:**

3 residential dwelling units

1,024

3 spaces

37 feet 11 inches 4,560 square feet 1.5

11 feet 3 inches

38 feet 5 inches

2 feet

3 feet

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