



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2017-7044, Version: 1

ORDINANCE

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

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

**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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