



Office of the City Clerk

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Legislation Text

File #: SO2018-6006, 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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 3-G in the area bounded by:

The public alley next north of and parallel to West Walton Street; a line 48 feet west of and parallel to North Greenview Avenue; West Walton Street; a line 72 feet west of and parallel to North Greenview Avenue.

To those of an RM4.5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 1504 West Walton Street, Chicago

FINAL FOR PUBLICATION

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1504 WEST WALTON STREET, CHICAGO IL

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three story residential building with three dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5, Residential Multi-Unit District
Use:	Residential building with three dwelling units
Floor Area Ratio:	1.5
Lot Area:	3,072 Square Feet
Building Floor Area:	4,560 Square Feet
Density:	1,024 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 9 Feet 4 Inches East Side: 3 Feet / West Side: 2 Feet Rear: 40 Feet 4 Inches Rear Yard
	Open space: 216 Square Feet
Building height:	37 Feet 11 Inches

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W. WALTON ST