



City of Chicago



O2016-1621

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1415 W Walton St - App No. 18696T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18696 T1
INTRO DATE
03/16/16

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 ½ 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 10⅞ INCHES

REAR SETBACK: 38 FEET 6⅞ INCHES

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

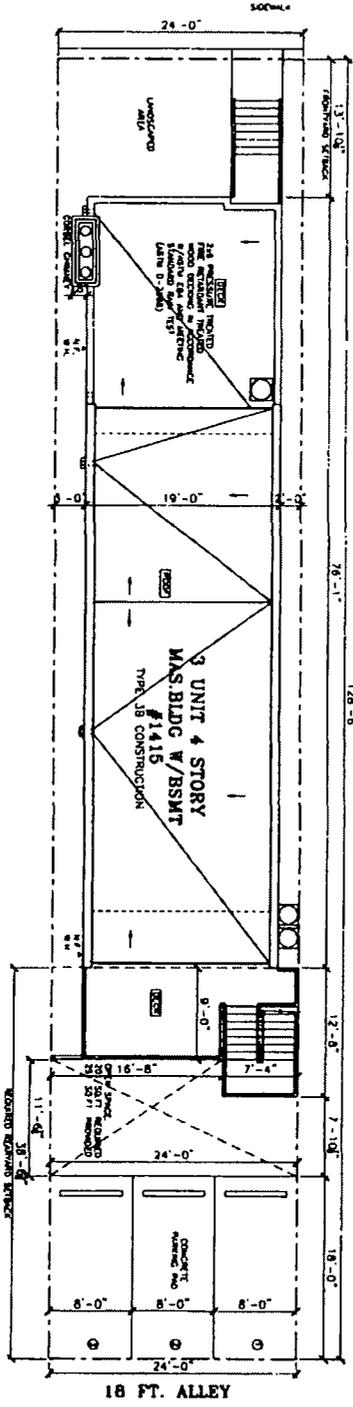
REAR YARD OPEN SPACE: 251 SQUARE FEET

BUILDING HEIGHT: 44 FEET 11 INCHES

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W. WALTON ST

SITE PLAN
SCALE 3/16" = 1'-0"



Architect: [Name]
1111 N. [Address]
Chicago, Ill. [Zip]

ZONING DATA:

LOT AREA	- 128.50' x 24.00' = 3,084 SQ. FT.
MAX. BUILDING	- 5,242 SQ. FT.
BUILDING SQUARE FOOTAGE:	
1ST FLOOR	- 1,443.00 SQ. FT.
2ND FLOOR	- 1,453.00 SQ. FT.
3RD FLOOR	- 1,453.00 SQ. FT.
4TH FLOOR	- 893.00 SQ. FT.
TOTAL	- 5,242.00 SQ. FT.

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PROJECT: 1415 W. WALTON ST
3 UNIT 4 STORY
APART. BLDG. W/BSMT
CHICAGO, ILLINOIS

SITE PLAN

DATE: [Date]

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



Architect's name and contact information.

Additional project details and notes.

Notes regarding the site plan and construction requirements.

Notes regarding zoning and local regulations.

Notes regarding the building's structural and material specifications.

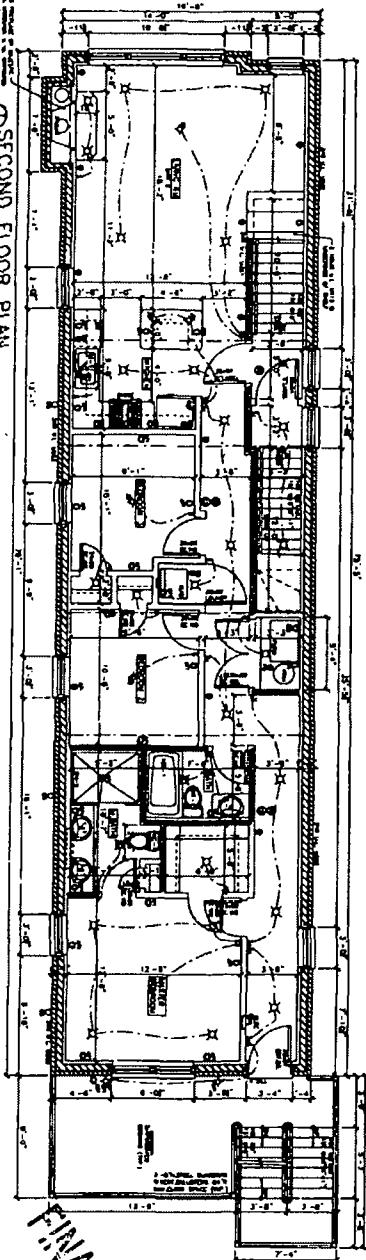
Notes regarding the project's location and surrounding context.

PHANNA

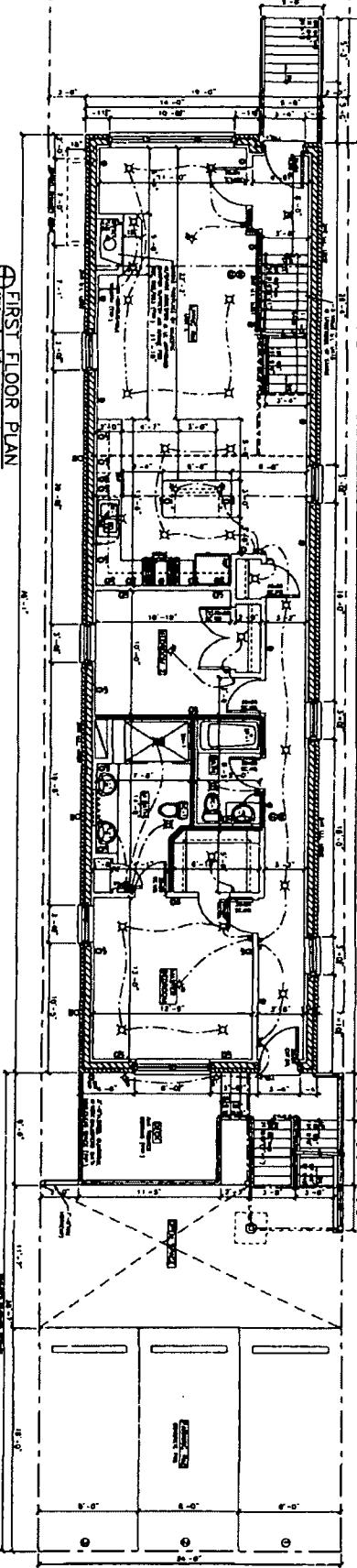
1818 W. WALTON STREET
CHICAGO, ILLINOIS 60614
TEL: (312) 739-1818

INTERNATIONAL ARCHITECTURAL FIRM

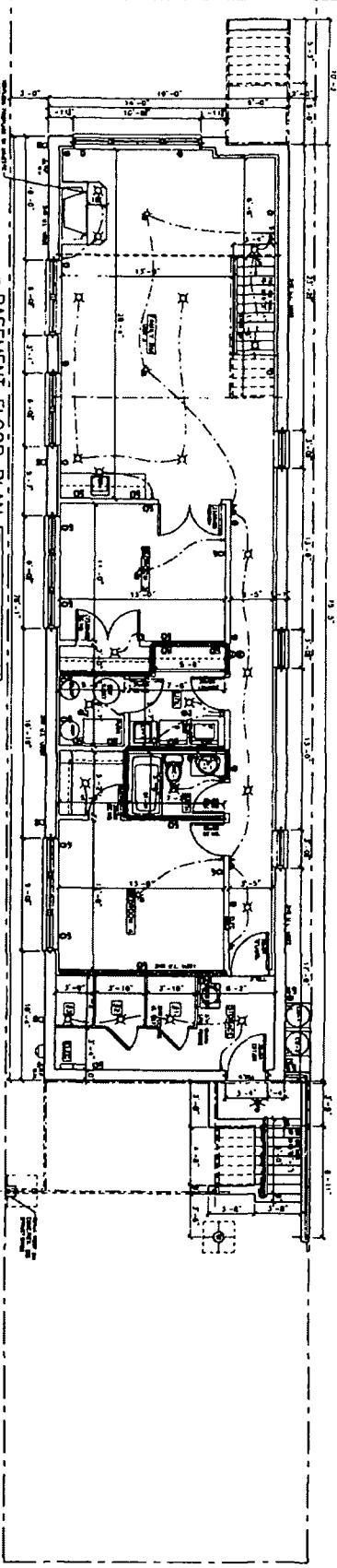
⊕ SECOND FLOOR PLAN



⊕ FIRST FLOOR PLAN



⊕ BASEMENT FLOOR PLAN



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PROJECT NUMBER A-2

DATE

PROJECT TITLE
BASEMENT THRU
SECOND FLOOR
PLAN

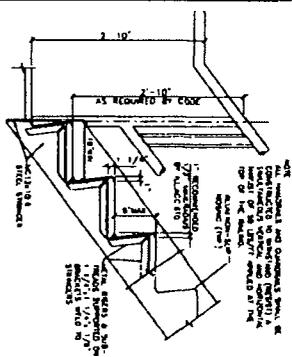
PROJECT NAME & ADDRESS
1415 N. WALTON ST
3 UNIT 4 STORY
APART. BLDG. W/BSMT
CHICAGO, ILLINOIS



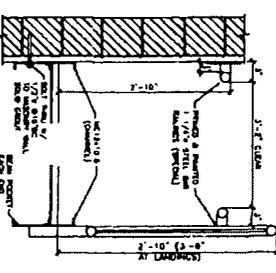
DESIGNED BY
CHECKED BY
DATE

CONTRACT NO.
SHEET NO.

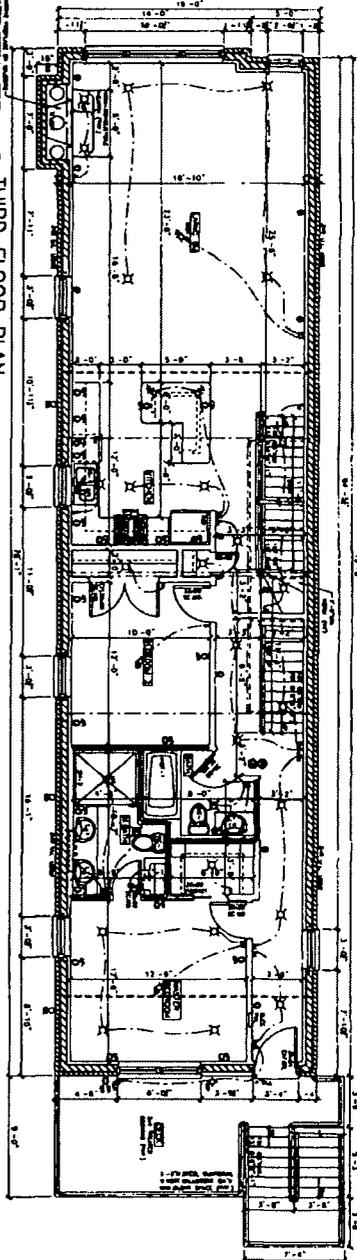
J. HANNA & SONS
INCORPORATED
100 W. ALABASTER
CHICAGO, ILLINOIS
FAX (312) 758-1800
PROFESSIONAL ENGINEER
REGISTERED IN THE STATE OF ILLINOIS
LICENSE NUMBER 141-000-000



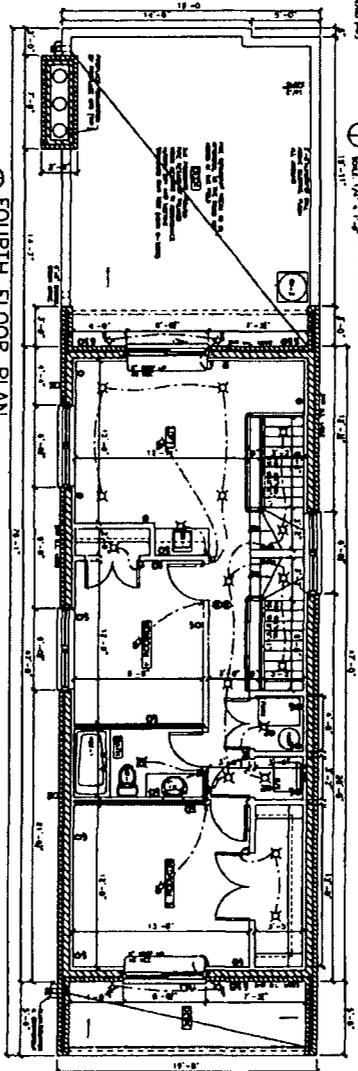
10 STAIR DETAIL
SCALE 1/4" = 1'-0"



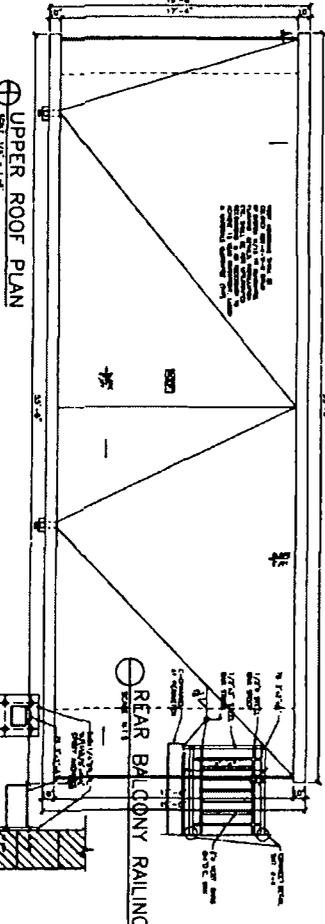
11 SECTION THRU TREAD
SCALE 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



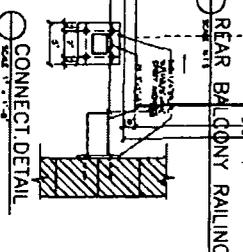
FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"



UPPER ROOF PLAN
SCALE 1/8" = 1'-0"



2HR CEILING
SCALE 1/4" = 1'-0"



REAR BALCONY RAILING
SCALE 1/4" = 1'-0"

ELECTRICAL SYMBOLS

1. 1/2" RIGID INSULATION
2. 1/2" GYPSUM BOARD
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WALL & PARTITION SCHEDULE

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QUANNA
101 W. WASHINGTON
CHICAGO, ILLINOIS
ARCHITECTURAL, INTERIOR AND
MECHANICAL CONSULTING
LICENSE NUMBER 184, 024-00

PROJECT NAME & ADDRESS
1415 W. WALTON ST
3 UNIT 3 STORY
APART. BLDG. W/STAIR
CHICAGO, ILLINOIS

PROJECT TITLE
THIRD, FOURTH
& ROOF PLAN

DATE
A-3



PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

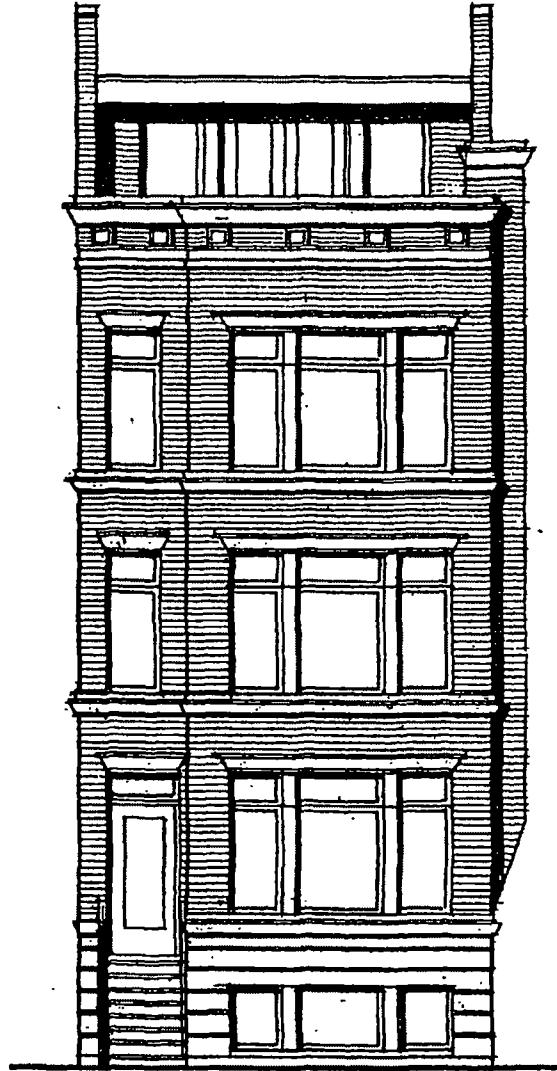
180 W. WASHINGTON AVE.
CHICAGO, ILLINOIS 60602

Phone: 312-750-1800

Fax: 312-750-1801

email: hannaarchitects@sbcglobal.net

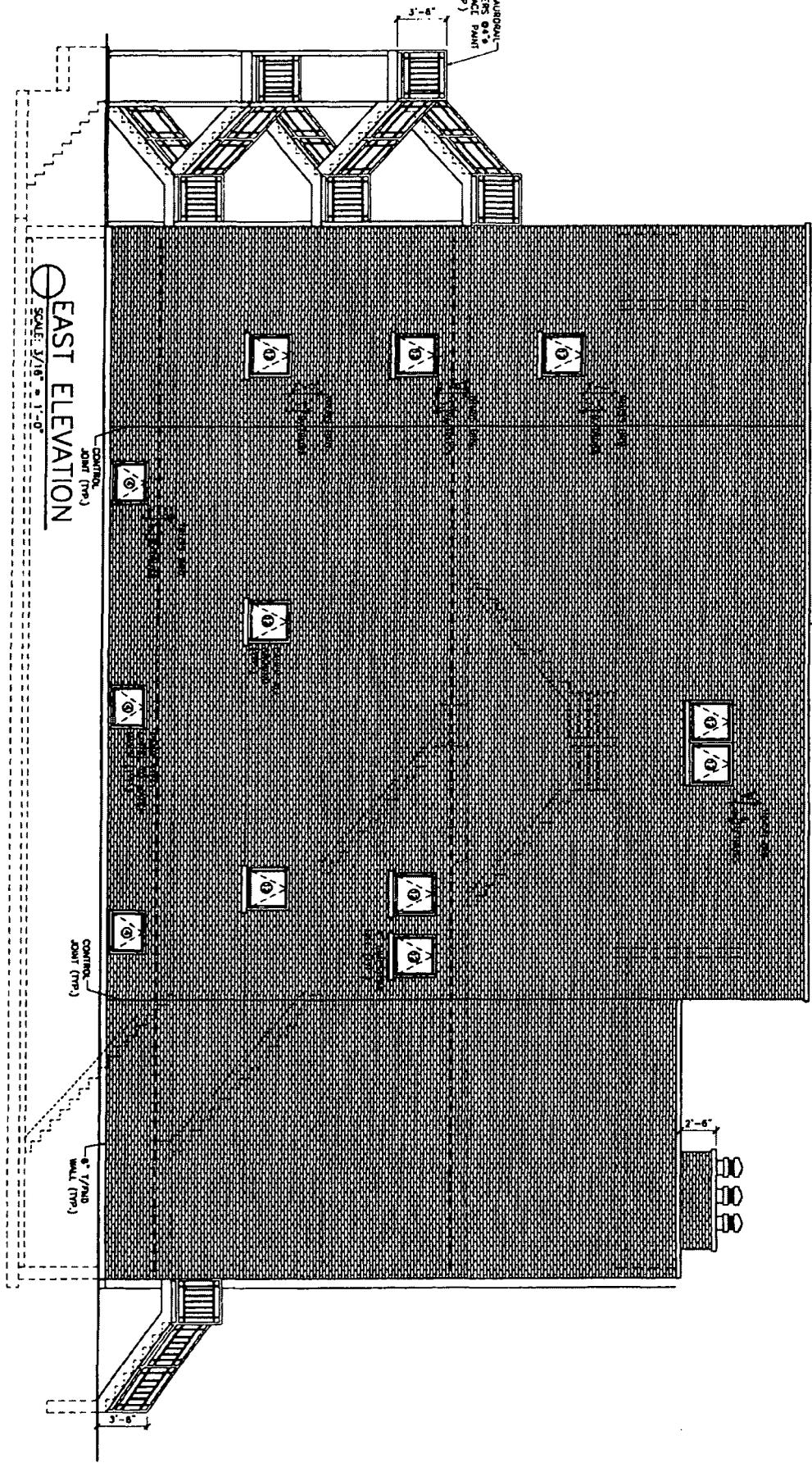
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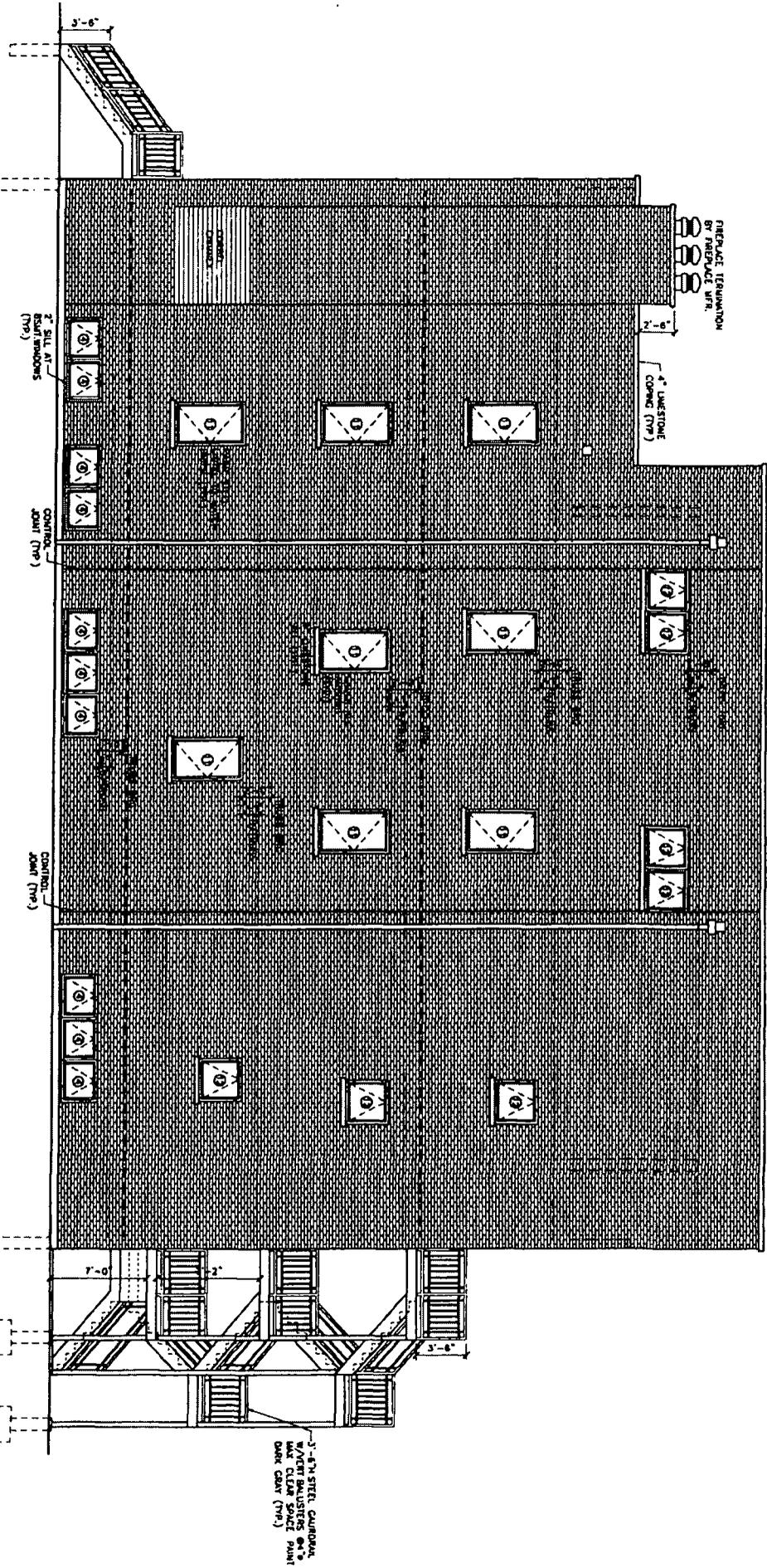
○ FRONT ELEVATION
 $\frac{1}{8}'' = 1'-0''$

3'-6" STEEL CHAIRROUN-
W/VERTICALS @ 6" S
MAX CLEAR SPAC. PAINT
DARK GRAY (TYP)



○ EAST ELEVATION
SCALE: 3/16" = 1'-0"

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WEST ELEVATION

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

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CHIMNEY TERMINATION
BY BRICKAGE WITH
CORNER

4" LIMESTONE
CORNING (TYP)

2" SILL AT
SILL WINDOWS
(TYP)

CONCRETE
UNIT (TYP)

CONCRETE
UNIT (TYP)

3'-11 1/2" STEEL COLUMNS,
W/CONCRETE
W/ CLEAR SPACE
DARK GRAY (TYP)

3'-6"

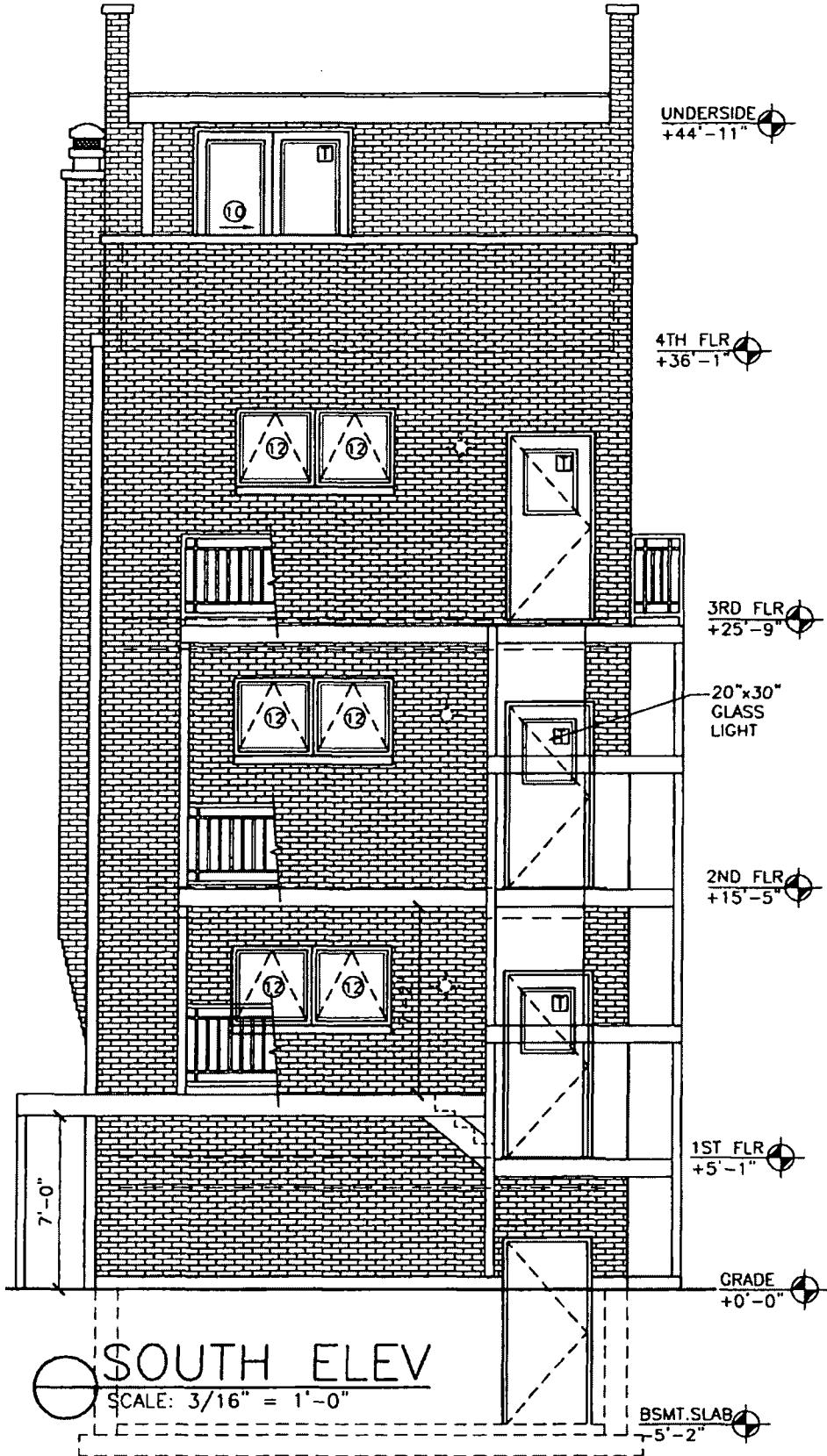
9"

7'-0"

2'-0"

3'-6"

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SOUTH ELEV
SCALE: 3/16" = 1'-0"