



# City of Chicago



O2016-1621

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/16/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-G at 1415 W Walton St - App No. 18696T1
<b>Committee(s) Assignment:</b>	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.

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**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

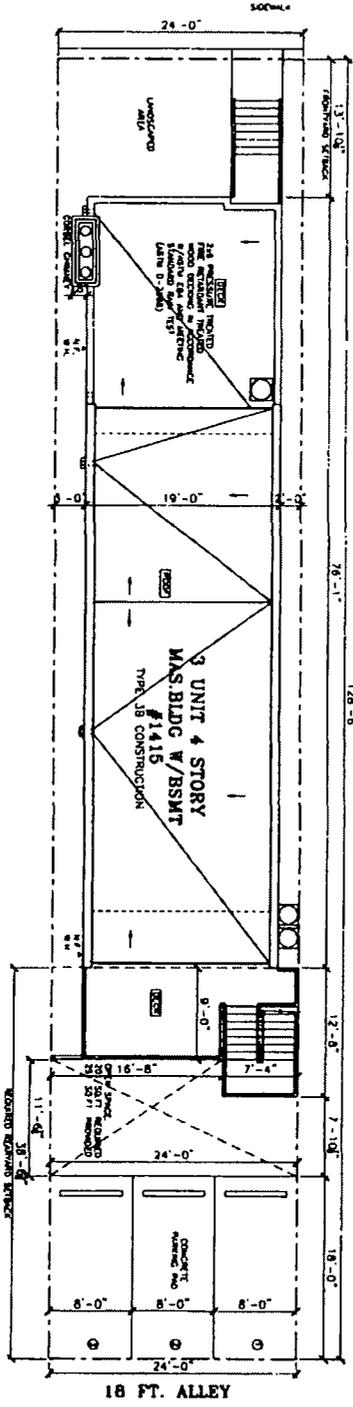
**BUILDING HEIGHT:** 44 FEET 11 INCHES

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W. WALTON ST

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



Architect: [Name]  
1111 N. W. WALTON ST  
CHICAGO, ILL. 60610

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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**PHANNA**

181 W. WALTON STREET  
CHICAGO, ILLINOIS 60610  
TEL: (312) 739-1800

INTERNATIONAL LICENSE FROM  
ARCHITECTS' CENTRAL BOARD  
OF RECORDS, CHICAGO, ILL. 60610

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

SITE PLAN

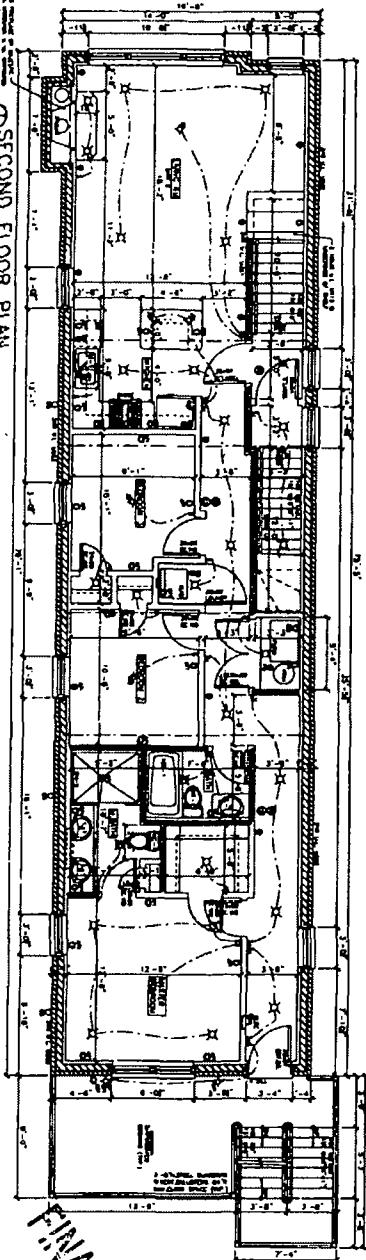
DATE: 11/15/74

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

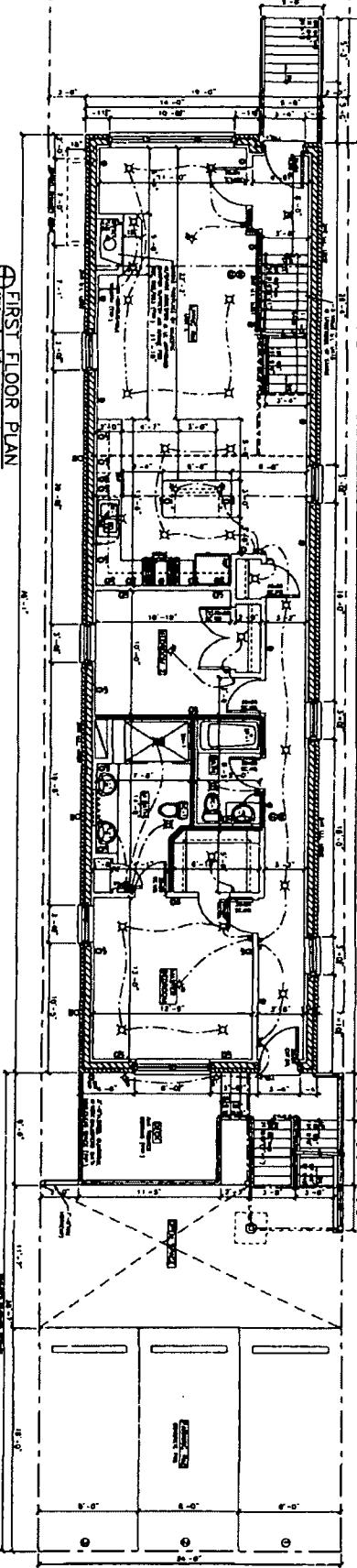
1415 S. WALTON ST  
3 UNIT 4 STORY  
APT. BLDG. W/BSMT  
CHICAGO, ILLINOIS

1111 N. W. WALTON ST  
CHICAGO, ILL. 60610

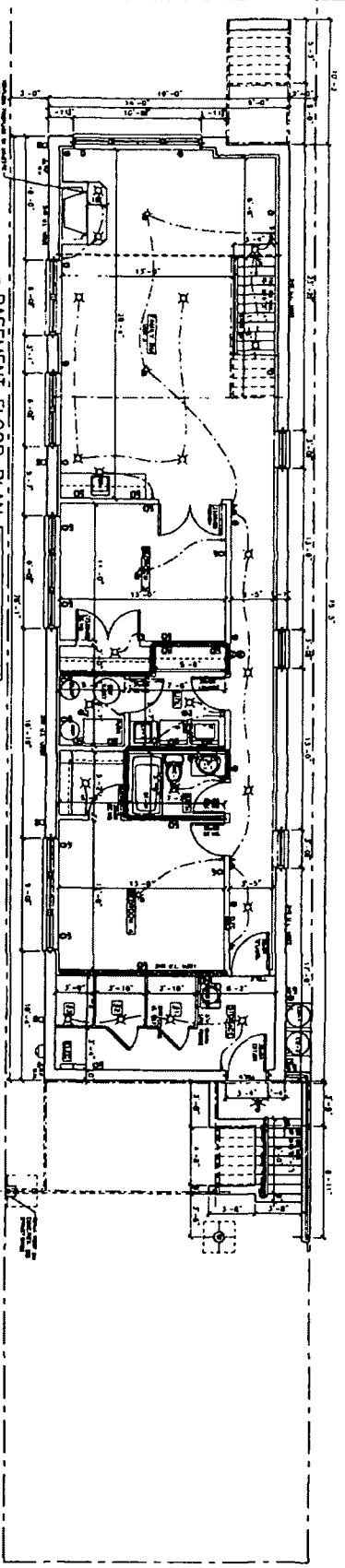
⊕ SECOND FLOOR PLAN



⊕ 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**  
 117 S. WASHINGTON  
 CHICAGO, ILLINOIS  
 PHONE (312) 733-1100  
 PROFESSIONAL ENGINEERS  
 LICENSE NO. 121-012-010







PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-001485

180 W. WASHINGTON AVE.

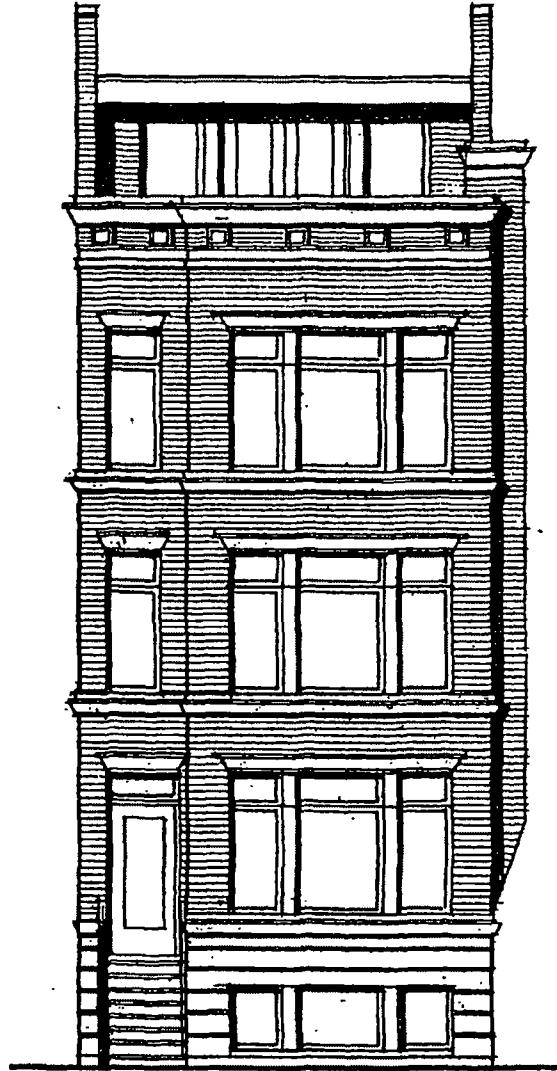
CHICAGO, ILLINOIS 60602

Phone: 312-750-1800

Fax: 312-750-1801

email: hannaarchitects@sbcglobal.net

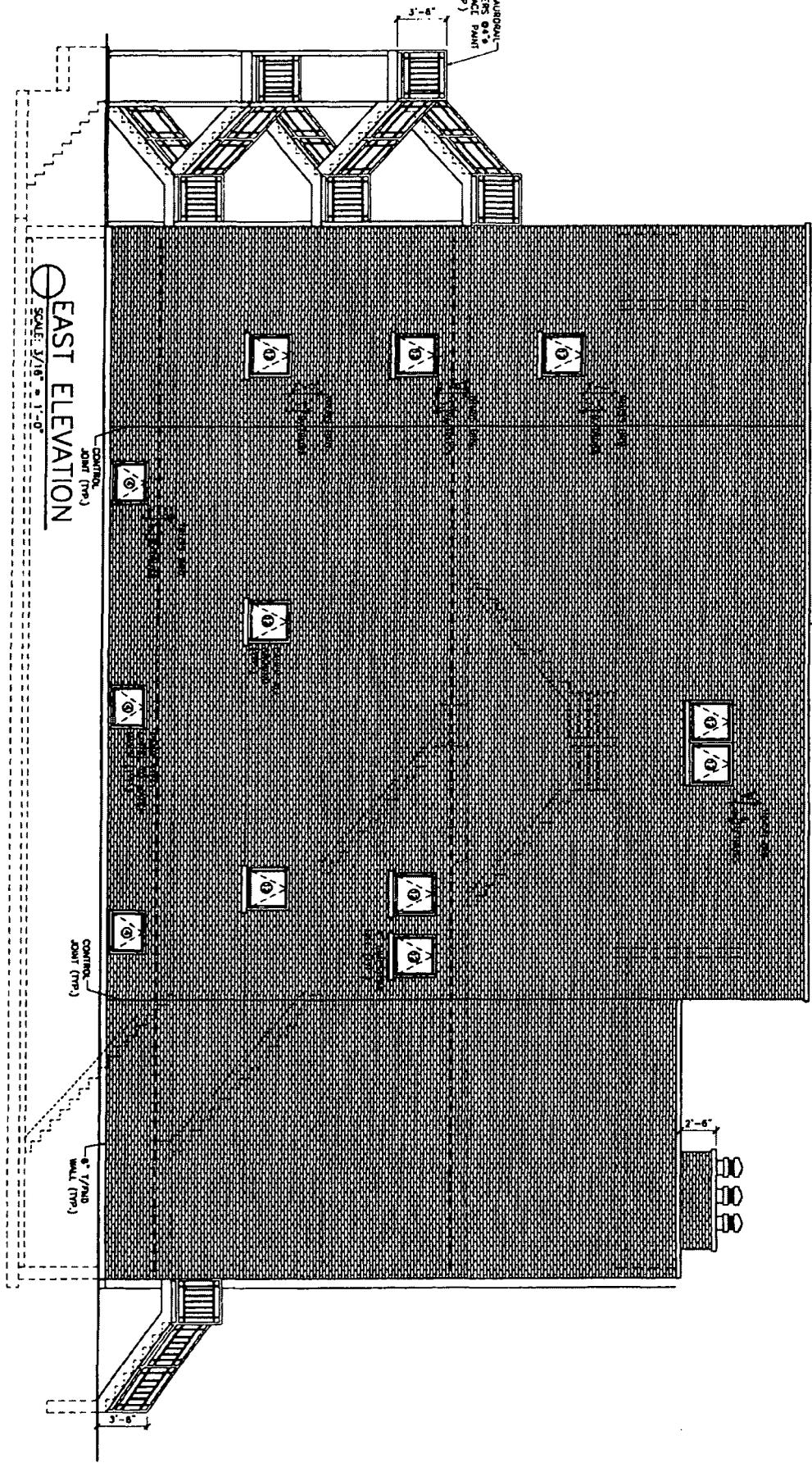
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○ FRONT ELEVATION  
 $\frac{1}{8}'' = 1'-0''$

3'-6" STEEL CHAIRROUN-  
W/VERTICALS 04'S  
MAX CLEAR SPAC 04'  
DASH CHAIR (TYP)



○ EAST ELEVATION  
SCALE: 3/16" = 1'-0"

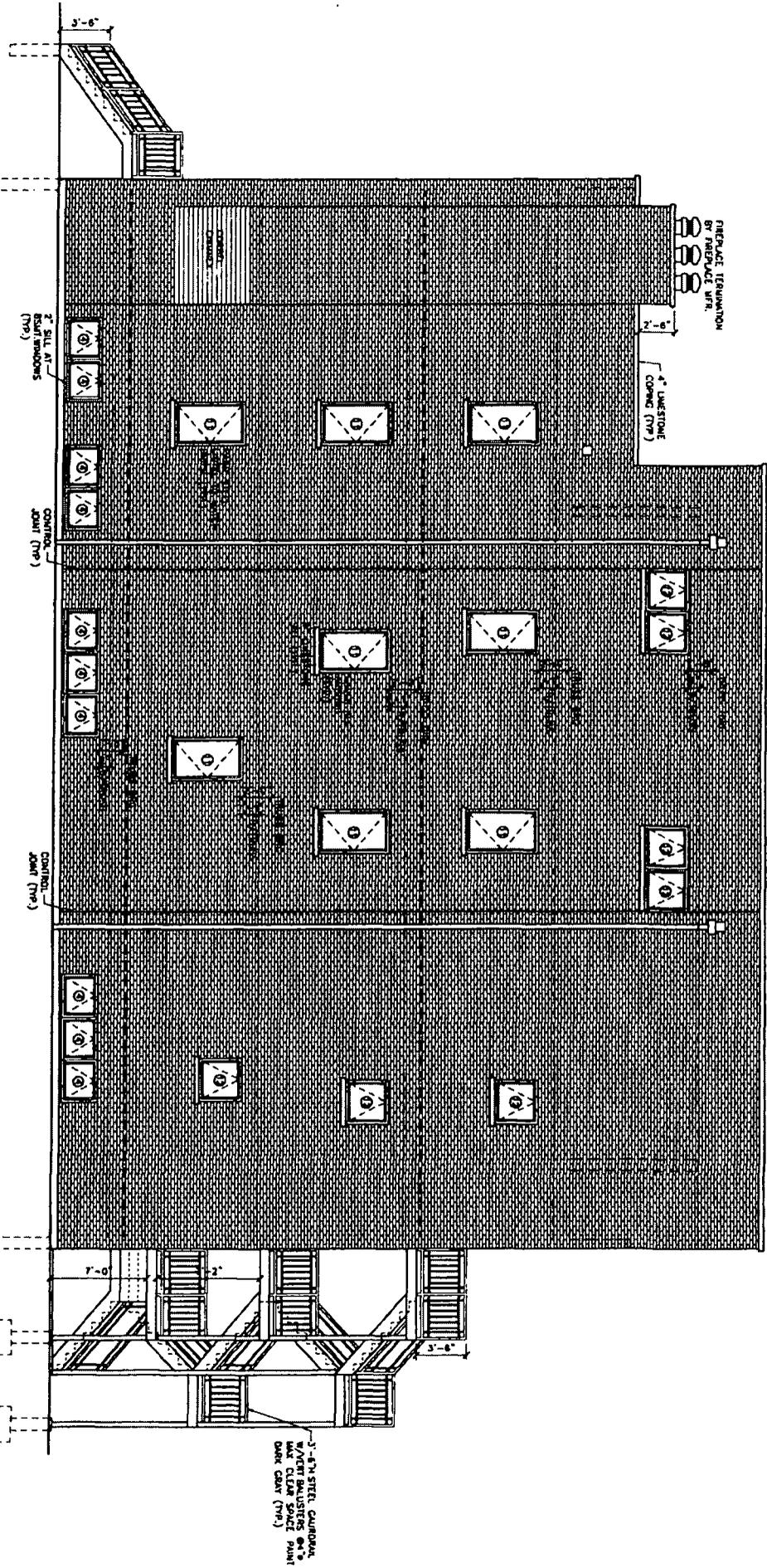
4" Limestone  
Coping (TYP)

COUNTING  
ROOM (TYP)

3" 7/8"  
WALL (TYP)

2'-6"  
3'-6"

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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)

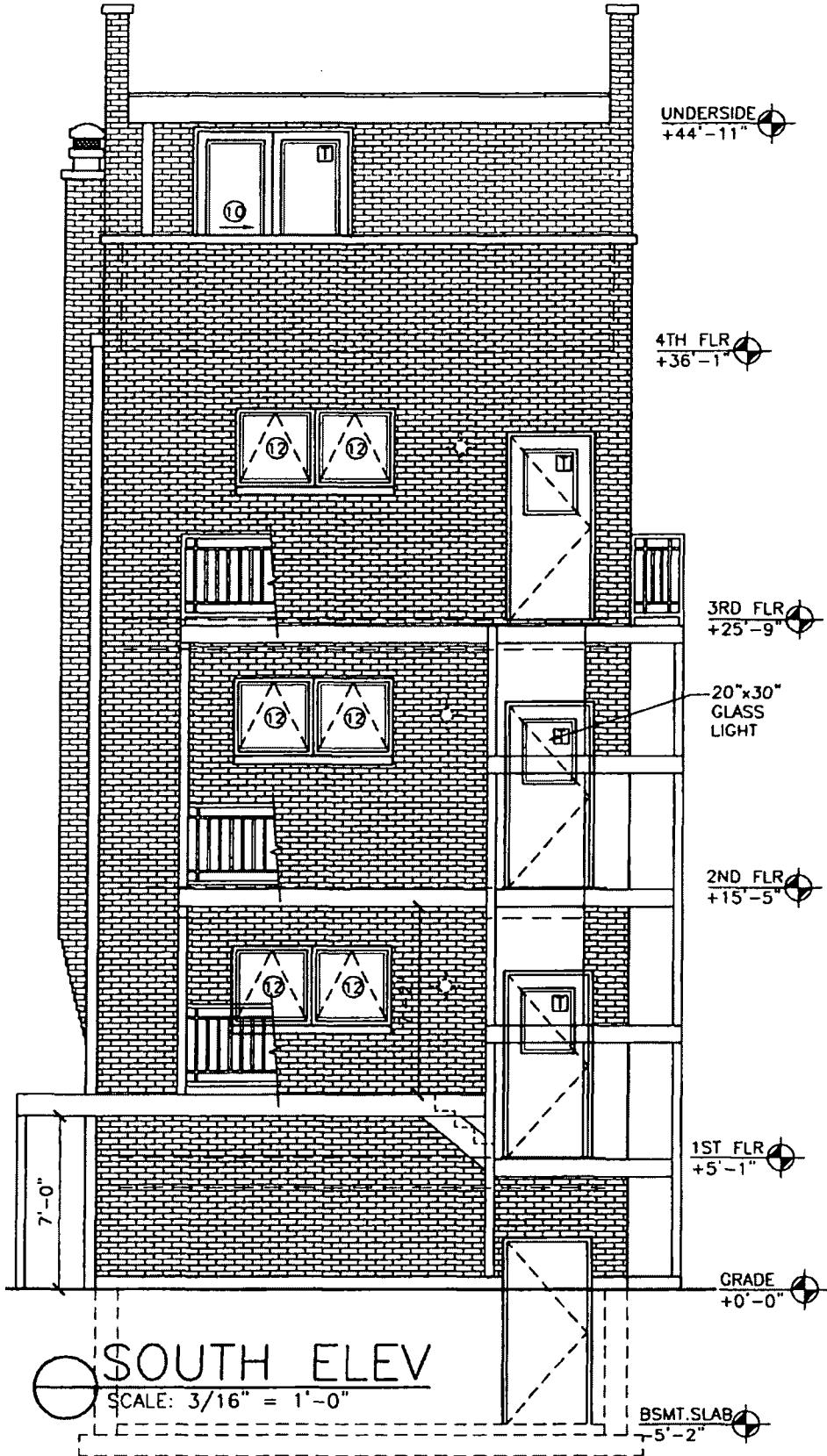
2" SILL AT  
SILL WINDOWS  
(TYP)

CONCRETE  
UNIT (TYP)

CONCRETE  
UNIT (TYP)

3'-11 1/2" STEEL CANOPES  
WITH BRASSISTERS @ 2'  
MAX CLEAR SPACE PAINT  
DARK GRAY (TYP)

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