



City of Chicago



SO2016-5579

Office of the City Clerk
Document Tracking Sheet

Meeting Date:	7/20/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1537 W Walton St - App No. 18904T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

#1890471
INTRO DATE
07-20-2016

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 221.00 feet East of North Ashland Avenue, the alley South and parallel to West Walton Street and a line 246.07 feet East of North Ashland Avenue.

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: 1537 West Walton Street, Chicago, IL

1890471

SUBSTITUTE
NARRATIVE DESCRIPTION AND PLANS
FOR THE PROPOSED REZONING AT
1537 WEST WALTON STREET

The Application is to change zoning for 1537 West Walton from RS-3 to RM-4.5 Residential Multi-Unit District. The Applicant intends to construct a three (3) dwelling unit building with garage parking at 1537 West Walton Street. The footprint of the building shall be approximately 20 feet by 74 feet 6 inches in size. The building shall be 37 feet 10 inches as defined by City Zoning Code.

LOT AREA: 3,200 SQUARE FEET

FLOOR AREA RATIO: 1.30

BUILDING AREA: 4,157 SQUARE FEET

DENSITY, LOT AREA per DWELLING UNIT: 1,066 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A THREE CAR GARAGE LOCATED IN THE REAR OF THE PROPERTY ASSESSABLE BY THE PUBLIC ALLEY

FRONT SETBACK: 15 FEET

REAR SETBACK: 21 FEET 6 INCHES *

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

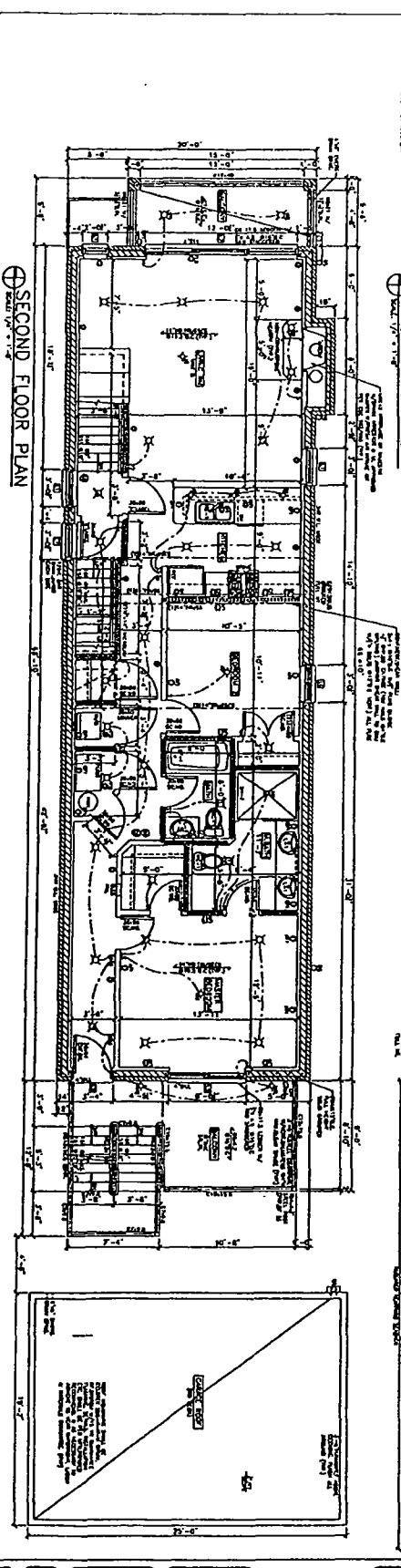
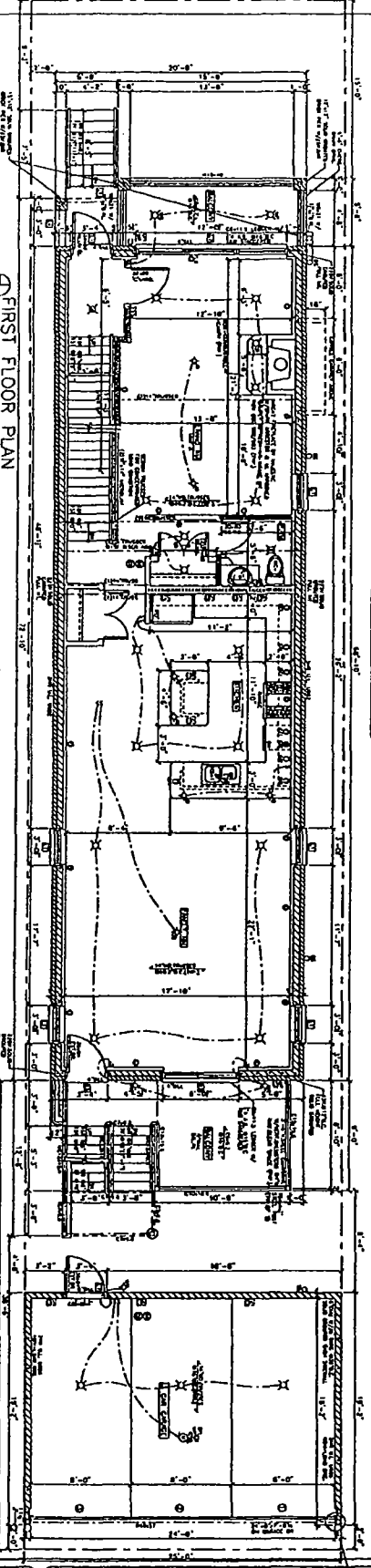
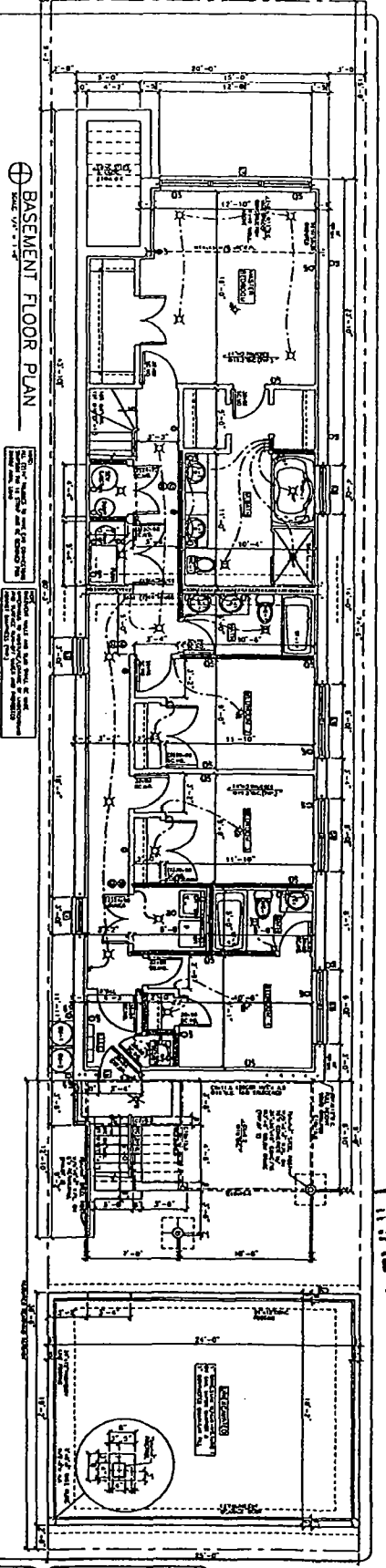
REAR YARD OPEN SPACE: 150 SQUARE FEET*

BUILDING HEIGHT: 37 FEET 10 INCHES

**Will seek a variation or administrative adjustment.*

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

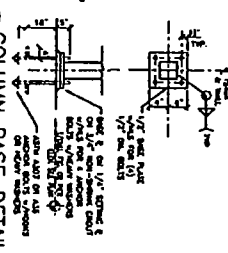
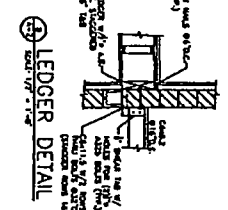
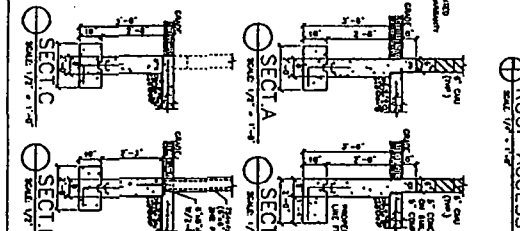
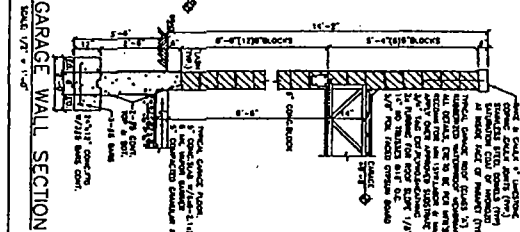
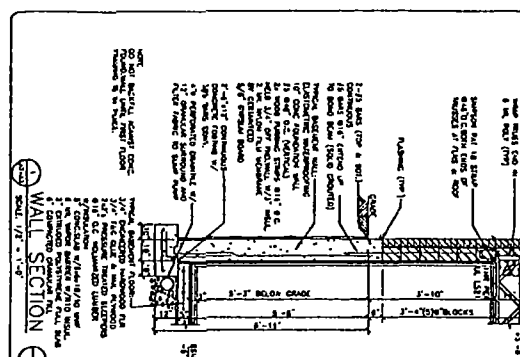
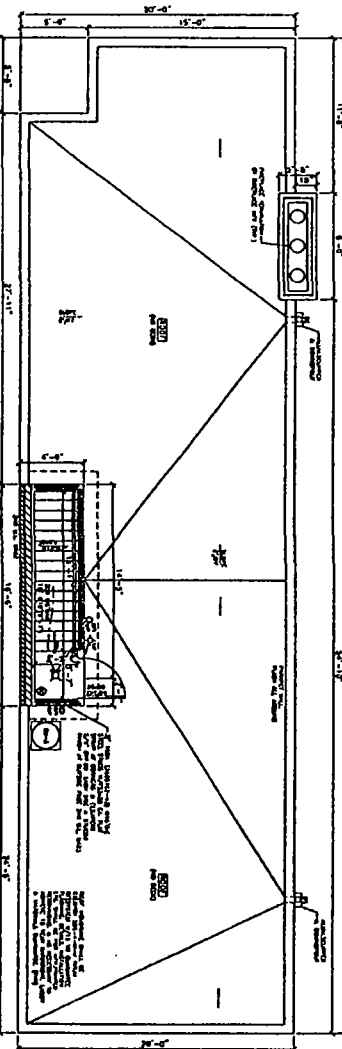
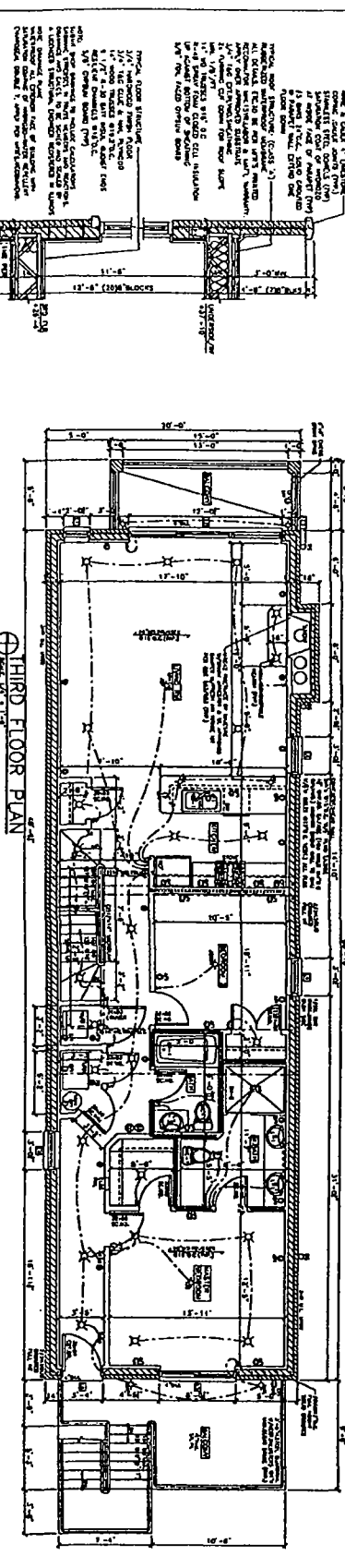


A. HANNA
 ARCHITECTS
 110 N. WASHINGTON
 CHICAGO, ILLINOIS
 PHONE 4-1234
 REGISTERED PROFESSIONAL ARCHITECTS
 LICENSE NUMBER 123456



PROJECT NAME & ADDRESS
 1517 N. WALTON ST
 3 UNIT APART
 BLDG W/BSMT
 CHICAGO, ILLINOIS

DRAWN BY
 CHECKED BY
 DATE PUBLISHED
 A-2



FINAL FOR PUBLICATION

NOTES:

1. STRUCTURE SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE CHICAGO BUILDING CODE AND THE ILLINOIS BUILDING CODE.
2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
3. ALL WALLS SHALL BE CONSTRUCTED WITH 8" THICK BRICK OR EQUIVALENT.
4. ALL FLOORS SHALL BE CONSTRUCTED WITH 4" THICK CONCRETE ON TOP OF 4" THICK INSULATION.
5. ALL ROOFS SHALL BE CONSTRUCTED WITH 2" THICK CONCRETE ON TOP OF 4" THICK INSULATION.
6. ALL FOUNDATIONS SHALL BE CONSTRUCTED WITH 12" THICK CONCRETE ON TOP OF 4" THICK INSULATION.
7. ALL STRUCTURAL STEEL SHALL BE A36 STEEL UNLESS OTHERWISE SPECIFIED.
8. ALL STRUCTURAL WELDS SHALL BE MADE ACCORDING TO THE REQUIREMENTS OF THE AMERICAN WELDED INSTITUTE (AWS).
9. ALL STRUCTURAL CONNECTIONS SHALL BE MADE ACCORDING TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
10. ALL STRUCTURAL DETAILS SHALL BE MADE ACCORDING TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).

UNIT SYMBOLS

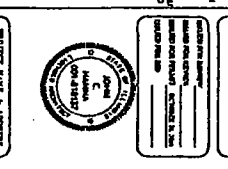
UNIT	SYMBOL	DESCRIPTION
1/2"	1/2"	1/2" THICK BRICK
4"	4"	4" THICK CONCRETE
8"	8"	8" THICK CONCRETE
12"	12"	12" THICK CONCRETE
16"	16"	16" THICK CONCRETE
20"	20"	20" THICK CONCRETE
24"	24"	24" THICK CONCRETE
30"	30"	30" THICK CONCRETE
36"	36"	36" THICK CONCRETE
42"	42"	42" THICK CONCRETE
48"	48"	48" THICK CONCRETE
54"	54"	54" THICK CONCRETE
60"	60"	60" THICK CONCRETE
66"	66"	66" THICK CONCRETE
72"	72"	72" THICK CONCRETE
78"	78"	78" THICK CONCRETE
84"	84"	84" THICK CONCRETE
90"	90"	90" THICK CONCRETE
96"	96"	96" THICK CONCRETE
102"	102"	102" THICK CONCRETE
108"	108"	108" THICK CONCRETE
114"	114"	114" THICK CONCRETE
120"	120"	120" THICK CONCRETE

ELECTRICAL SYMBOLS

Architectural drawing showing electrical symbols and their corresponding components. It includes symbols for switches, outlets, lights, and other electrical fixtures. The drawing includes a legend for the symbols and a list of components.

THIRD FLOOR & ROOF PLAN

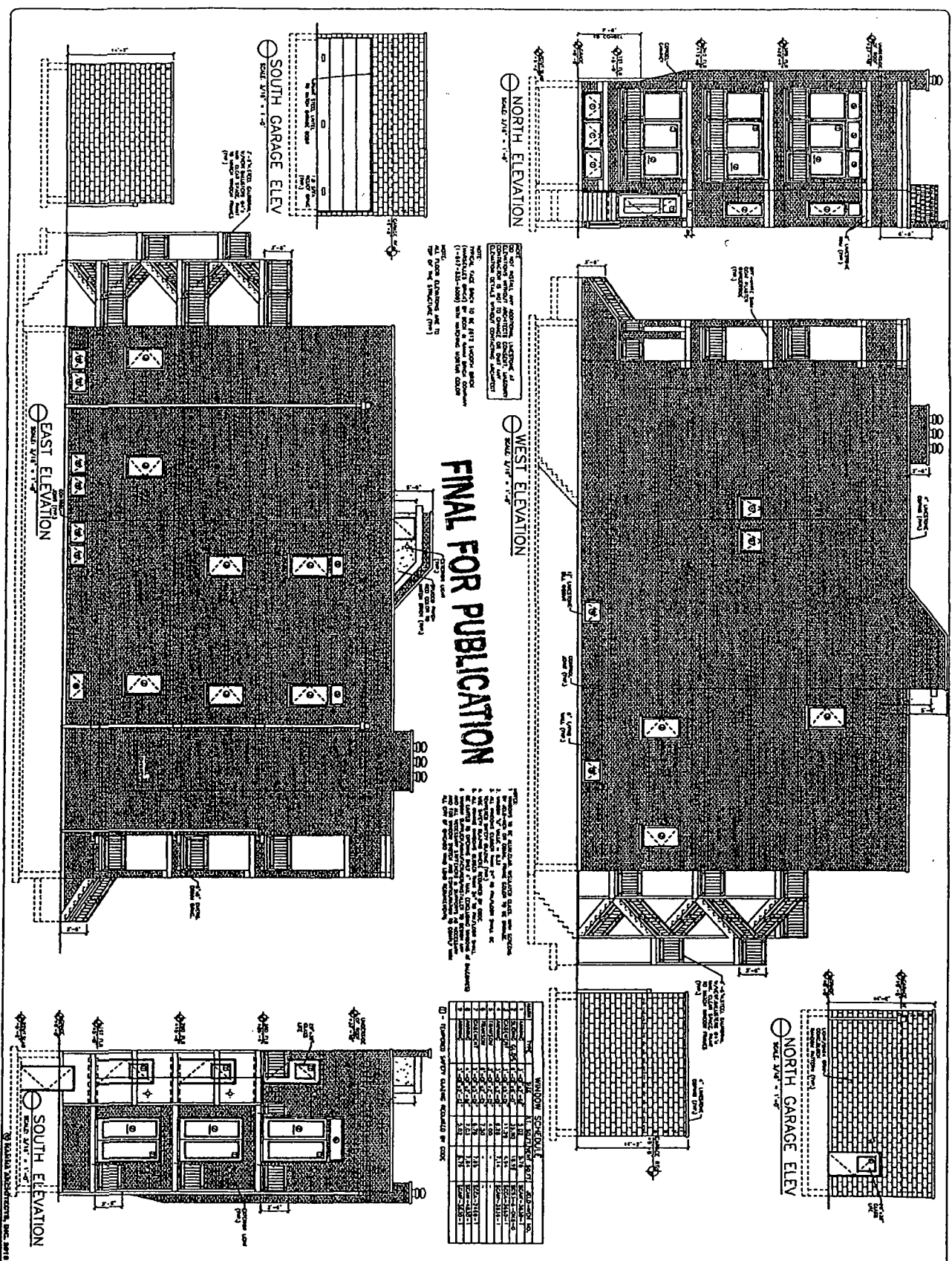
1537 N. WALTON ST.
3 UNIT APART.
CHICAGO, ILLINOIS



CORBEL

Architectural drawing showing a corbel detail. It shows a cross-section of a corbel and its connection to a wall or column. Dimensions are provided for the corbel height and thickness. The drawing includes structural details for the corbel and its connection.

J. HANNA
100 N. WALTON STREET
CHICAGO, ILLINOIS
PROFESSIONAL ENGINEER
NO. 100, STATE OF ILLINOIS



NOT TO SCALE, AND MATERIALS LISTED AS AN OPTION. THE ARCHITECT HAS NOT VISITED THE SITE AND HAS NOT CONDUCTED A SURVEY OF THE SITE. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE.

1. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS OBSERVED THE SURROUNDING AREAS. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE.

WINDOW SCHEDULE

NO.	TYPE	SIZE	FINISH	GLASS	OPERATION	LOCATION
1	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	2ND FLOOR
2	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	3RD FLOOR
3	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	4TH FLOOR
4	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	5TH FLOOR
5	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	6TH FLOOR
6	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	7TH FLOOR
7	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	8TH FLOOR
8	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	9TH FLOOR
9	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	10TH FLOOR
10	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	11TH FLOOR
11	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	12TH FLOOR
12	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	13TH FLOOR
13	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	14TH FLOOR
14	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	15TH FLOOR
15	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	16TH FLOOR
16	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	17TH FLOOR
17	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	18TH FLOOR
18	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	19TH FLOOR
19	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	20TH FLOOR
20	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	21ST FLOOR
21	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	22ND FLOOR
22	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	23RD FLOOR
23	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	24TH FLOOR
24	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	25TH FLOOR
25	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	26TH FLOOR
26	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	27TH FLOOR
27	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	28TH FLOOR
28	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	29TH FLOOR
29	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	30TH FLOOR
30	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	31ST FLOOR
31	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	32ND FLOOR
32	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	33RD FLOOR
33	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	34TH FLOOR
34	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	35TH FLOOR
35	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	36TH FLOOR
36	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	37TH FLOOR
37	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	38TH FLOOR
38	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	39TH FLOOR
39	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	40TH FLOOR
40	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	41ST FLOOR
41	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	42ND FLOOR
42	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	43RD FLOOR
43	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	44TH FLOOR
44	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	45TH FLOOR
45	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	46TH FLOOR
46	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	47TH FLOOR
47	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	48TH FLOOR
48	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	49TH FLOOR
49	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	50TH FLOOR
50	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	51ST FLOOR
51	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	52ND FLOOR
52	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	53RD FLOOR
53	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	54TH FLOOR
54	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	55TH FLOOR
55	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	56TH FLOOR
56	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	57TH FLOOR
57	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	58TH FLOOR
58	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	59TH FLOOR
59	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	60TH FLOOR
60	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	61ST FLOOR
61	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	62ND FLOOR
62	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	63RD FLOOR
63	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	64TH FLOOR
64	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	65TH FLOOR
65	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	66TH FLOOR
66	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	67TH FLOOR
67	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	68TH FLOOR
68	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	69TH FLOOR
69	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	70TH FLOOR
70	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	71ST FLOOR
71	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	72ND FLOOR
72	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	73RD FLOOR
73	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	74TH FLOOR
74	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	75TH FLOOR
75	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	76TH FLOOR
76	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	77TH FLOOR
77	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	78TH FLOOR
78	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	79TH FLOOR
79	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	80TH FLOOR
80	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	81ST FLOOR
81	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	82ND FLOOR
82	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	83RD FLOOR
83	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	84TH FLOOR
84	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	85TH FLOOR
85	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	86TH FLOOR
86	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	87TH FLOOR
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89	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	90TH FLOOR
90	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	91ST FLOOR
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92	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	93RD FLOOR
93	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	94TH FLOOR
94	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	95TH FLOOR
95	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	96TH FLOOR
96	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	97TH FLOOR
97	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	98TH FLOOR
98	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	99TH FLOOR
99	DOUBLE HUNG	36" x 48"	WOOD	ONE GLASS	UP/DOWN	100TH FLOOR

PROJECT NAME & ADDRESS
 1537 E. WALTON ST.
 3 UNIT APART.
 CHICAGO, ILLINOIS

CLIENT TITLE
 BUILDING ELEVATIONS

CLIENT ADDRESS
 A-4

DATE 02/28/2024

PROJECT NO. 24-001

SCALE AS SHOWN

DESIGNED BY J. HANNA

CHECKED BY J. HANNA

DATE 02/28/2024

J. HANNA
 02/28/2024
 1537 E. WALTON ST.
 CHICAGO, ILLINOIS 60617
 PROFESSIONAL ENGINEER
 LICENSE NUMBER 184, 02/28