



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 TI
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 10½ INCHES

REAR SETBACK: 38 FEET 6½ INCHES

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

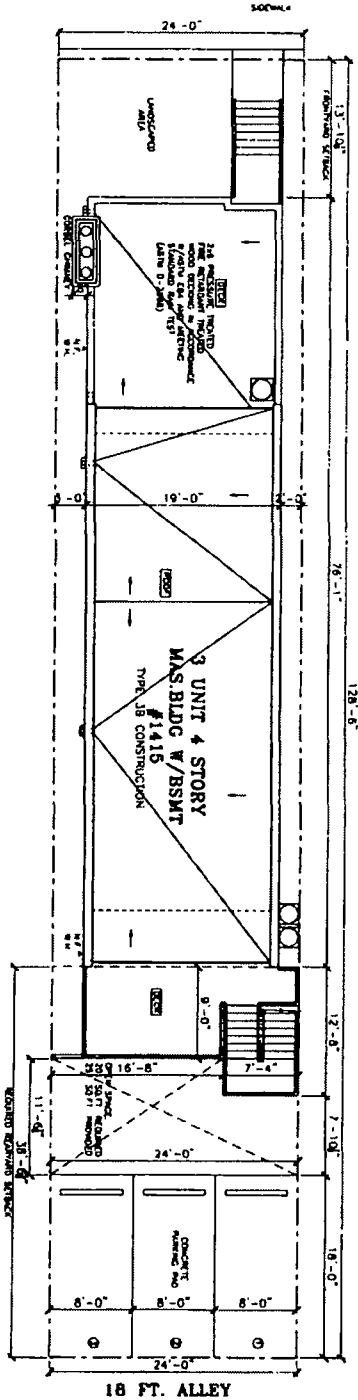
REAR YARD OPEN SPACE: 251 SQUARE FEET

BUILDING HEIGHT: 44 FEET 11 INCHES

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W. WALTON ST

⊕ SITE PLAN
SCALE 3/16" = 1'-0"



APPROVED: REYNOLDS & REYNOLDS, INC.
11/11/10 BY 11310 * 4/13/11
11/11/10 BY 11310 * 4/13/11

ZONING DATA:
LOT AREA - 128.50' x 24.00' = 3,084 SQ. FT.
MAX. BUILDING - 3,084 SQ. FT.
BUILDING SQUARE FOOTAGE:
1ST FLOOR - 1,453.00 SQ. FT.
2ND FLOOR - 1,453.00 SQ. FT.
3RD FLOOR - 1,453.00 SQ. FT.
4TH FLOOR - 693.00 SQ. FT.
TOTAL - 5,242.00 SQ. FT.

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

SITE PLAN

PROJECT NUMBER
A-1

DATE
01/17/2010

BY
101 W. WALTON ST
CHICAGO, ILLINOIS 60607
744 017 00100

APPROVED FOR CONSTRUCTION
REYNOLDS & REYNOLDS, INC.

⊕ BASEMENT FLOOR PLAN

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" CONCRETE ON 12" R.C. JOISTS UNLESS NOTED OTHERWISE.
4. ALL CEILING ARE 8" CONCRETE ON 12" R.C. JOISTS UNLESS NOTED OTHERWISE.
5. ALL ROOFS ARE 8" CONCRETE ON 12" R.C. JOISTS UNLESS NOTED OTHERWISE.

⊕ FIRST FLOOR PLAN

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" CONCRETE ON 12" R.C. JOISTS UNLESS NOTED OTHERWISE.
4. ALL CEILING ARE 8" CONCRETE ON 12" R.C. JOISTS UNLESS NOTED OTHERWISE.
5. ALL ROOFS ARE 8" CONCRETE ON 12" R.C. JOISTS UNLESS NOTED OTHERWISE.

⊕ SECOND FLOOR PLAN

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" CONCRETE ON 12" R.C. JOISTS UNLESS NOTED OTHERWISE.
4. ALL CEILING ARE 8" CONCRETE ON 12" R.C. JOISTS UNLESS NOTED OTHERWISE.
5. ALL ROOFS ARE 8" CONCRETE ON 12" R.C. JOISTS UNLESS NOTED OTHERWISE.

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HANNA
CHICAGO, ILL.
1115 N. LAUREL ST.
CHICAGO, ILL. 60610
TEL. (312) 733-1100
FAX (312) 733-1101

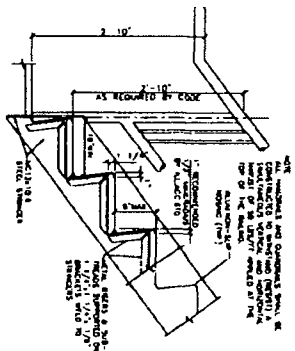
PROFESSIONAL DESIGN FIRM
REGISTERED ARCHITECTS
LICENSED ENGINEERS IN ILL. (040)



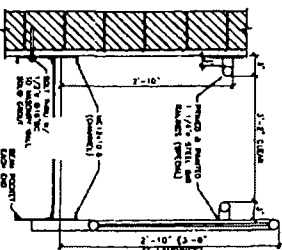
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1415 N. WALTON ST.
3 UNIT 4 STORY
APART. BLDG. W/BSMT.
CHICAGO, ILLINOIS

SHEET TITLE
BASEMENT THRU
SECOND FLOOR
PLAN

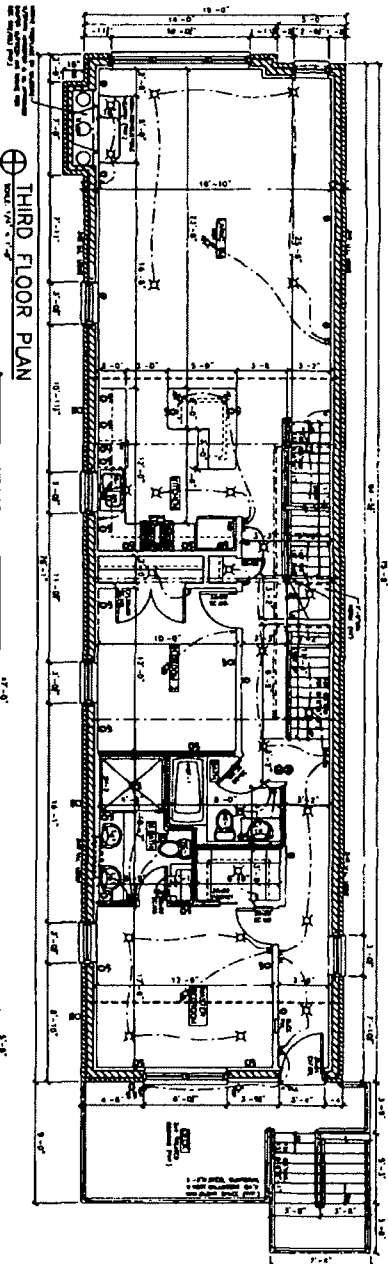
SHEET NUMBER
A-2



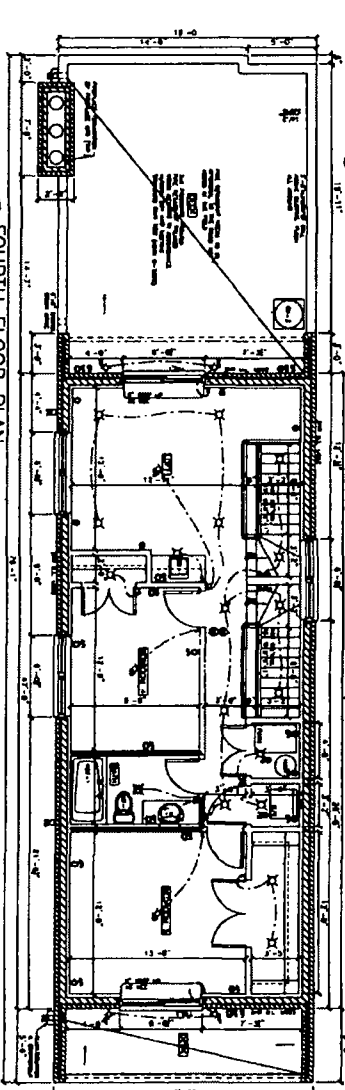
⑩ STAIR DETAIL
SCALE 1/4" = 1'-0"



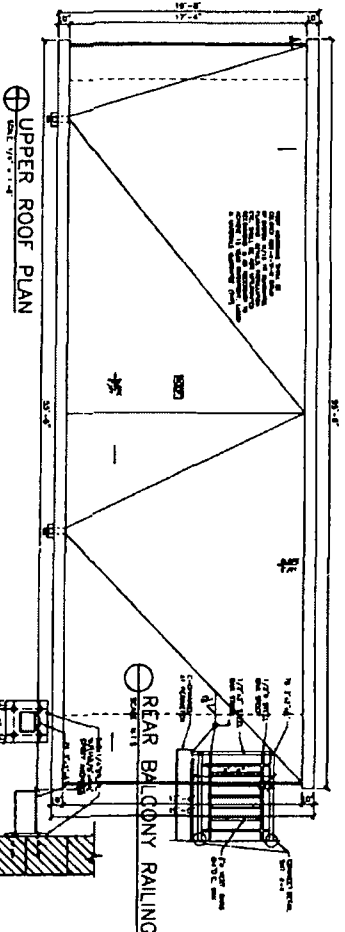
⑪ SECTION THRU TREAD
SCALE 1/4" = 1'-0"



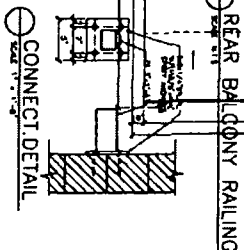
⑬ THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



⑭ FOURTH FLOOR PLAN
SCALE 1/4" = 1'-0"



⑮ UPPER ROOF PLAN
SCALE 1/4" = 1'-0"



⑯ REAR BALCONY RAILING
SCALE 1/4" = 1'-0"

⑰ 2HR. CEILING
SCALE 1/4" = 1'-0"

⑱ CONNECT DETAIL
SCALE 1/4" = 1'-0"

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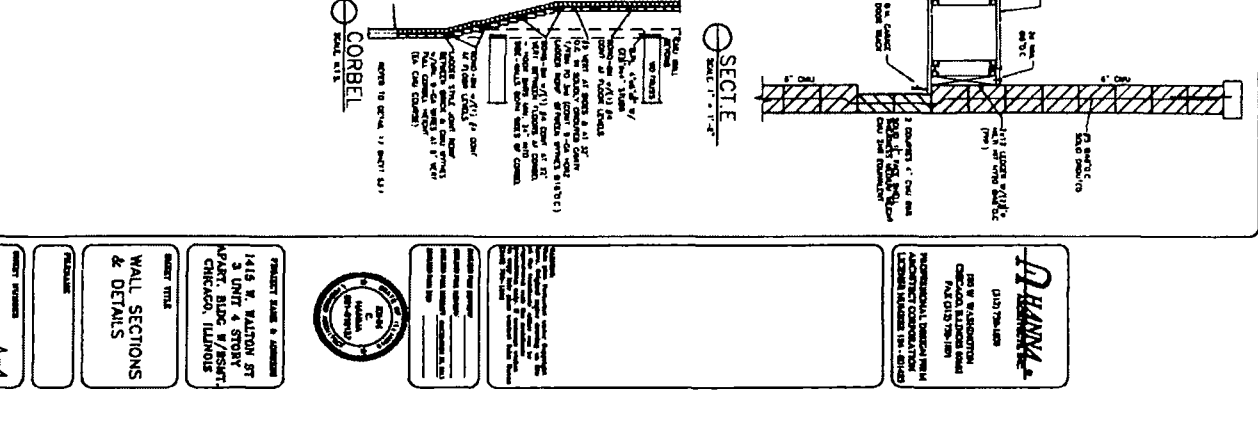
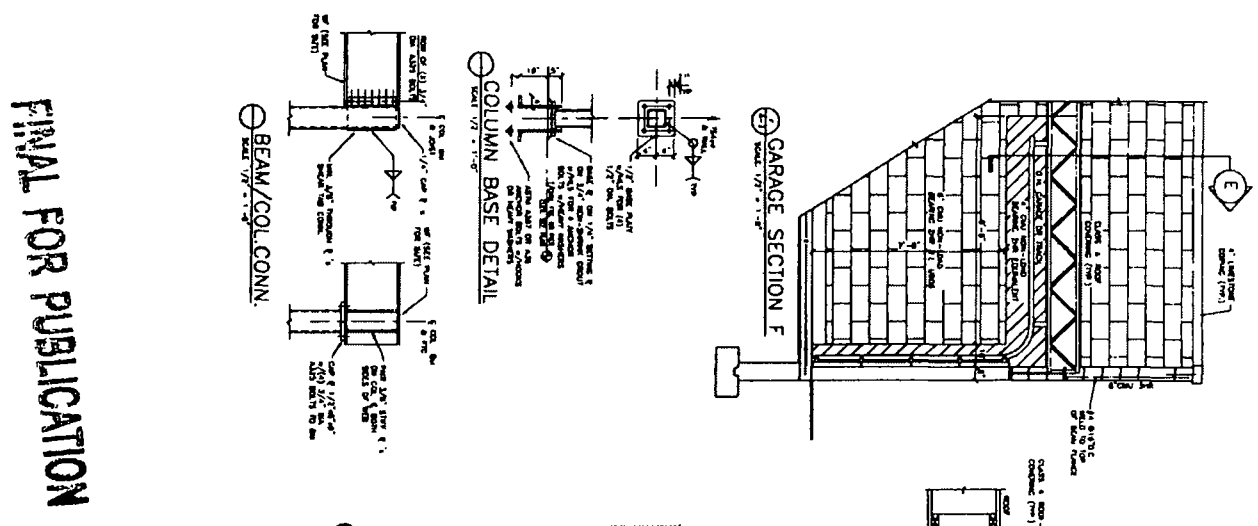
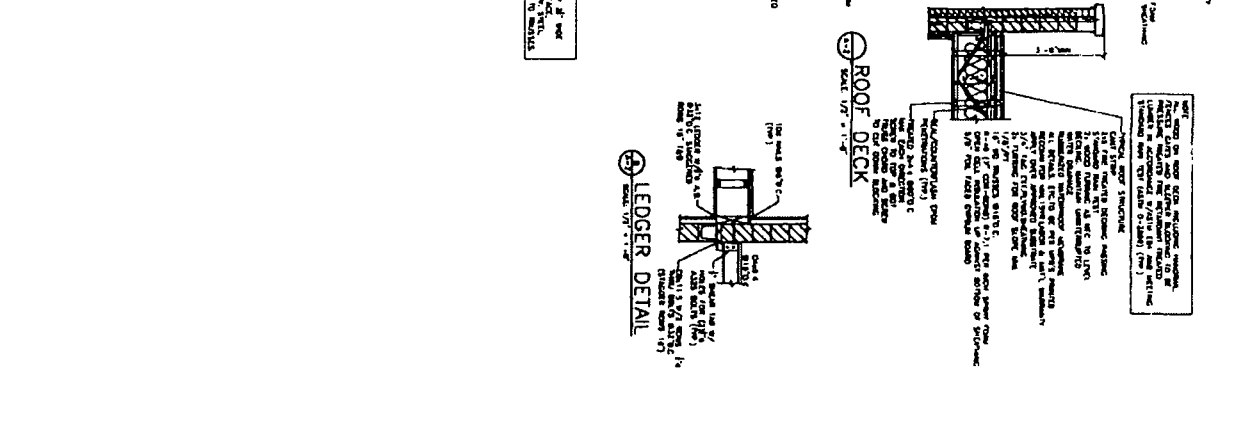
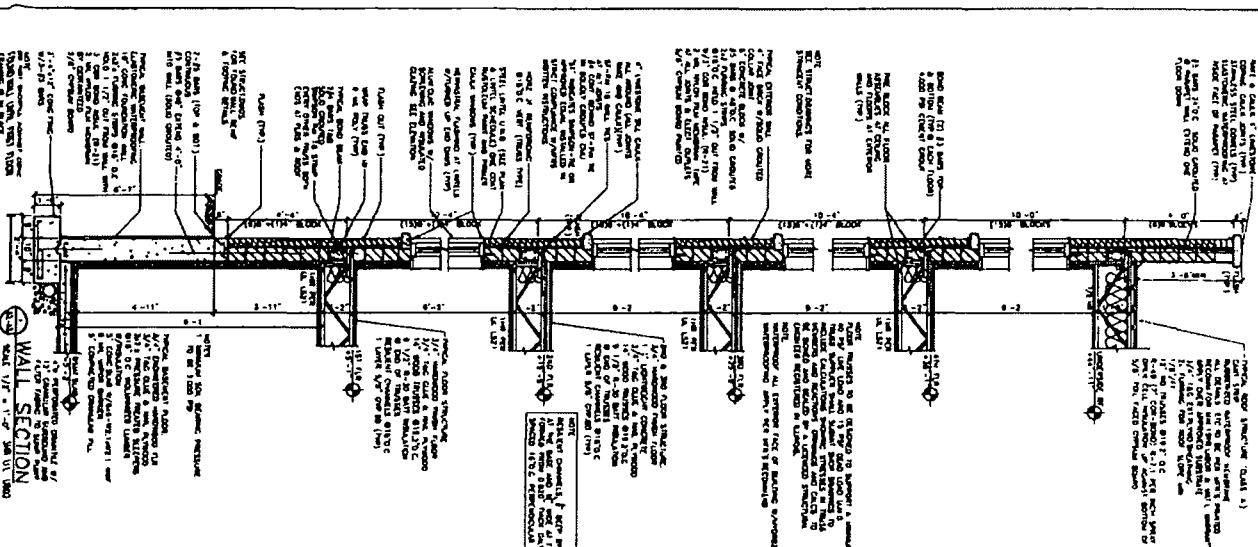
PROJECT NAME & ADDRESS
1415 W. WALTON ST.
3 UNIT 4 STORY
APART. BLDG. W/ROOF
CHICAGO, ILLINOIS

SHEET TITLE
THIRD, FOURTH
& ROOF PLAN

REMARKS

SHEET NUMBER
A-3

HANNA
100 W. WASHINGTON ST.
CHICAGO, ILL. 60601
TEL. (312) 734-1801
FAX (312) 734-1801
HANNA'S NATIONAL MAIL
MARKETING CENTER
LITTON, ILL. 60140





PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

180 W. WASHINGTON AVE.
CHICAGO, ILLINOIS 60602

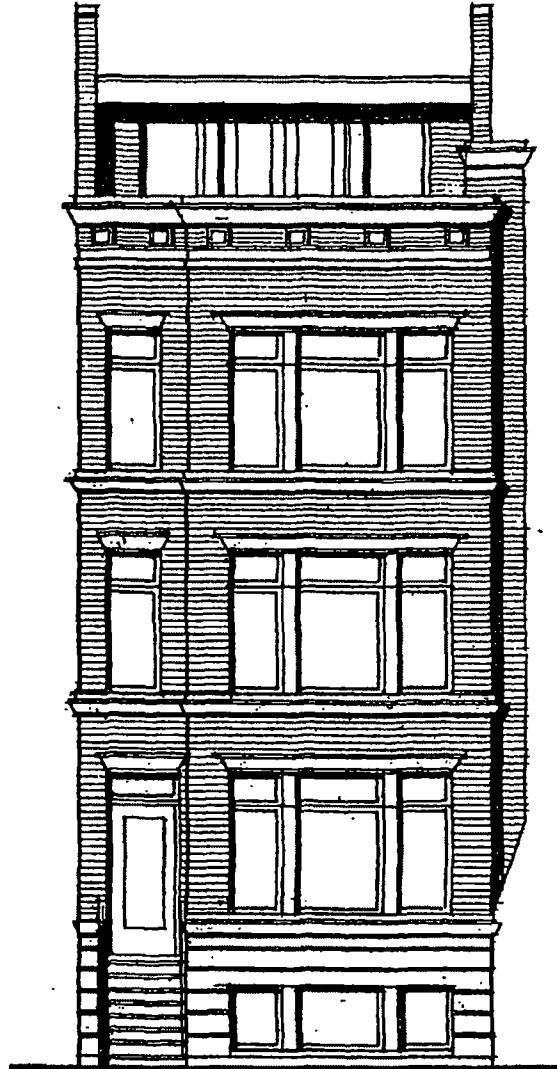
Phone: 312-750-1800

Fax: 312-750-1801

email: hannaarchitects@sbcglobal.net

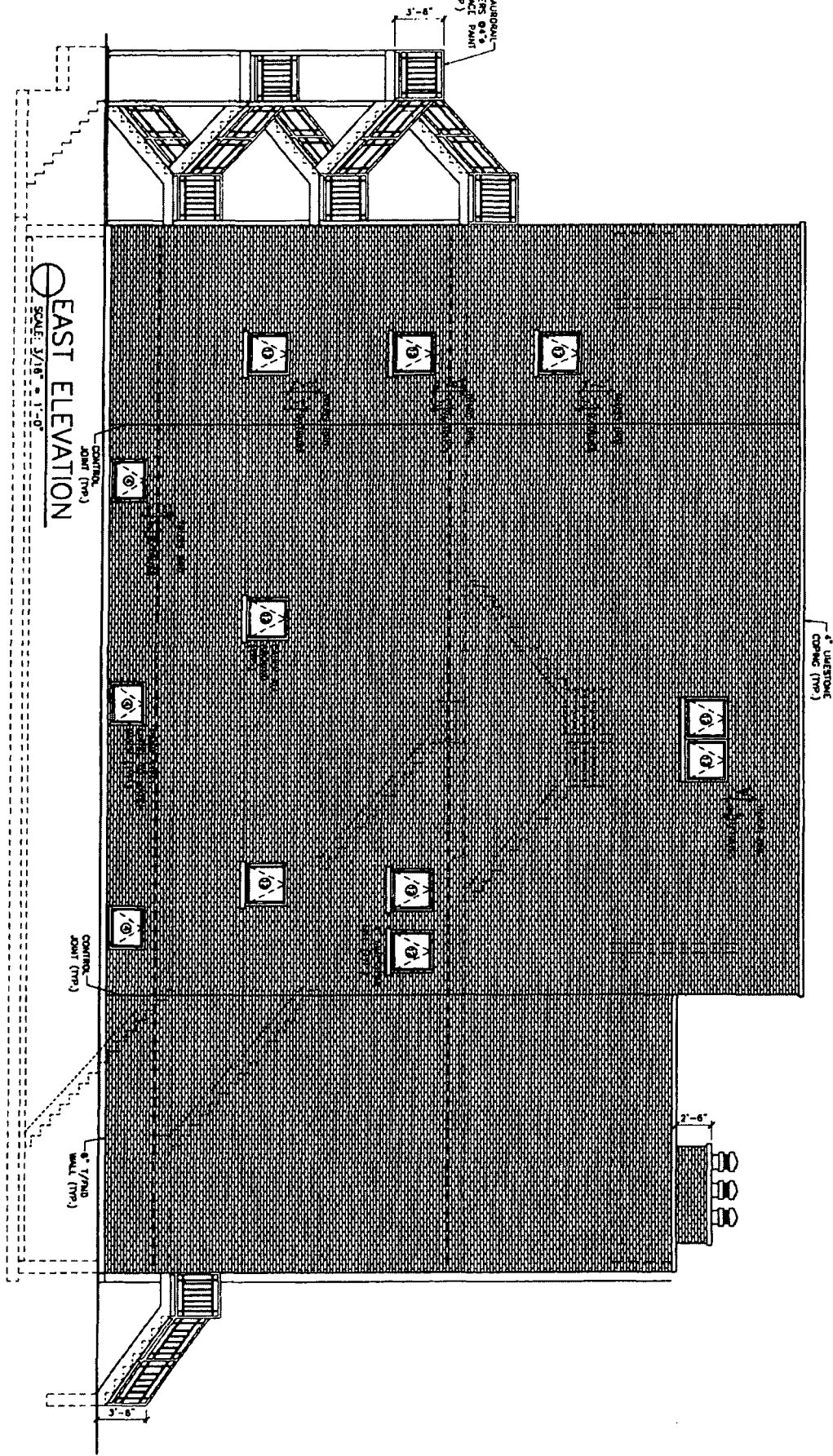
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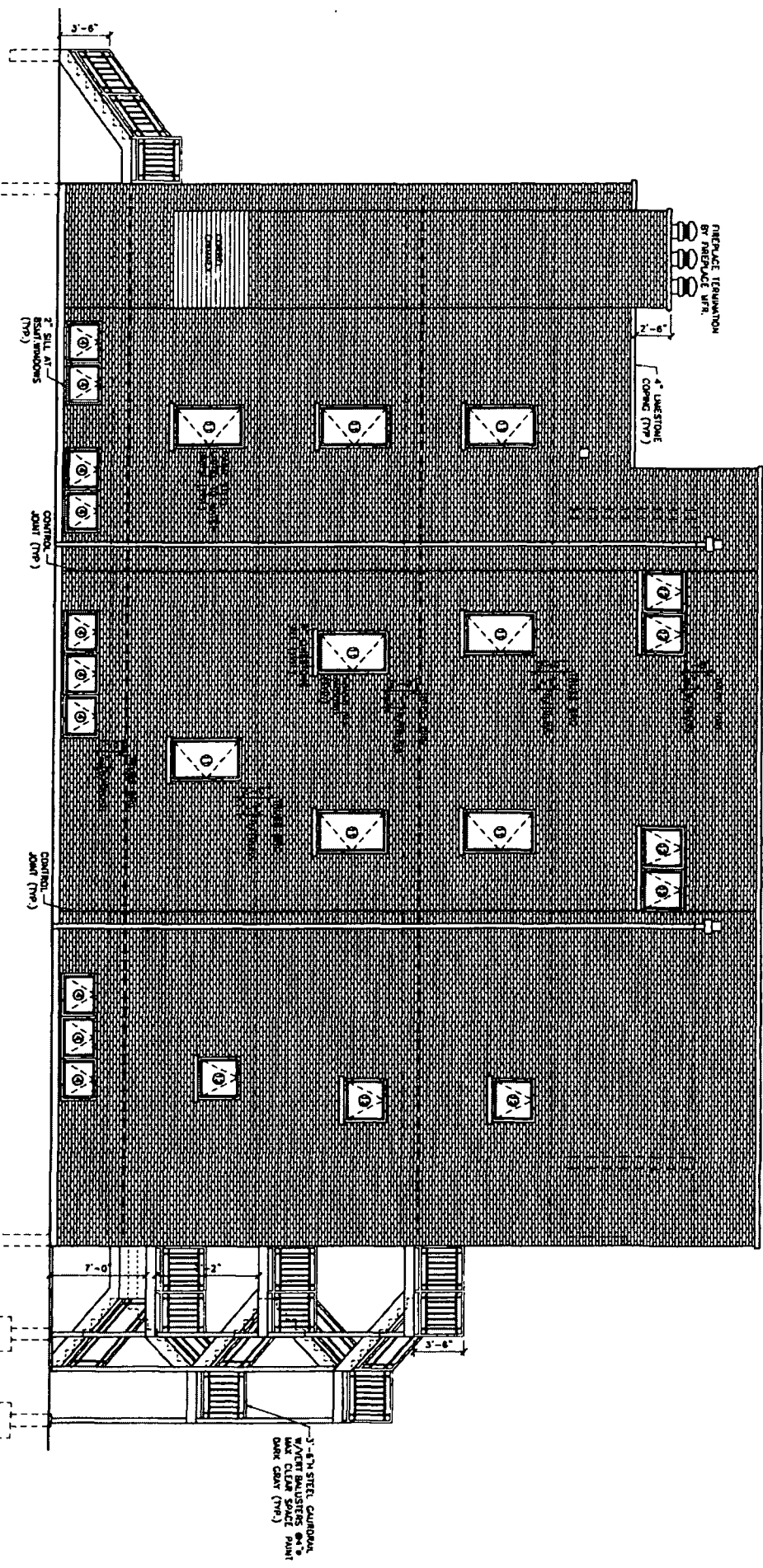
FRONT ELEVATION
 $\frac{1}{8}'' = 1'-0''$

3'-6" STEEL CHAIRS
W/VERTICALS @ 4"
MAX CLIM SPACE PAINT
DOOR CHAIR (TP)



○ EAST ELEVATION
SCALE: 3/16" = 1'-0"

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

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