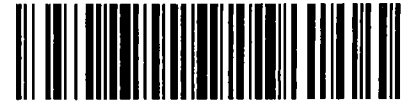




# City of Chicago



SO2016-6329

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-G at 1522 W Walton St - App. No. 18934T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the RS3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 3-G in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST WALTON STREET; A LINE 216 FEET WEST OF AND PARALLEL TO NORTH GREENVIEW AVENUE; WEST WALTON STREET; AND, A LINE 240.03 WEST OF AND PARALLEL TO NORTH GREENVIEW AVENUE

To those of a RM 4.5 Residential Multi-Unit District, and a corresponding use district is hereby established in the area above described.

SECTION 2 The ordinance shall be in force and effect from and after its passage and due publication.

**ZONING AND DEVELOPMENT NARRATIVE  
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT  
OF THE CITY OF CHICAGO ZONING MAP  
FOR THE PROPERTY COMMONLY KNOWN AS 1522 WEST WALTON STREET**

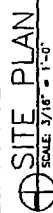
Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from RS 3 District to that of a RM 4.5 District for the property commonly known as 1522 West Walton Street. The lot has a total lot area of 3,075 square feet. The property is currently the site of single family residence. Applicant seeks to improve the site with a three residential dwelling unit building.

The following is a list of the proposed dimensions of the development:

<b>Density:</b>	3 residential dwelling units
<b>Lot Area Per Unit:</b>	1,024
<b>Off Street Parking:</b>	3 spaces
<b>Height:</b>	37 feet 11 inches
<b>Floor Area:</b>	4,560 square feet
<b>Floor Area Ratio:</b>	1.5
<b>Front Setback:</b>	11 feet 3 inches
<b>Rear Setback:</b>	38 feet 5 inches
<b>West Side Setback:</b>	2 feet
<b>East Side Setback:</b>	3 feet

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LOT AREA	- 128.00' x 24.00'	= 3,072 SQ. FT.
F.A.R.	-	1.7
MAX. BUILDABLE	- RM-4.5	= 5,222 SQ. FT.
BUILDING SQUARE FOOTAGE:		
1ST FLOOR	- 1,520.00 SQ. FT.	
2ND FLOOR	- 1,520.00 SQ. FT.	
3RD FLOOR	- 1,520.00 SQ. FT.	
TOTAL	= 4,560.00 SQ. FT.	



AVERAGE FRONTYARD SETBACK CALC.  
 $3.83' + 14.83' + 14.88' + 11.87' = 45.02'$   
 $45.02' \text{ DIV } 4 = 11.25'$

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(312) 750-1800  
180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801

PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
1505 W. 15th St., Suite 100  
Denver, CO 80202-1000  
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www.1505w15th.com

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1622 W. WALTON ST  
3 UNIT 3 STORY  
APT. BLDG W/BSMT.  
CHICAGO, ILLINOIS

SHEET TITLE

## 2. RESULTS

**SHEET NUMBER**  
A-1

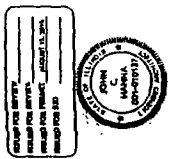
**HANNA**  
 ARCHITECTS INC.  
 110 W. WASHINGTON  
 CHICAGO, ILL. 60601  
 (312) 755-1800  
 PROFESSIONAL DESIGN FIRM  
 LICENSE NO. 001-001443

PROJECT NAME & ADDRESS  
 1038 W. WALTON ST.  
 3 UNIT 3 STORY  
 APART. BLDG. CHICAGO, ILLINOIS

PROJECT NO. 1001  
 DRAWN FOR SET  
 DATE: 11.1.78

DESIGNED BY  
 HANNA ARCHITECTS INC.  
 110 W. WASHINGTON  
 CHICAGO, ILL. 60601  
 (312) 755-1800

SCALE: 1/8" = 1'-0"

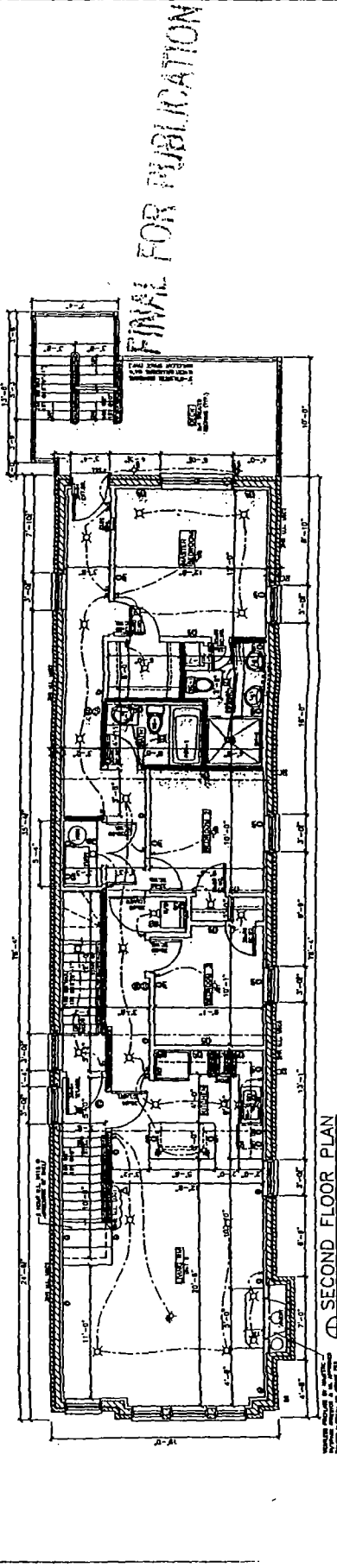
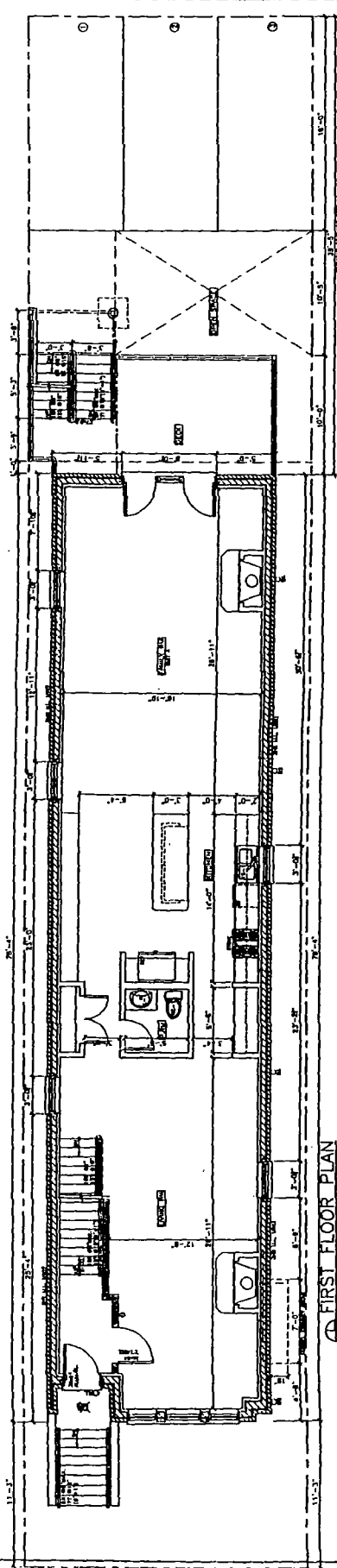
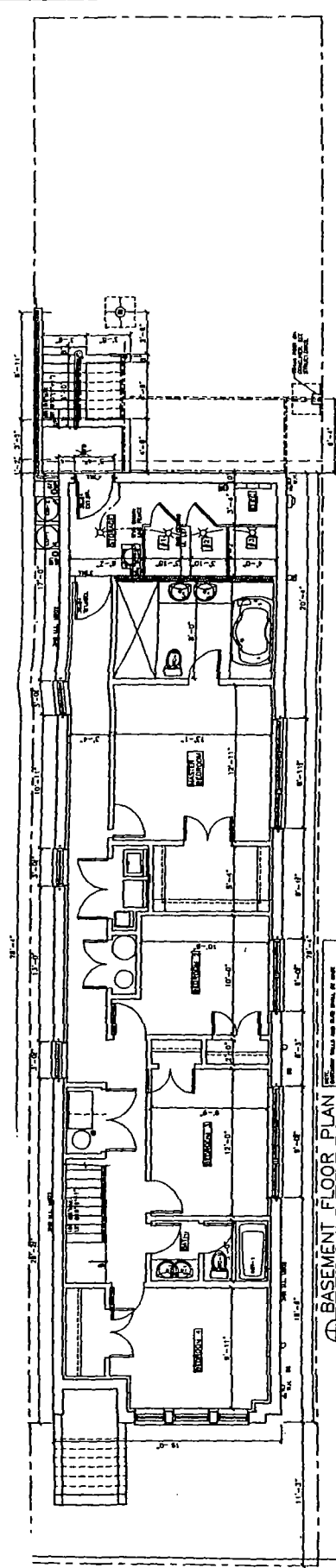


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 1038 W. WALTON ST.  
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SCALE: 1/8" = 1'-0"



FINAL FOR PUBLICATION

**SHEET NUMBER**  
A-3

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180 W. WALTON ST.  
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TEL (312) 794-1800  
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ARCHITECT CORPORATION  
LICENSE NUMBER 119-001115

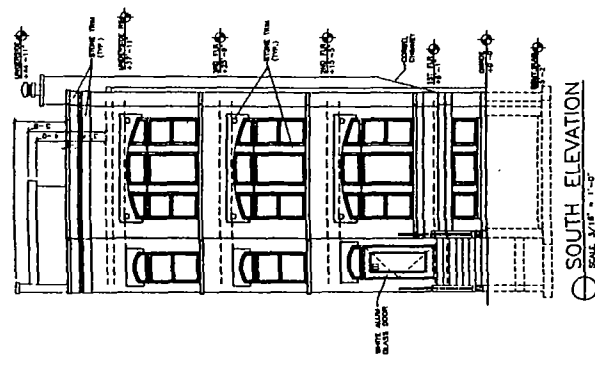
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1522 W. WALTON ST.  
3 UNIT 3 STORY  
APT. BLDG. W/BSMT.  
CHICAGO, ILLINOIS



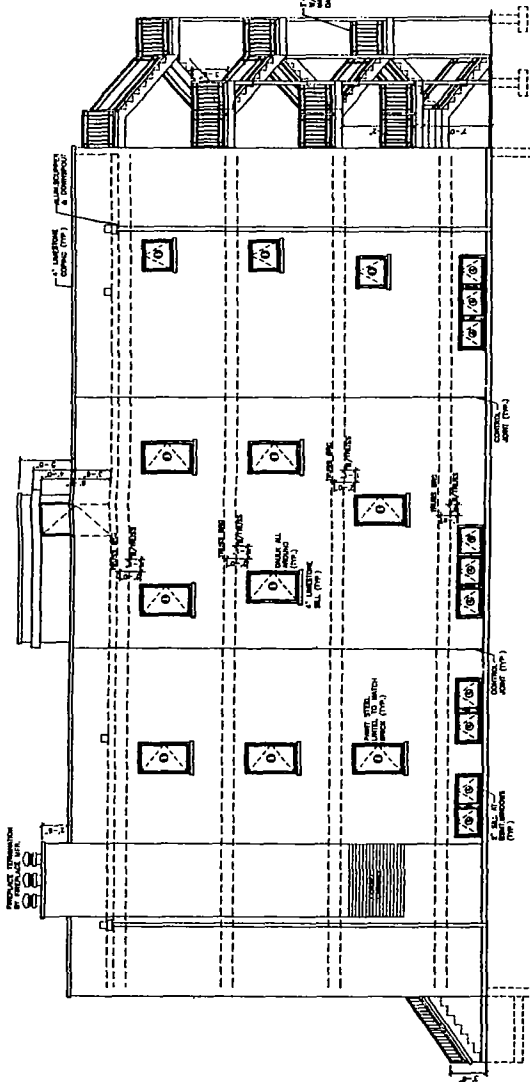
PROJECT NAME & ADDRESS  
1522 W. WALTON ST.  
3 UNIT 3 STORY  
APT. BLDG. W/BSMT.  
CHICAGO, ILLINOIS

PROJECT TITLE  
BUILDING  
ELEVATIONS

PROJECT NUMBER  
A-4

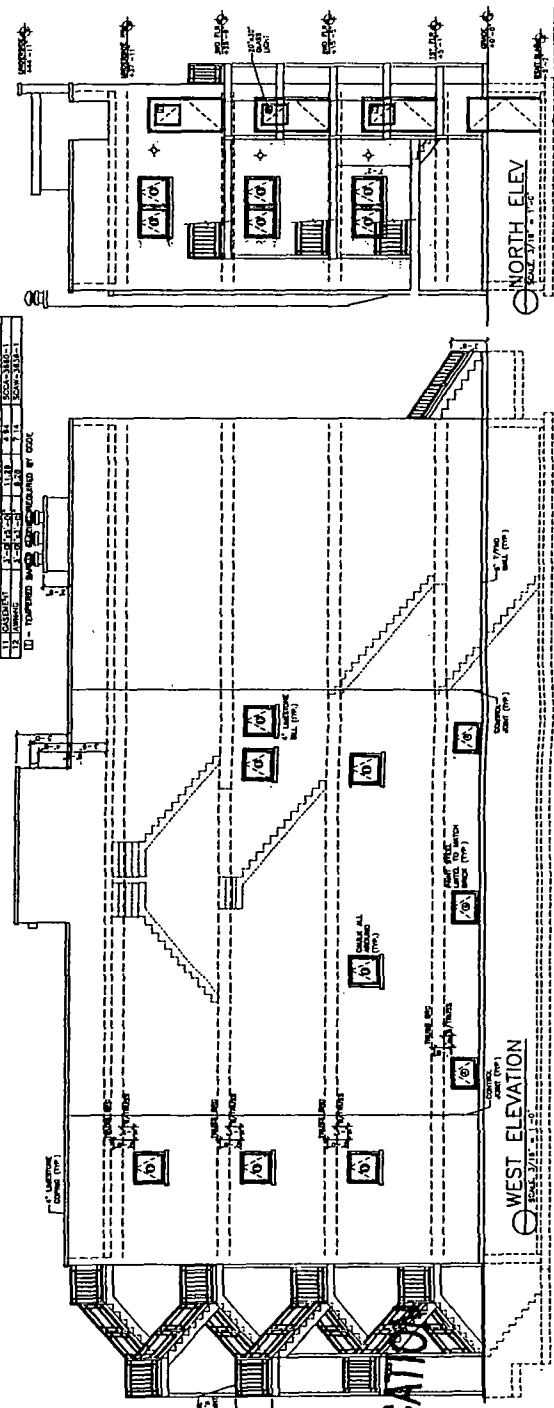


○ SOUTH ELEVATION  
SCALE 3/16" = 1'-0"



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

MANUFACTURER'S SCHEDULE									
ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	ITEM	DESCRIPTION	QTY	UNIT
1	BRICK	12,500	SQ. YD.	1.50	18,750.00	11	GLASS	1,200	SQ. YD.
2	CEMENT	1,000	SQ. YD.	1.00	1,000.00	12	GLASS	1,200	SQ. YD.
3	PAINT	1,000	SQ. YD.	1.00	1,000.00	13	GLASS	1,200	SQ. YD.
4	PAINT	1,000	SQ. YD.	1.00	1,000.00	14	GLASS	1,200	SQ. YD.
5	PAINT	1,000	SQ. YD.	1.00	1,000.00	15	GLASS	1,200	SQ. YD.
6	PAINT	1,000	SQ. YD.	1.00	1,000.00	16	GLASS	1,200	SQ. YD.
7	PAINT	1,000	SQ. YD.	1.00	1,000.00	17	GLASS	1,200	SQ. YD.
8	PAINT	1,000	SQ. YD.	1.00	1,000.00	18	GLASS	1,200	SQ. YD.
9	PAINT	1,000	SQ. YD.	1.00	1,000.00	19	GLASS	1,200	SQ. YD.
10	PAINT	1,000	SQ. YD.	1.00	1,000.00	20	GLASS	1,200	SQ. YD.



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

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

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