



City of Chicago



SO2017-3219

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/19/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1345 W Walton St - App No. 19206T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE

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

WEST WALTON STREET; A LINE 300 FEET EAST OF AND PARALLEL TO NORTH NOBLE STREET; THE PUBLIC ALLEY NEXT SOUTH OF WEST WALTON STREET; AND A LINE 275 FEET EAST OF AND PARALLEL TO NORTH NOBLE STREET

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.

FINAL FOR PUBLICATION

**NARRATIVE AND PLANS TO APPLICATION NUMBER 19206-T1
AMENDED TO BE A TYPE 1
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 1345 WEST WALTON STREET**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 District to that of a RM 4.5 District for the property commonly known as 1345 West Walton Street. The total lot area of the subject site is 3,200 square feet. Applicant seeks to use the existing building at the site as 4 residential dwelling units.

The following is a list of the proposed (existing) dimensions of the development:

Density:	4 residential dwelling units
Lot Area Per Unit:	800 square feet
Off Street Parking:	3 spaces
Height:	42 feet
Floor Area:	3,905 square feet
Floor Area Ratio:	1.22
Front (North) Setback:	14.16 feet
Rear (South) Setback:	50.51 feet
West Side Setback:	2.12 feet
East Side Setback:	2.28 feet

FINAL FOR PUBLICATION

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL (847) 675-3000
FAX (847) 675-2167
e-mail pa@professionalsassociated.com

PLAT OF SURVEY

OF

LOT 56 IN SUBDIVISION OF BLOCK 23 IN THE CANAL TRUSTEE'S SUBDIVISION OF THAT PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 3,200 SQ.FT. = 0.073 ACRE.

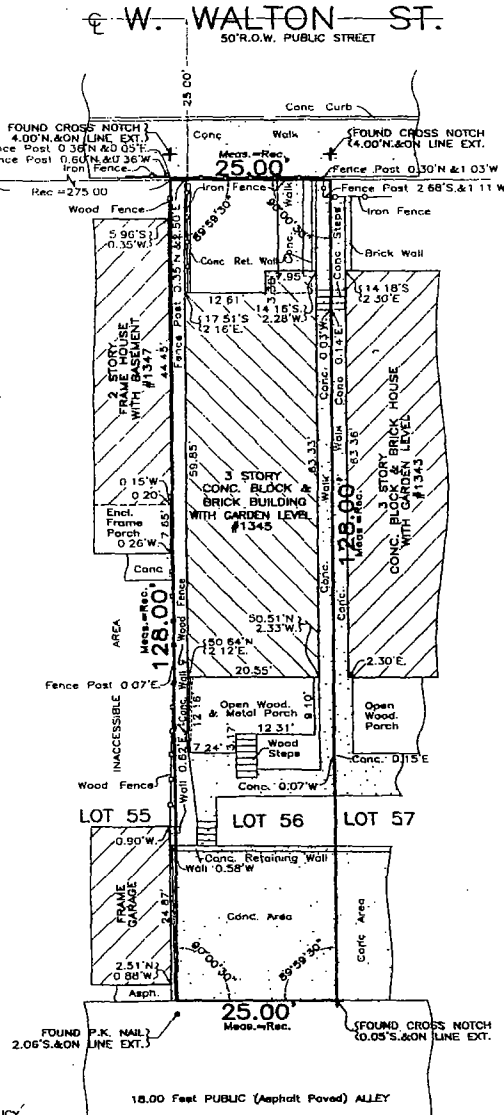
COMMONLY KNOWN AS: 1345 WEST WALTON STREET, CHICAGO, ILLINOIS.



GRAPHIC SCALE



(IN FEET)
1 Inch = 16 FT.



NOTE: COPY OF TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 93-25276
Scale 1 inch = 16 feet.
Date of Field Work April 10, 2017
Ordered by: Daniel Chookaszian



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois ss
County of Cook ss

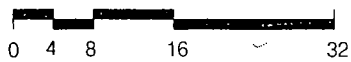
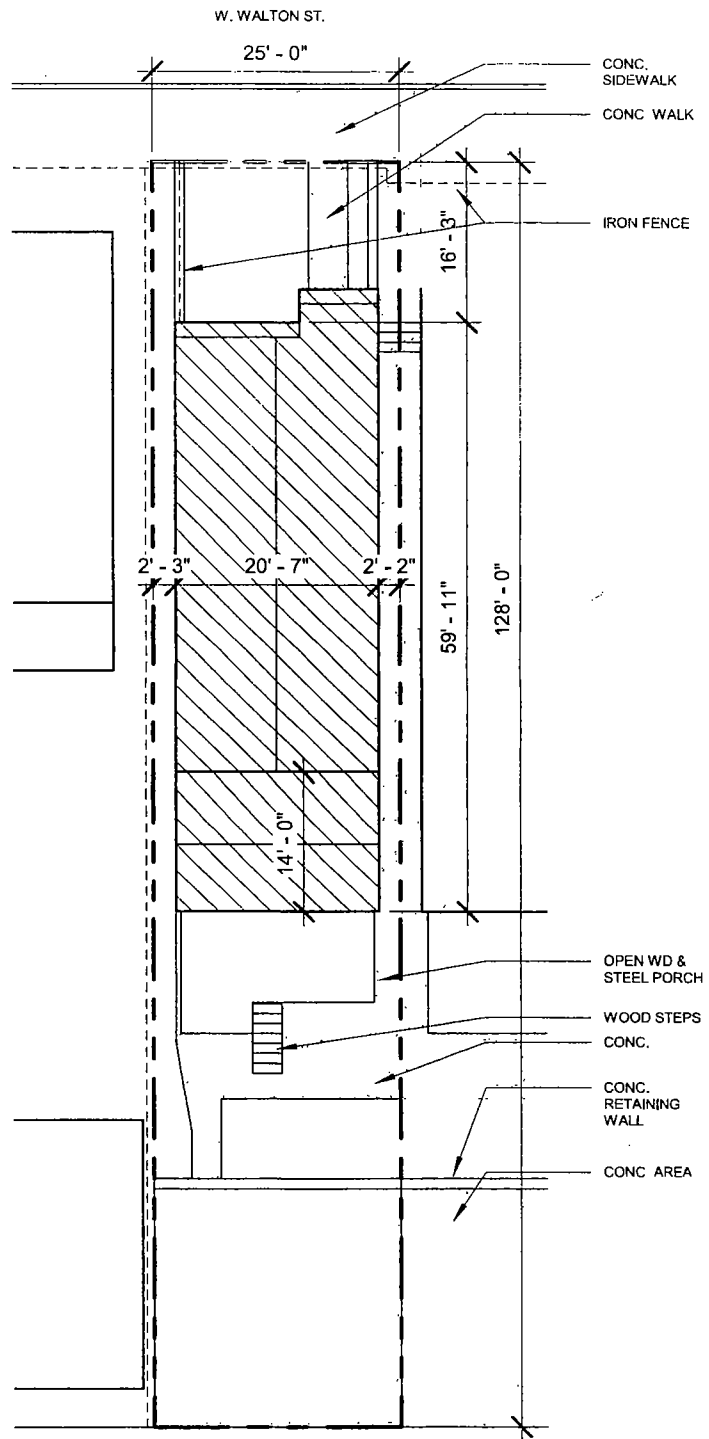
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Dated April 13, 2017
Hilone E. Donaldson

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE: NOV 30, 2018
Drawn by: J.V.

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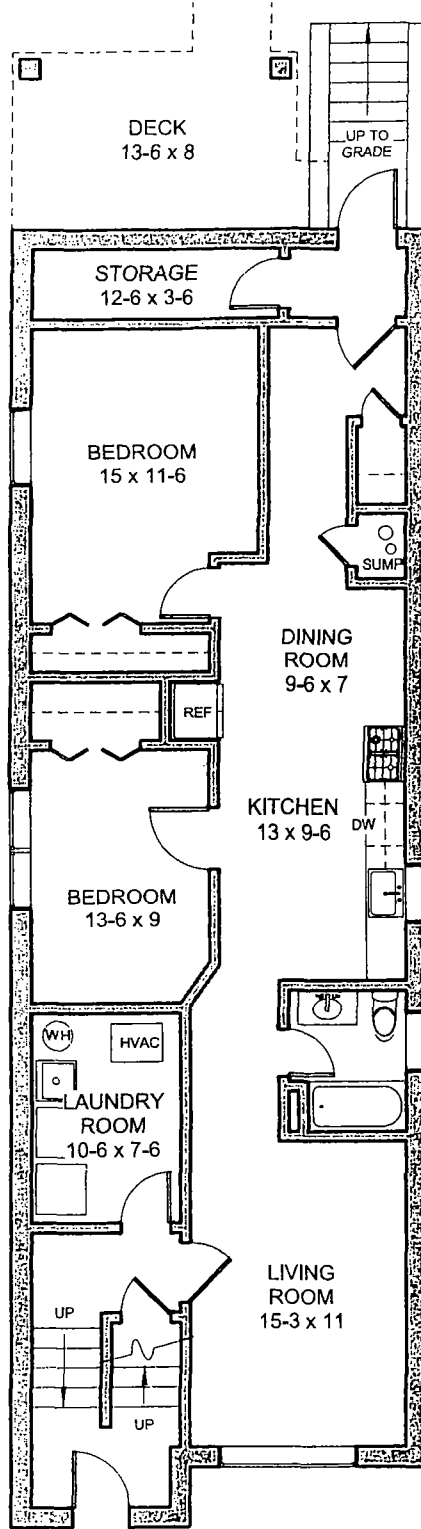
1345 W. WALTON SITE PLAN



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1345 W. WALTON

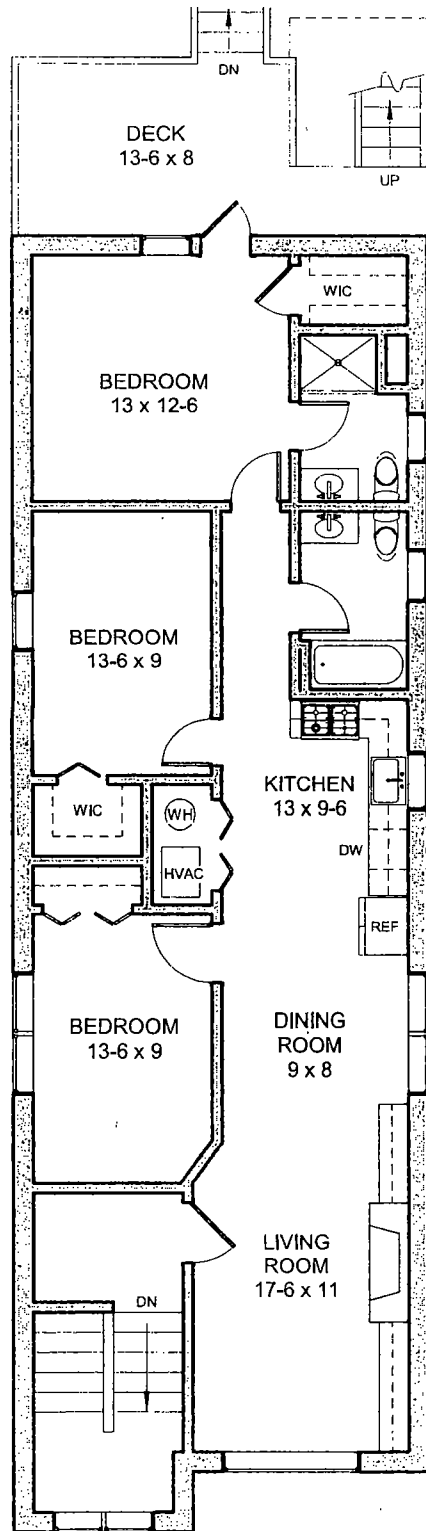
GARDEN UNIT



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1345 W. WALTON

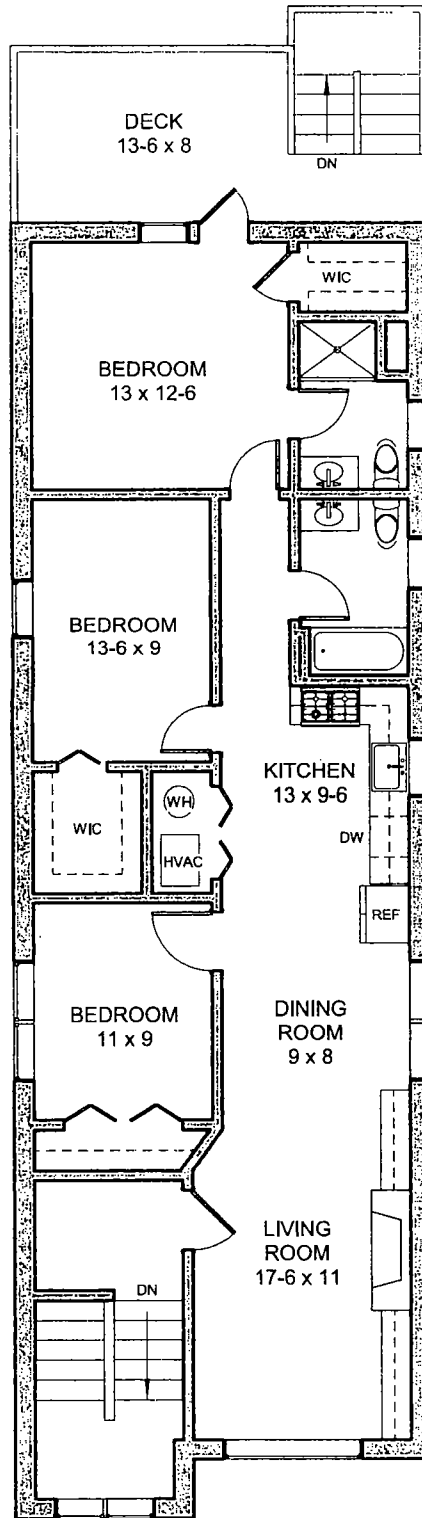
UNIT #1



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1345 W. WALTON

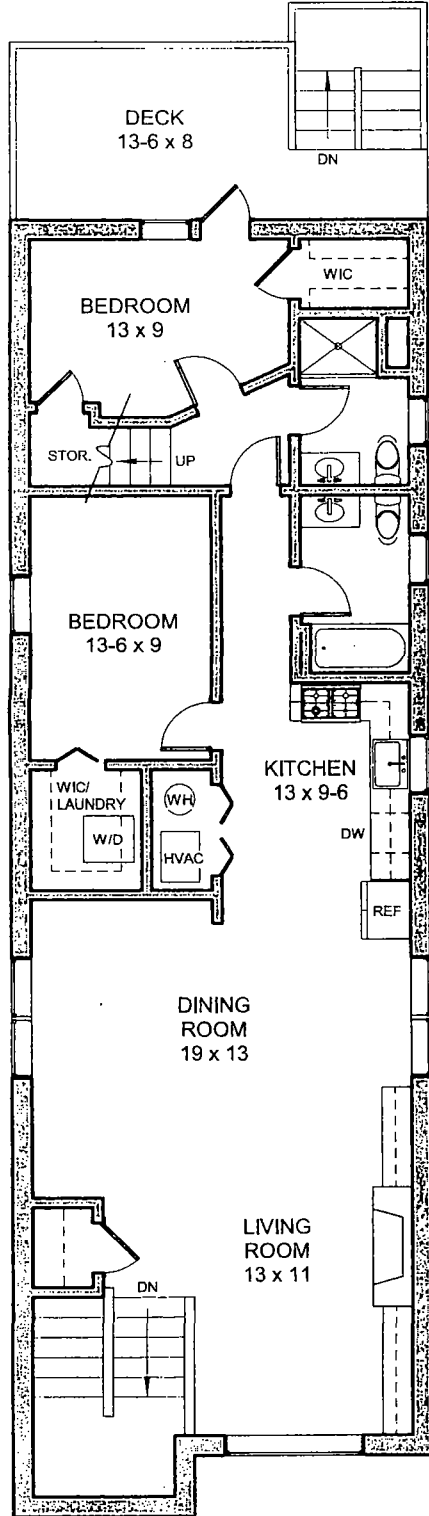
UNIT #2



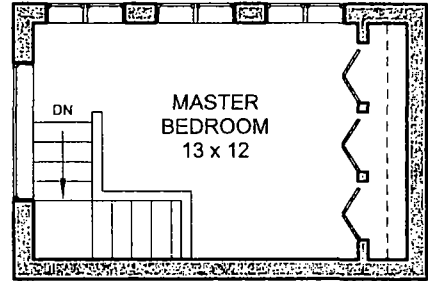
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1345 W. WALTON

UNIT #3



UPPER LEVEL

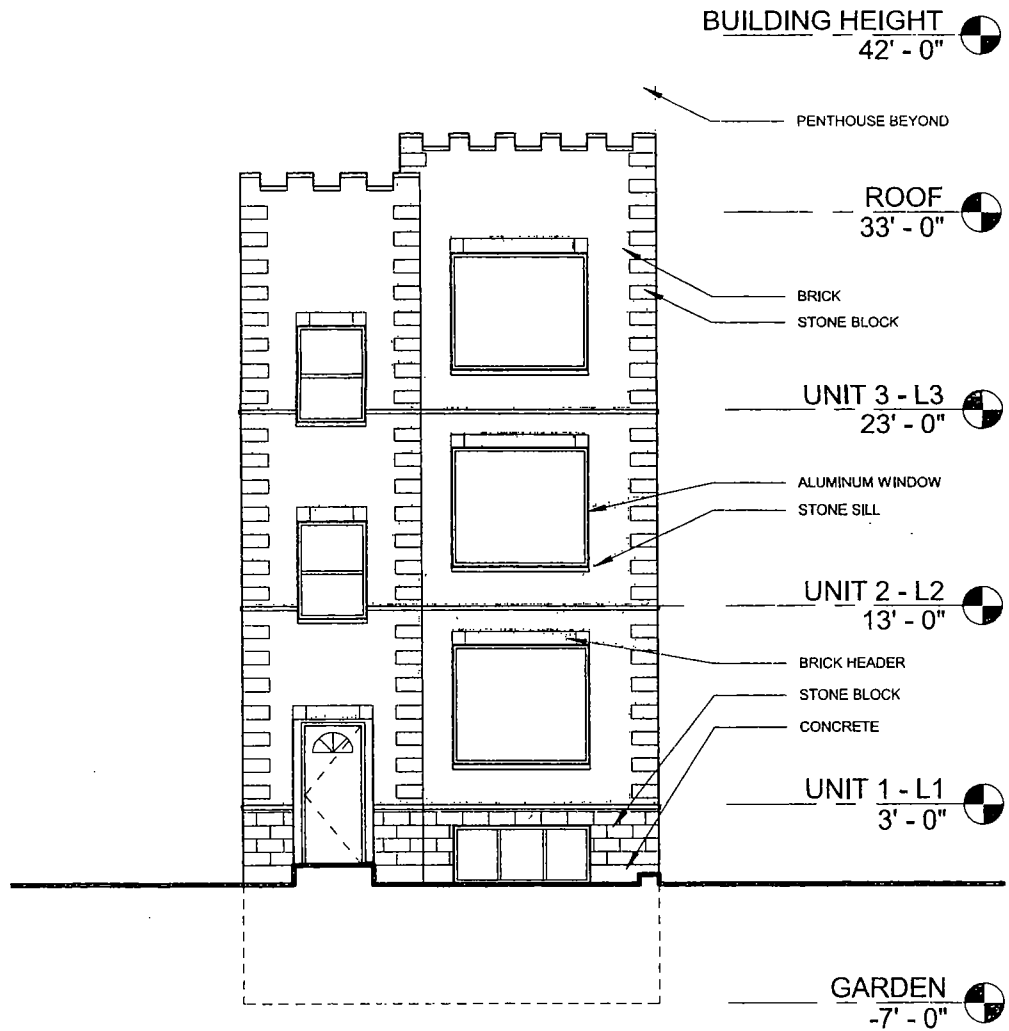


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1345 W. WALTON
NORTH (FRONT) ELEVATION



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