



City of Chicago



SO2018-6006

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1504 W Walton St - App No. 19754T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 3-G in the area bounded by:

The public alley next north of and parallel to West Walton Street; a line 48 feet west of and parallel to North Greenview Avenue; West Walton Street; a line 72 feet west of and parallel to North Greenview Avenue.

To those of an RM4.5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1504 West Walton Street, Chicago

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**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING
FOR 1504 WEST WALTON STREET, CHICAGO IL**

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three story residential building with three dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5, Residential Multi-Unit District
Use:	Residential building with three dwelling units
Floor Area Ratio:	1.5
Lot Area:	3,072 Square Feet
Building Floor Area:	4,560 Square Feet
Density:	1,024 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 9 Feet 4 Inches East Side: 3 Feet / West Side: 2 Feet Rear: 40 Feet 4 Inches Rear Yard Open space: 216 Square Feet
Building height:	37 Feet 11 Inches


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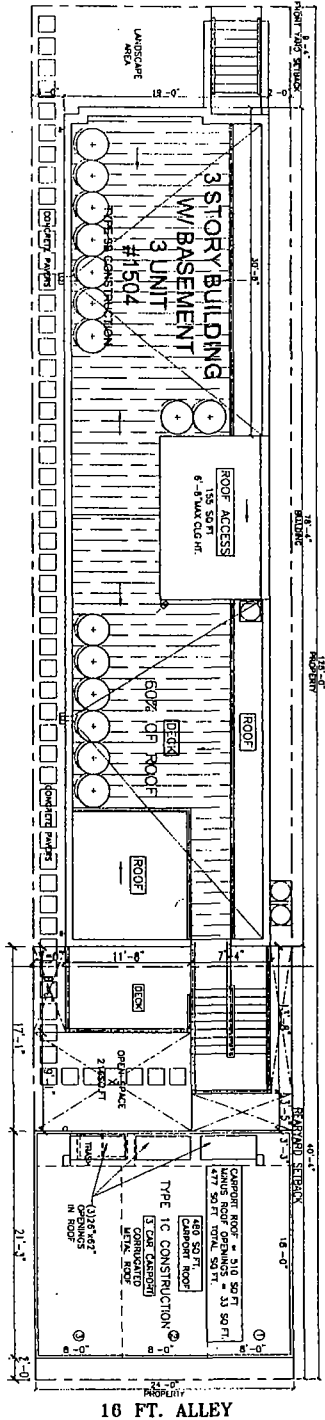
W. WALTON ST

EAST
PARKWAY

SEWAGE

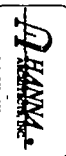
AVERAGE FRONTYARD SETBACK CALC
 $7'15" + 10'98" + 16'03" + 3'14" = 37'3"$
 $37'3" \div 4 = 9'3.25" = 9'-4"$

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



ZONING DATA:	
LOT AREA	128.00' x 24.00' = 3,072 SQ. FT.
F.A.R.	RM-4.5
MAX. BUILDABLE	17,522 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.

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110 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 735-1871
 PROFESSIONAL ARCHITECT FIRM
 LICENSE NUMBER 134-001415

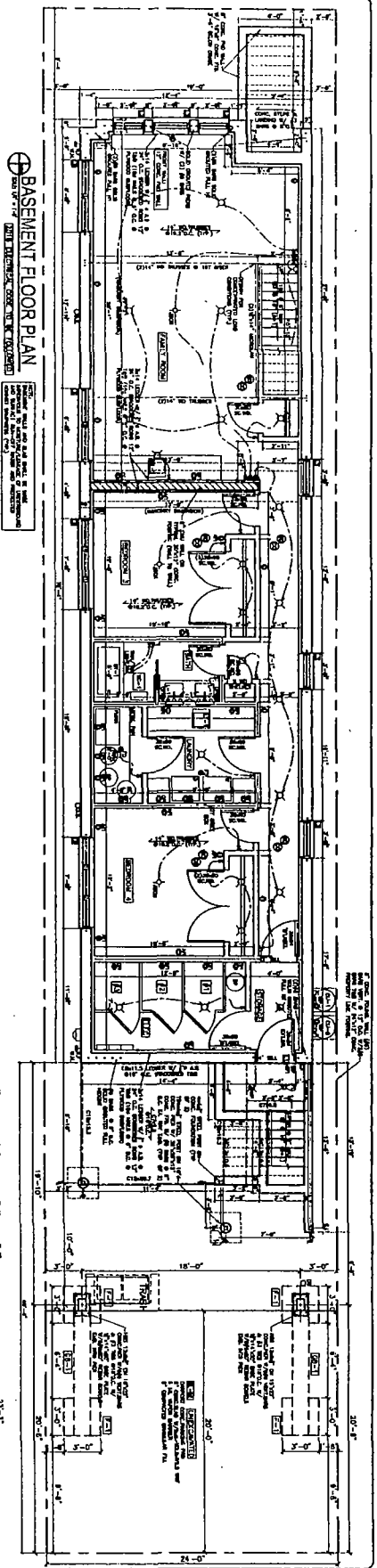
PROJECT NAME & ADDRESS
 1504 WEST
 WALTON STREET
 CHICAGO, ILLINOIS
 3 UNIT APARTMENT
 BUILDING

SHEET TITLE
 SITE PLAN
 AND NOTES

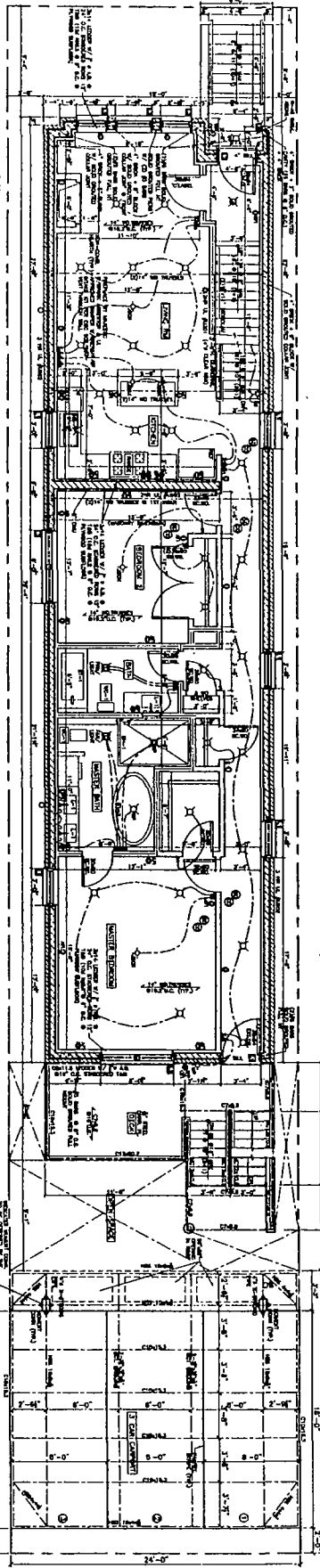
FILE NAME
 PROJECT NUMBER
 A-1

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 SCALE: _____

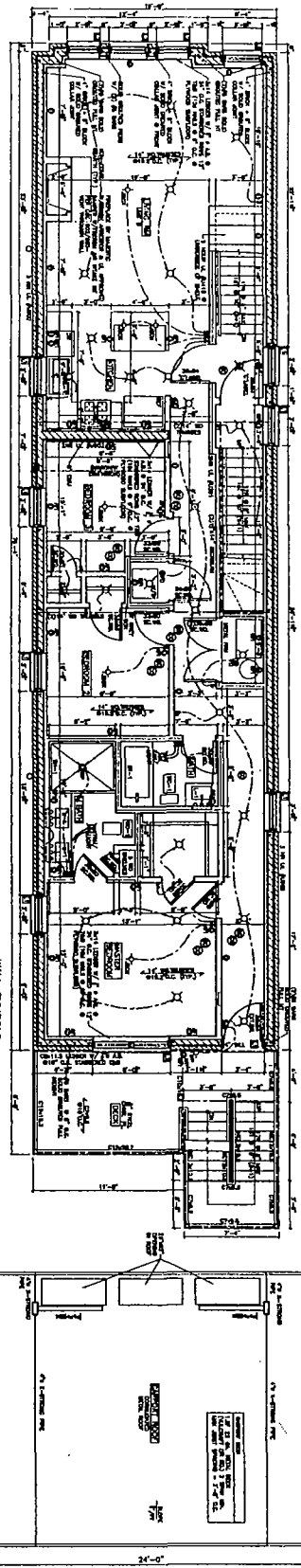
NOTES:
 1. THE PLAN SHALL BE USED TO OBTAIN A PERMIT FOR CONSTRUCTION OF THE PROPOSED BUILDING.
 2. THE PLAN SHALL BE USED TO OBTAIN A PERMIT FOR CONSTRUCTION OF THE PROPOSED BUILDING.
 3. THE PLAN SHALL BE USED TO OBTAIN A PERMIT FOR CONSTRUCTION OF THE PROPOSED BUILDING.



BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"
DATE: 11/11/2010
DRAWN BY: J. J. J.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

GRADE BEAM SCHEDULE						
LINE	STATION	STATION	TOP OF GRADE	BOTTOM OF GRADE	GRADE BEAM	
					BEAM	IF OK
100	10	10	10	10	10	10

FOOTING SCHEDULE			
DATE	TIME	FOOTING	NUMBER
1/1/77	10:00 AM	1000	1000
1/2/77	10:00 AM	1000	1000
1/3/77	10:00 AM	1000	1000
1/4/77	10:00 AM	1000	1000
1/5/77	10:00 AM	1000	1000
1/6/77	10:00 AM	1000	1000
1/7/77	10:00 AM	1000	1000
1/8/77	10:00 AM	1000	1000
1/9/77	10:00 AM	1000	1000
1/10/77	10:00 AM	1000	1000
1/11/77	10:00 AM	1000	1000
1/12/77	10:00 AM	1000	1000
1/13/77	10:00 AM	1000	1000
1/14/77	10:00 AM	1000	1000
1/15/77	10:00 AM	1000	1000
1/16/77	10:00 AM	1000	1000
1/17/77	10:00 AM	1000	1000
1/18/77	10:00 AM	1000	1000
1/19/77	10:00 AM	1000	1000
1/20/77	10:00 AM	1000	1000
1/21/77	10:00 AM	1000	1000
1/22/77	10:00 AM	1000	1000
1/23/77	10:00 AM	1000	1000
1/24/77	10:00 AM	1000	1000
1/25/77	10:00 AM	1000	1000
1/26/77	10:00 AM	1000	1000
1/27/77	10:00 AM	1000	1000
1/28/77	10:00 AM	1000	1000
1/29/77	10:00 AM	1000	1000
1/30/77	10:00 AM	1000	1000
1/31/77	10:00 AM	1000	1000

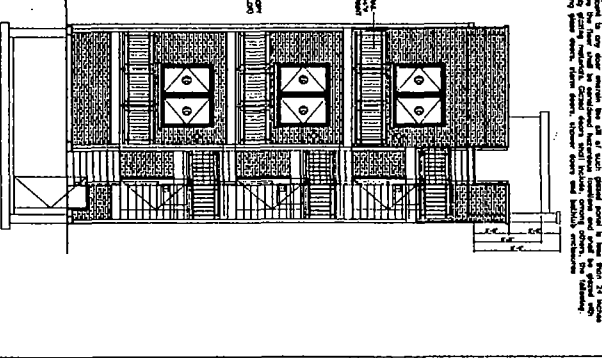
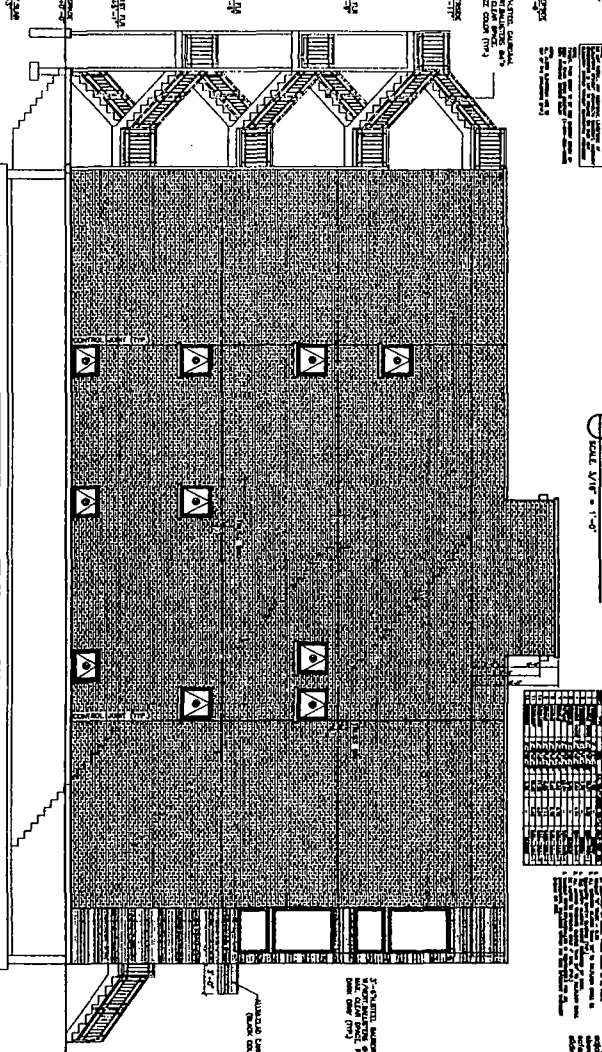
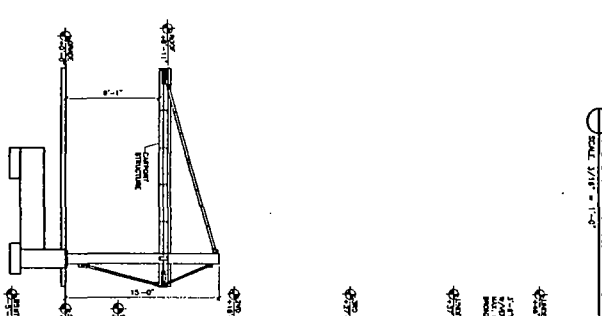
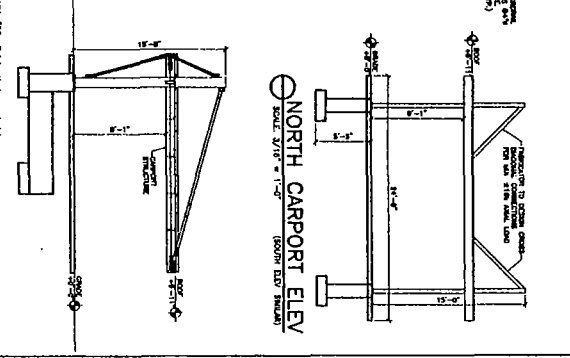
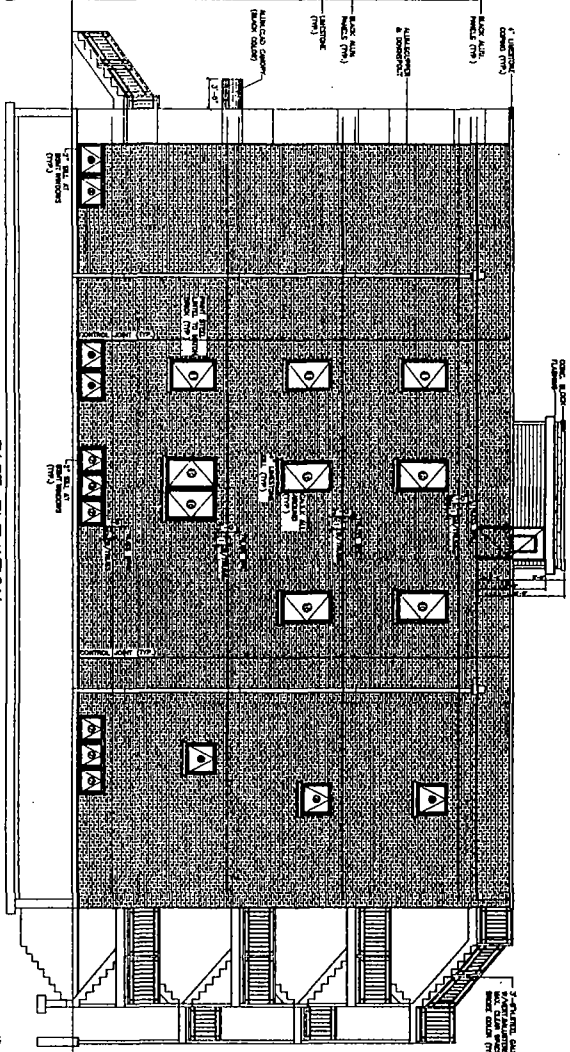
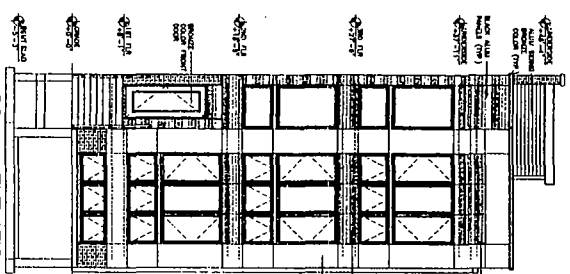
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JEANNA.
 (312) 756-1800
 180 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 756-1801
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-00143

STATE OF ILLINOIS
JOHN
C.
HANNA
DEC-01-1913
CLERK OF THE CIRCUIT COURT

PRODUCT NAME & ADDRESS 1504 WEST WALTON STREET CHICAGO, ILLINOIS 3 UNIT APARTMENT BUILDING	REPORT TITLE BASEMENT THRU SECOND FLOOR PLAN	POLYSCALE	REPORT NUMBER A-2
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PROJECT NAME & ADDRESS
1504 WEST
WILSON STREET
CHICAGO, ILLINOIS 60614
3 UNIT APARTMENT
BUILDING

CLIENT NAME
A-4

ARCHITECT
DON HANNA
ARCHITECTS, INC.
110 W. WASHINGTON
CHICAGO, ILLINOIS 60604
TEL: (312) 735-1800
FAX: (312) 735-1811
LICENSE NUMBER 14-01445