



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2017-3219, Version: 1

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 fCR 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:

Lot Area Per Unit: Off Street Parking: Height: Floor Area: Floor Area Ratio: Front (North) Setback: Rear(South) Setback: West Side Setback: East Side Setback:

4 residential dwelling units 800 square feet 3 spaces 42 feet
3,905 square feet 1.22
14.16 feet 50.51 feet 2.12 feet 2.28 feet

FINAL rcn PUBLICATION

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

TRIP: AVI-NI.JF LINCOLNWOOD, ILLINOIS 60712 www.piaassociates.com

NORTH"

CIRAPIIC SCALE

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.

-t -W~;WAL-T-eN--ST-

50"R.O.W. PUBLIC STREET

nn: legal description shown on the plat hereon

DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE ORIGINAL 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 DULD OR ABSTRACT

93-25276

April 10, 2017 Daniel ChooJazian

Older No.
. feet.

Scale: 1 inch = 40 feet. Ordered by:
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

State of Illinois, County of Cook
LICENSE EXP DATE NOV 30, 2020

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.
IL:PROF LAND SURVEYOR Drawn by: J.Y.

FINAL m PUBLICATION

1345 W.WALTON

SITE PLAN

W. WALTON ST.

25' - 0"

PUBLIC ALLEY

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1345 W. WALTON

GARDEN UNIT

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1345 W.WALTON

UNIT#1 T

i DECK 13-6x8

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1345 W. WALTON

UNIT #2

DECK 13-6x8

m t

-!NAL rcn FUBLICAUCN

1345 W.WALTON

UNIT #3

DECK 13-6 x 8

MASTER BEDROOM 13x 12

1345 W.WALTON

NORTH (FRONT) ELEVATION
HblUHI 4T\ 42"-0"

BUILDING HEIGHT

BRICK

STONE BLOCK

UNIT3-L3 ft\ 23'-0"

ALUMINUM WINDOW STONE SILL

ROOF ir\ 33'-0" vF

UNIT2-L2

BRICK HEADER STONE BLOCK CONCRETE

UNIT 1 -L1

13'-0"

3' - 0"

GARDEN

-7' - 0"

fflft rail WBUCfflCM