



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2017-3219  
**Type:** Ordinance **Status:** Passed  
**File created:** 4/19/2017 **In control:** City Council  
**Final action:** 1/17/2018  
**Title:** Zoning Reclassification Map No. 3-G at 1345 W Walton St - App No. 19206T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-G  
**Attachments:** 1. O2017-3219.pdf, 2. SO2017-3219.pdf

Date	Ver.	Action By	Action	Result
1/17/2018	1	City Council	Passed as Substitute	Pass
1/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
11/20/2017	1	Committee on Zoning, Landmarks and Building Standards		
7/21/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
6/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/19/2017	1	City Council	Referred	

### 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 BESION FIRM NO. 184-003023

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

NORTH" "

CIRAPIIIC 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 1111 U; 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 DULD OR ABSTRACT

93-25276

April 10, 2017 Daniel ChooJaaazian

Older No.  
. feet.

Scale 1 inch = 10 feet. Date of field Work. 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 the survey.  
IL PK OF LAND SURVEYING Drawn by: J.Y.

## FINAL m PUBLICATION

1345 W.WALTON

SITE PLAN

W. WALTON ST.

25' - 0"

PUBLIC ALLEY

## FINAL FCn PUBLICATION

1345 W. WALTON

GARDEN UNIT

## FINAL FCn PUBLICATION

1345 W.WALTON

UNIT#1 T

i DECK 13-6x8

## FINAL rcn FUBLICATTN

**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"

**ffllft rail WBUCfflCM**