



City of Chicago



SO2014-5822

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/30/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-G at 3757-3769 S Morgan St, 944-980 W 38th St and 3756-3768 S Sangamon St - App No. 18135T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1813571

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 RS-3 Residential Single-Unit (Detached House) District (Type 1) symbols and indications as shown on Map Number 8-G in the area bounded by:

West 38th Street; South Morgan Street; a line 159.10 feet north of and parallel to the north line of West 38th Street; and South Sangamon Street,

to those of a RS-3 Residential Single-Unit (Detached House) District (Type 1, as amended).

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 Residential Single-Unit (Detached House) District (Type 1, as amended) symbols and indications as shown on Map Number 8-G in the area bounded by:

West 38th Street; South Morgan Street; from the east line of South Morgan Street, a line 159.10 feet north of and parallel to the north line of West 38th Street to a point 213.17 feet east of the east line of South Morgan Street, from that point, thence south 134.26 feet, from that point, thence west 25 feet, from that point, thence south 21 feet, from that point, thence east to South Sangamon Street; and South Sangamon Street,

to those of a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District (Type 1, as amended).

SECTION 3. This ordinance shall be in force and effect from and after its passage and approval.

FILE
DRAW
#9AM

Common Address of Property: 3757-3769 S. Morgan Street / 944-980 W. 38th Street / 3756-68 S. Sangamon Street

TYPE 1 NARRATIVE

RT-4 Residential Two-Flat, Townhouse and Multi-Unit District (Type 1, as amended)

The subject property is approximately 34,052 square feet. The Applicant is proposing to rezone the property to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District (Type 1, as amended) from the zoning classification of RS-3 (Type 1, as amended).

The proposed multi-family residential development consists of four (4) 3-unit townhome buildings and two (2) 4-unit townhome buildings for a total of twenty (20) townhome units. The development also includes a twenty (20) foot private driveway and common area. The total floor area of the townhomes will be 38,385 square feet.

Zoning Standard	Ordinance Requirement	Proposed Construction
Lot Frontage	35 feet	159 feet
Maximum # of Units / Bldg	9	4
Density	1,000 SF / Unit	1,703 SF / Unit
Floor Area Ratio	1.20	1.13
Off Street Parking	1 space / Unit	2 spaces / Unit
Building Separation	30 feet	30 feet to 41.16 feet
Setback – Front	12 feet	14 feet
Setback – Side facing Street	12 feet	10 feet
Setback – Side facing Alley	None	1.06 to 1.25 feet
Setback – Side facing Sidewall	10 feet	10 feet
Setback – Rear	None (Facing Alley)	5 feet
Building Height	38 feet	31.13 feet
Private Yard	200 SF / Unit	281 SF (min)

Notes:

1. Applicant will construct an 8' high wall along 38th Street in accordance with the plan submitted in this application.
2. Applicant will seek a variation or administrative adjustment with respect to any of the above that are not in compliance with the zoning code.

FINAL FOR PUBLICATION

TYPE 1 NARRATIVE – 50-Foot Building

RS-3 Residential Single-Unit (Detached House) District (Type 1, as amended)

The subject property is approximately 25,553 square feet. The Applicant is proposing to rezone the property to RS-3 Residential Single-Unit (Detached House) District (Type 1, as amended) as the previous zoning classification of RS-3 (Type 1) has expired due to a sunset provision.

The proposed residential development consists of a five (5) lot single family subdivision with an eighteen (18) foot public alleyway dedication to the City of Chicago. Each lot contains one (1) single family home and a four hundred (400) square foot, two (2) stall garage per home.

Zoning Standard	Ordinance Requirement	Proposed Construction
Lot Area	2,500 SF	3,802 SF to 6,501 SF
Floor Area Ratio	0.9	0.31 to 0.54
Off Street Parking	2 spaces / unit	2 garage spaces / unit
Setback – Front	20 feet	20 feet
Setback – Side	2.12 feet	3.28 feet to 3.93 feet
Setback – Side Combined	5.312 feet	6.56 feet to 7.21 feet
Setback – Rear	28% of lot depth or 50 feet, whichever is less	54.69 feet
Setback – Rear (Garage)	2 feet	2 feet
Building Height	30 feet	27.58 feet
Rear Yard Open Space	225 SF per unit or 6.5% of lot area, whichever is greater	868 SF

Lot Number	Lot Area (SF)	Proposed Floor Area (SF)	Proposed Floor Area Ratio
15	3,802	2,039	0.54
16	3,802	2,039	0.54
17	3,802	2,039	0.54
18	3,802	2,039	0.54
19	6,501	2,039	0.31

Notes:

1. Applicant will construct an 8' high wall along 38th Street in accordance with the plan submitted in this application.
2. Applicant will seek a variation or administrative adjustment with respect to any of the above that are not in compliance with the zoning code.

FINAL FOR PUBLICATION

TYPE 1 NARRATIVE – 60-Foot Building

RS-3 Residential Single-Unit (Detached House) District (Type 1, as amended)

The subject property is approximately 25,553 square feet. The Applicant is proposing to rezone the property to RS-3 Residential Single-Unit (Detached House) District (Type 1, as amended) as the previous zoning classification of RS-3 (Type 1) has expired due to a sunset provision.

The proposed residential development consists of a five (5) lot single family subdivision with an eighteen (18) foot public alleyway dedication to the City of Chicago. Each lot contains one (1) single family home and a four hundred (400) square foot, two (2) stall garage per home.

Zoning Standard	Ordinance Requirement	Proposed Construction
Lot Area	2,500 SF	3,802 SF to 6,501 SF
Floor Area Ratio	0.9	0.38 to 0.64
Off Street Parking	2 spaces / unit	2 garage spaces / unit
Setback – Front	20 feet	20 feet
Setback – Side	2.12 feet	3.28 feet to 3.93 feet
Setback – Side Combined	5.312 feet	6.56 feet to 7.21 feet
Setback – Rear	28% of lot depth or 50 feet, whichever is less	44.69 feet
Setback – Rear (Garage)	2 feet	2 feet
Building Height	30 feet	27.58 feet
Rear Yard Open Space	225 SF per unit or 6.5% of lot area, whichever is greater	603 SF

Lot Number	Lot Area (SF)	Proposed Floor Area (SF)	Proposed Floor Area Ratio
15	3,802	2,440	0.64
16	3,802	2,440	0.64
17	3,802	2,440	0.64
18	3,802	2,440	0.64
19	6,501	2,440	0.38

Notes:

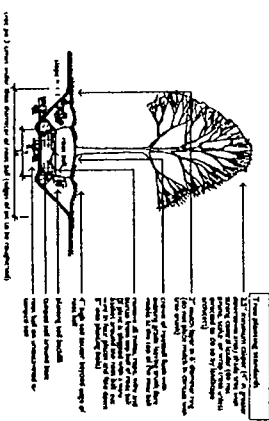
1. Applicant will construct an 8' high wall along 38th Street in accordance with the plan submitted in this application.
2. Applicant will seek a variation or administrative adjustment with respect to any of the above that are not in compliance with the zoning code.

FINAL FOR PUBLICATION

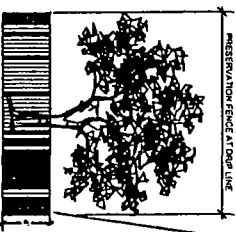


OVERALL SITE NUMBER
SCALE : 1:25,000

PLANTING DETAILS PER THE CITY OF CHICAGO GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE



TREE PRESERVATION PROTECTION FENCING DETAILS - PARKWAY TREES



— FENCE TO BE PROVIDED AND ALL EXISTING TREES TO REMAIN. FENCE TO REMAIN IN PLACE UNTIL ADDITIONAL CONSTRUCTION IS COMPLETE.

FENCE TO BE A TALL, ROLLED WOOD LATH OR APPROVED EQUIV.

SECURE FENCE TO METAL STAPLES, SPACE NO GREATER THAN 4" O.C.

NOTE:
AFTER TREES ARE FENCED, NOTHING IS TO BE DISTURBED, ATTENDED, OR CUT. INSIDE CONSTRUCTION FENCE, REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

Code	Cy ^a	Size	Botanical Name	Common Name
1	3.0	CY		
2	TBD	SY		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				

- [illegible]

FINAL FOR PUBLICATION

[illegible]

Received from: Chapman, L.L.C.
Addressed to: 1333 N. Lincoln Ave.
City: Chicago, IL 60610
State: Ill. Zip: 60610

The undersigned, Landscapes Architect, registered in the state of Illinois, acknowledges that the landscapes planning plan and construction details shown on the attached landscape plan for the property at 5100 17th Street, Chicago, Illinois were prepared by the undersigned or under the direct supervision and with the participation of ITB Inc., Chicago, IL the Chicago Landscaper, in accordance with the requirements of the Chicago Zoning Ordinance and the Landscapes Architect of Chicago Zoning Ordinance and the Landscapes Architect of Illinois.

Signature: [Signature]
Date: 05/25/11

Shawn L. Deason
Registered Landscapes Architect, No. 157-001137
Chicago Landscaper, No. 157-001137
Chicago Design Studio, Inc. 508 Eighth Street, Apartment 4,
Chicago, IL 60610



dickson design
studio

DICKSONDESIGNSTUDIO.COM

528 SKYLINE DRIVE
ALGONQUIN IL 60102
630-578-0000

REVISIONS	
1.	PER SITE PLAN 6/19/74
2.	PER SUBMITTAL 7/10/74
3.	PER SUBMITTAL 7/26/74
4.	PER SUBMITTAL 8/1/74
5.	PER SHEET 9/23/74
6.	
7.	
8.	
9.	
10.	

REVISION	
PROJECT NAME AND ADDRESS	
LENNINGTON PLACE	
SINGLE-FAMILY HOME SITTING ON	
BROOKSPRING, AL	
(OWNER) NAME, USE AND ADDRESS CHERRY, L. BOBIE 10000 W. 10TH	
LANDSCAPE PLAN SHEET NO. 1110	
DATE SEPTEMBER 23, 1973	
PROJECT NUMBER 1110	
CONTRACT NUMBER 1110	



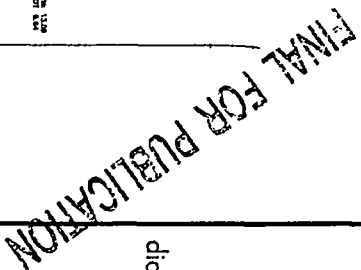
DICKSONDESIGNSTUDIO.COM
528 SKYLINE DRIVE
ALGONQUIN IL 60110
847 878 4018

REMARKS	
1.	PER SITE PLAN 8/19/14
2.	PER COMMENTS 7/18/14
3.	PER CLIENT 7/19/14
4.	PER FENCE 9/01/14
5.	
6.	
7.	
8.	
9.	
10.	

LEXINGTON PLACE 2
- SINGLE-FAMILY HOME SITES
BRIDGEPORT, IL

PARKWAY PLAN

12.0



dickson design
studio

DICKSONDESIGNSTUDIO.COM

528 SKYLINE DRIVE
ALGONQUIN IL 60102
847 678 4018

047 070

REMARKS	
1.	PER RITE PLAN 9/19/14
2.	PER COMMENTS 7/19/14
3.	PER CLIENT 7/19/14
4.	PER PENCE 9/01/16
5.	
6.	
7.	
8.	
9.	
10.	

3

15-20-8

PROFIT AND LOSS

LEXINGTON PLACE 2
- SINGLE-FAMILY HOME SITE
BRIDGEPORT, IL

LININGTON BROS., INC.
1731 NORTH MARY STREET
CHICAGO, ILL 60614

10, H 6061

11

PARKWAY PLAN

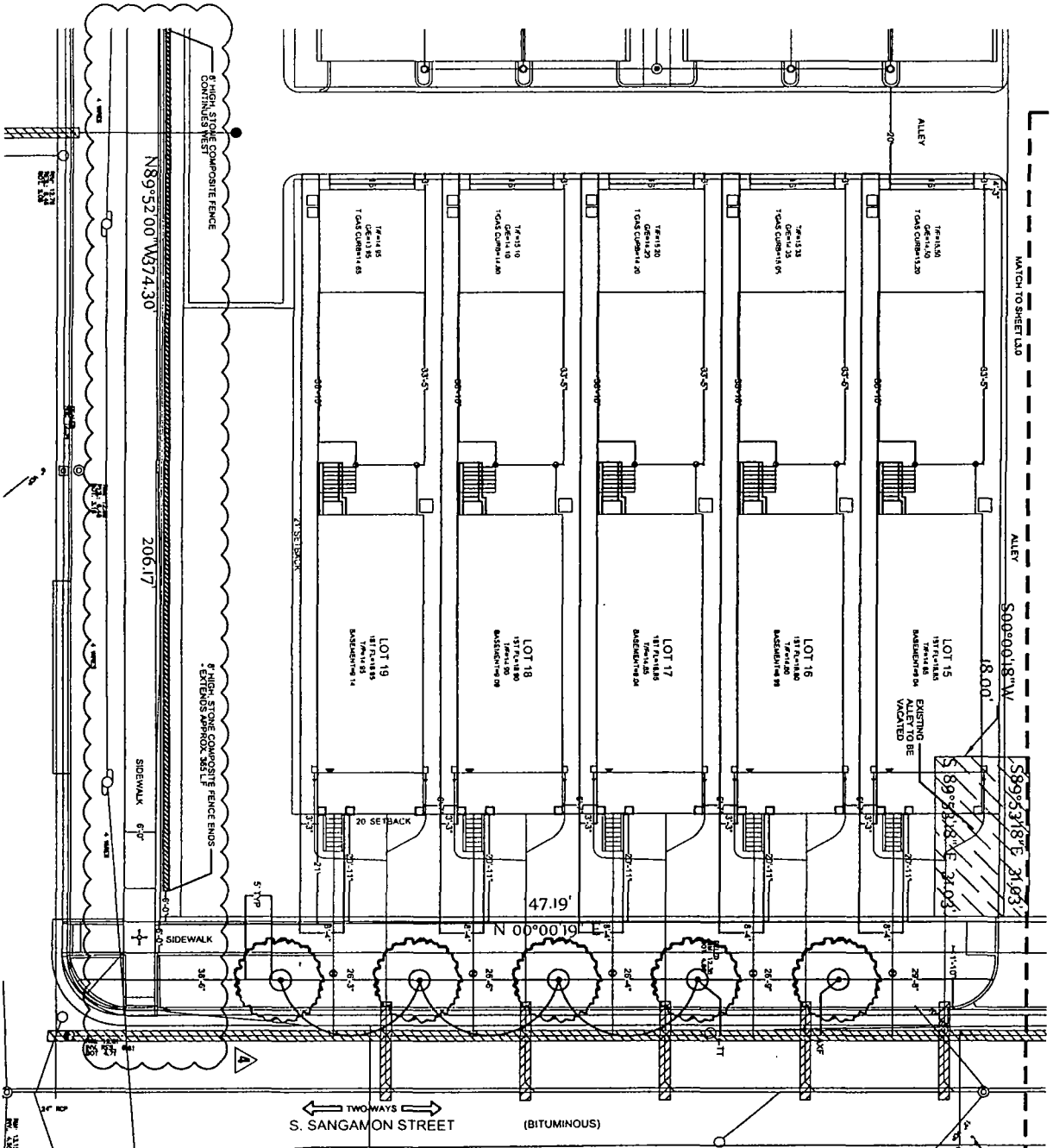
PLM BAK

SEPTEMBER 25, 2013

Abstract

13.0

PROPERTY NUMBER
IDENTIFICATION PLATE ?



FINAL FOR PUBLICATION

dickson design
studio

DICKSONDESIGNSTUDIO.COM

528 SOUTHERN DRIVE
ALCOA, TN 37012
615.278.0018

REVISION	DATE
1. PER SITE PLAN 8/18/14	
2. PER CONCRETE 7/18/14	
3. PER CURET 7/18/14	
4. PER TREES 8/28/14	
5.	
6.	
7.	
8.	
9.	
10.	

ROAD

1" = 20'-0"

PROJECT NAME AND ADDRESS

LENINGTON PLACE 2
- SINGLE-FAMILY HOME SITE
BRIDGEPORT, IL

LENINGTON DRIVE, ILL
1270 NORTH WASHINGTON
CHICAGO, IL 60644

SHEET TOTAL

PARKWAY PLAN

DATE DATE

SEPTEMBER 23, 2013

PROJECT NUMBER

14.0

PROJECT ALIASES

LENINGTON PLACE 2

FINAL FOR PUBLICATION



DICKSONDESIGNSTUDIO.COM
 800 SPYLINE DRIVE
 ANDERSON, IN 46016
 847.879.4219

REVISION	DATE
1. PER SITE PLAN 9/18/14	
2. PER COMMENTS 7/19/15	
3. PER CLIENT 7/19/15	
4. PER FEEDBACK 9/24/15	
5.	
6.	
7.	
8.	
9.	
10.	

SCALE

AS SHOWN

PROJECT NAME AND ADDRESS
 LEXINGTON PLACE
 SINGLE-FAMILY HOME SITE
 BRIDGEPORT, IL

DESIGNED BY
 LEXINGTON HOMES, LLC
 1000 N. WILSON AVENUE
 CHICAGO, IL 60610

SHEET TITLE

LANDSCAPE PLAN

DATE

SEPTEMBER 28, 2015

SHEET NUMBER

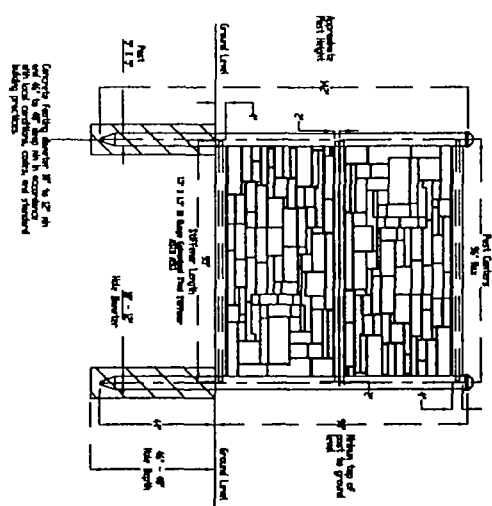
15.0

PROJECT NUMBER
 LEXINGTON PLACE, SINGLE-FAMILY

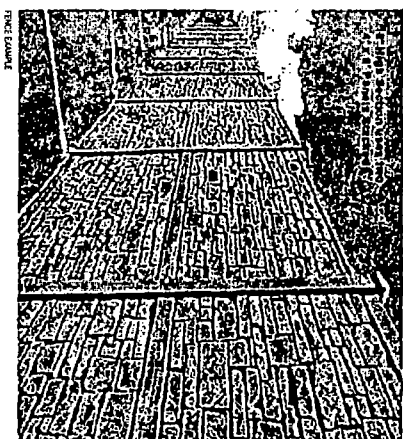
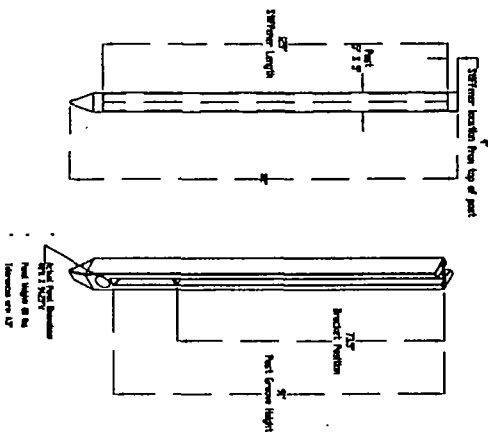


PROPOSED COMPOSITE FENCE ALONG WITH STREET

FRONT ELEVATION
 SCALE: NOT TO SCALE



FRONT ELEVATION
 SCALE: NOT TO SCALE



Architectural site plan for Lexington Place 2 (N.I.C.). The plan shows a series of buildings (12 through 17) arranged along a street frontage. Each building contains multiple units (e.g., Unit 1, Unit 2, etc.) and is associated with a specific lot (e.g., Lot 1, Lot 2, etc.). The plan also includes surrounding streets (W 38th Street, W 39th Street) and landscaping elements like trees and shrubs. The title 'LEXINGTON PLACE 2 (N.I.C.)' is prominently displayed in the center. The plan is divided into sections labeled 'SHEET #2', 'SHEET #3A', and 'SHEET #3B'. A north arrow is located in the top right corner. The plan is dated 12/19/19 and includes a scale of 1/8" = 1'-0".

[illegible][illegible]

The diagram illustrates a cross-section of a laminated beam. The total height is labeled as $2h$. The top and bottom layers are labeled "outer skins". The central region is labeled "laminated material". A diagonal line represents the neutral axis. The distance from the neutral axis to the top and bottom skins is labeled h . The width of the beam is labeled b . The diagram also shows the internal forces: N (normal force), V (shear force), and M (bending moment). The top skin is labeled "top skin" and the bottom skin is labeled "bottom skin". The laminated material is labeled "laminated material". The diagram is labeled "Diagram of a laminated beam cross-section showing internal forces and dimensions.".

The diagram illustrates the relationship between Leaf Area Index (LAI) and Canopy Cover (CC). It consists of two parts:

- Left Part:** A cross-section of a dense forest canopy. Numerous leaves are shown, with arrows pointing to them from the label "Many leaves". Below the canopy, there is a label "High LAI" and another label "High CC" (Canopy Cover).
- Right Part:** A cross-section of a sparse forest canopy. Fewer leaves are shown, with arrows pointing to them from the label "Fewer leaves". Below the canopy, there is a label "Low LAI" and another label "Low CC".

Arrows connect the density of the canopy to the corresponding LAI and CC values.

The undersigned acknowledges that the landscape plan(s) shown on the application plan(s) for the property at 415C Morgan Street W., 34th Street, Chicago, Illinois, has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained, and replaced as required, by current and subsequent owners in accordance with the requirements of this 10, Chapter 22 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guides to the Chicago Landscape Ordinance".

Owner: Levy, JED Date: 1/26/14

The undersigned, Lawrence Archibald, being the able and lawful administrator of the last will and testament of the deceased, do hereby certify that the within and foregoing is a true and correct copy of the original will of the deceased, as the same is now on file in the County Clerk's Office, in the City of Chicago, Illinois, and that the same is subject to the requirements of the Illinois Probate Act of 1900, Chapter 22 of the Chicago Municipal Code, the Successors' Statute of the Chicago City Government, and the Order of the Chicago Law Society.

Lawrence Archibald

Date: 2/27/11

ESTIMATED TIME OF PLAYING SHALL BE DECEMBER 15, 2014.



dickson design
studio

DICKSONDESIGNSTUDIO.COM
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

AS SHOWN	PROJECT NAME AND ADDRESS
	LEXINGTON SQUARE BRIDGEPORT, IL

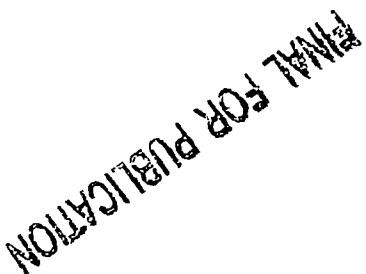
LEWISTON BOMBS
1731 N. MANCY STREET, SUITE 200
CHICAGO, IL 60614

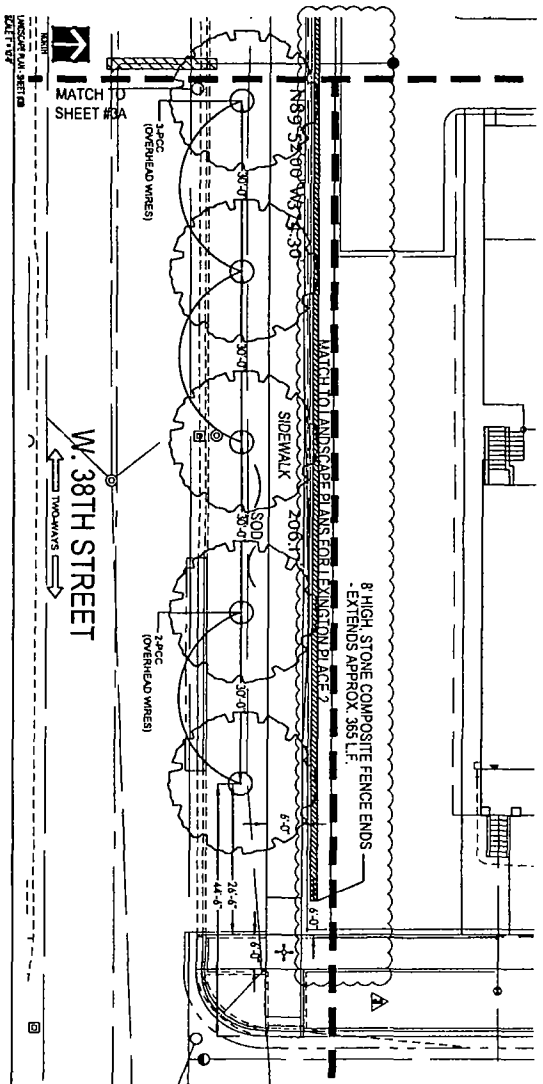
LANDSCAPE PLAN

PLAN DATE
MARCH 3, 2014

11.0

1988





FINAL FOR PUBLICATION

[illegible]

dickson design
studio



DICKSONDESIGNSSTUDIO.COM

528 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

AS SIGNED
PROJECT NAME AND ADDRESS
LEXINGTON SQUARE 3
RAIDREPORT, IL

LANDSCAPE PLAN

FILE DATE
MARCH 3, 2014

13.0

15.3.7



dickson design
studio

DICKSONDESIGNSTUDIO.COM

526 SKYLINE DRIVE
ALGONQUIN IL 60102
BA7 878 4019

REVISED	
1.	PER SITE PLAN 6/22/14
2.	PER COMMENTS 7/18/14
3.	PER FISCAL 8/22/14
4.	
5.	
6.	
7.	
8.	
9.	
10.	

AS SHOWN
PROJECT NAME AND ADDRESS
LEXINGTON SQUARE 3
BIDGEPORT, IL

LEXINGTON HOMES
1731 N. MARCET STREET, SUITE 208
CHICAGO, IL 60614

LANDSCAPE PLAN

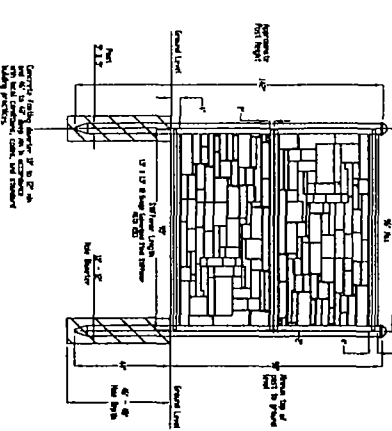
FILE DATE
MARCH 3, 21

14.0

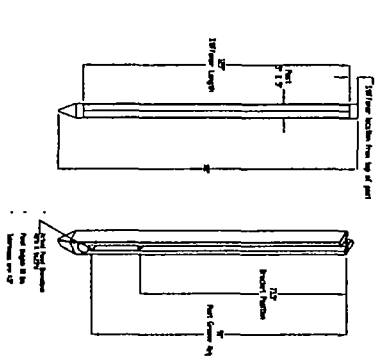
PROJECT NUMBER
LHA 86.3

ESTIMATED TIME OF PLANTING SHALL BE DECEMBER 15, 2014

FINAL FOR PUBLICATION

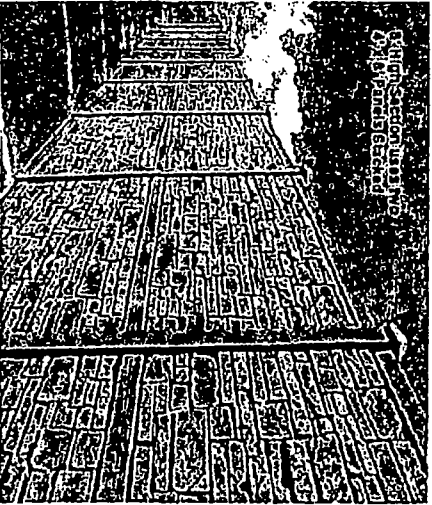
FENCE PANEL ELEVATION WITH
SCAFFOLD NOT TO SCALE

PROPOSED COMPOSITE FRAME ALONG WITH STREET



FENCE POST DETAIL

REVIEWS



→



LEXINGTON SQUARE 3
LEXINGTON PLACE 2
CHICAGO, IL

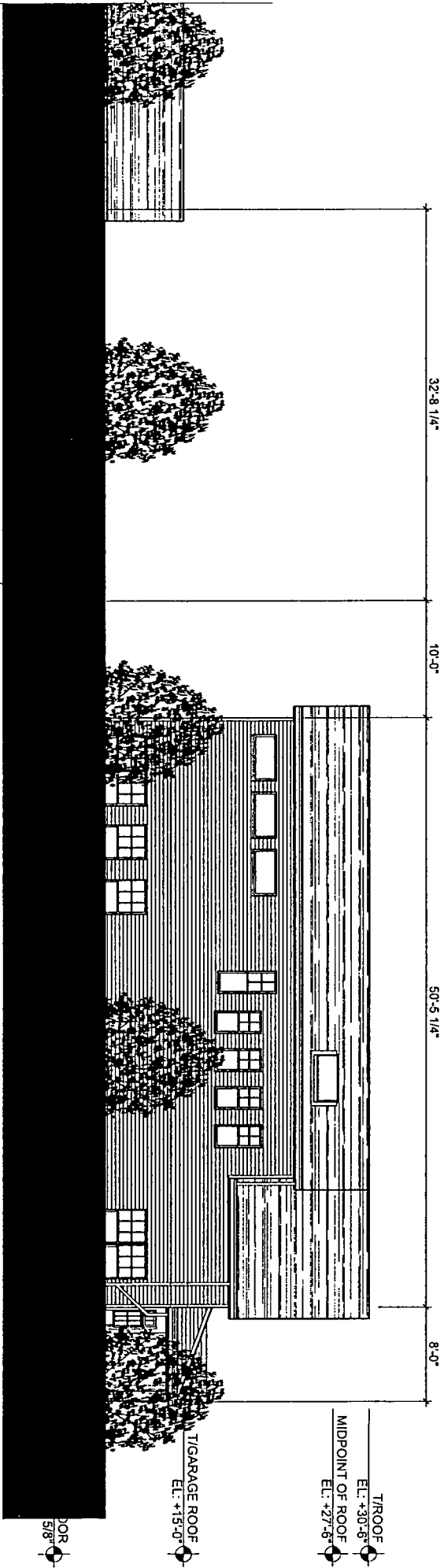
SULLIVAN
GOULETTE
ARCHITECTS
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

FINAL FOR PUBLICATION

ENLARGED W 38TH ST. ELEVATION
50' HOUSE



8' HIGH COMPOSITE
STONE FENCE



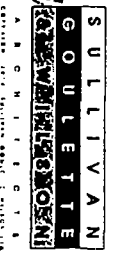
T/ROOF
EL.: +30'-6"
MIDPOINT OF ROOF
EL.: +27'-6"

T/GARAGE ROOF
EL.: +15'-0"

DOR
5/8"

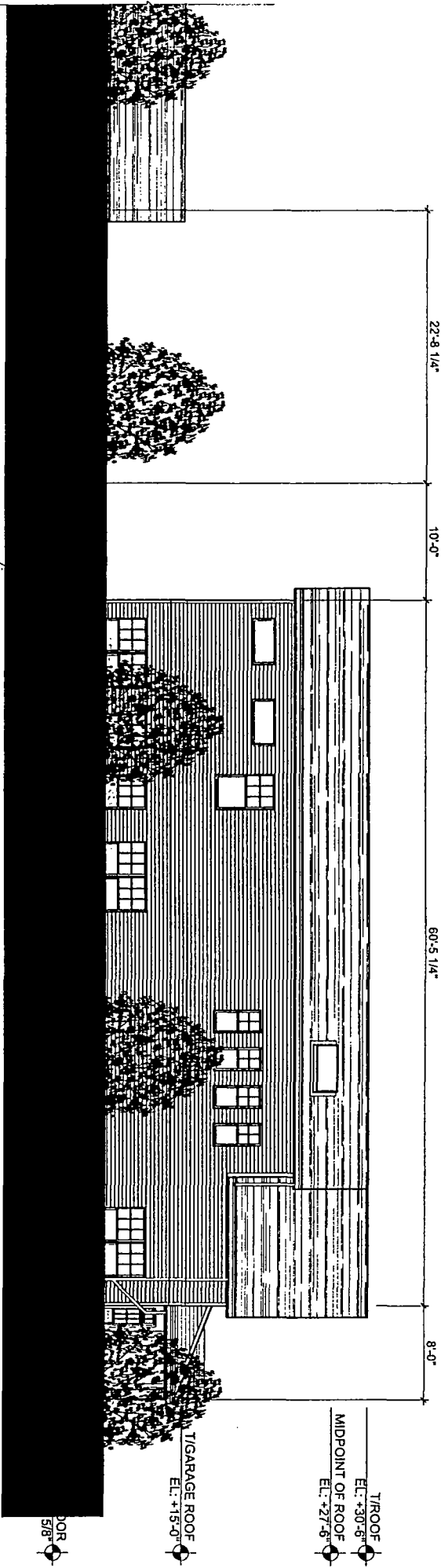
LEXINGTON SQUARE 3
LEXINGTON PLACE 2
CHICAGO, IL

FINAL FOR PUBLICATION



8' HIGH COMPOSITE
STONE FENCE

ENLARGED W 38TH ST. ELEVATION
60' HOUSE



LEXINGTON SQUARE 3
LEXINGTON PLACE 2
CHICAGO, IL

FINAL FOR PUBLICATION

SULLIVAN
GOULLETTE
ARCHITECTS
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z



LEXINGTON SQUARE 3
LEXINGTON PLACE 2
CHICAGO, IL

FINAL FOR PUBLICATION

SULLIVAN
GOULLETTE
ARCHITECTS
P.C.
100 N. LAKE STREET, SUITE 200
CHICAGO, IL 60601
TEL: 312.527.1000
WWW.SULLIVANGOULLETTE.COM

ENLARGED W 38TH ST. ELEVATION

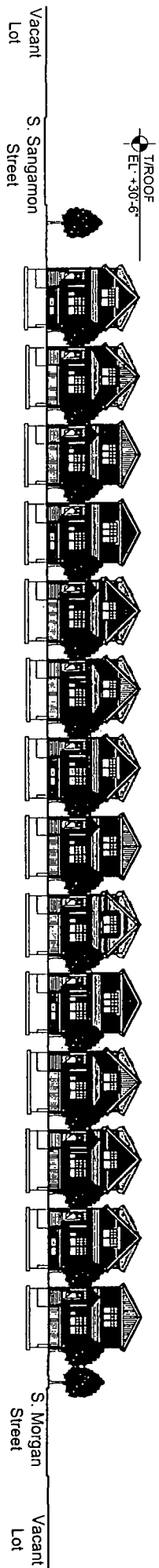


8' HIGH COMPOSITE
STONE FENCE

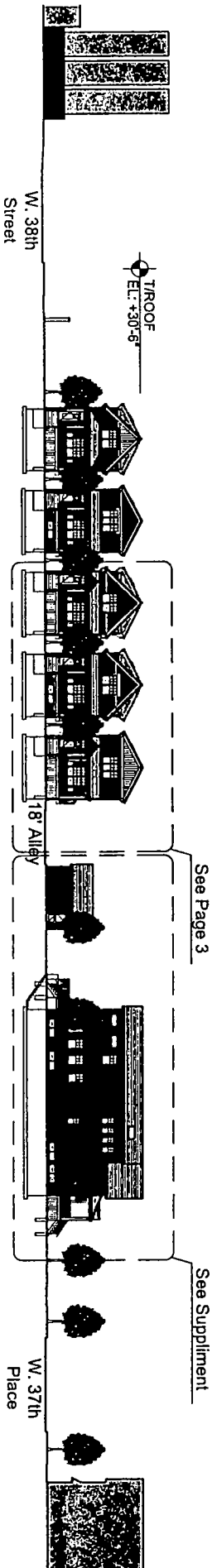


B/CEILING
EL: +28'-10 3/4"

T/STAIR TOWER
PARAPET
EL: +39'-1 3/8"
B/JOISTS
EL: +38'-0"



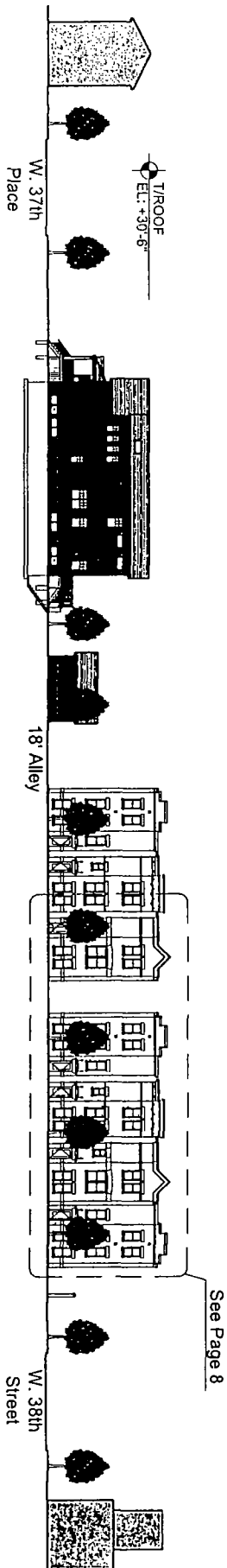
37TH PLACE ELEVATION



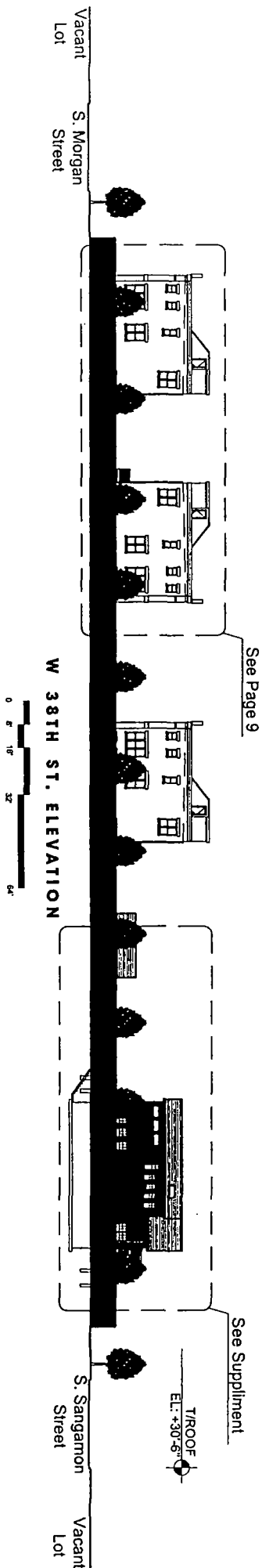
SANGAMON ST. ELEVATION



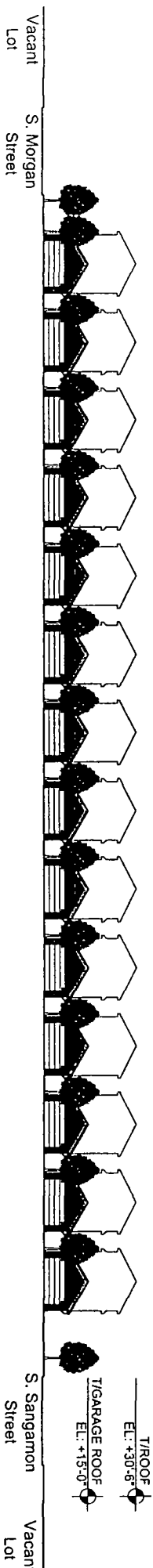
FINAL FOR PUBLICATION



MORGAN ST. ELEVATION



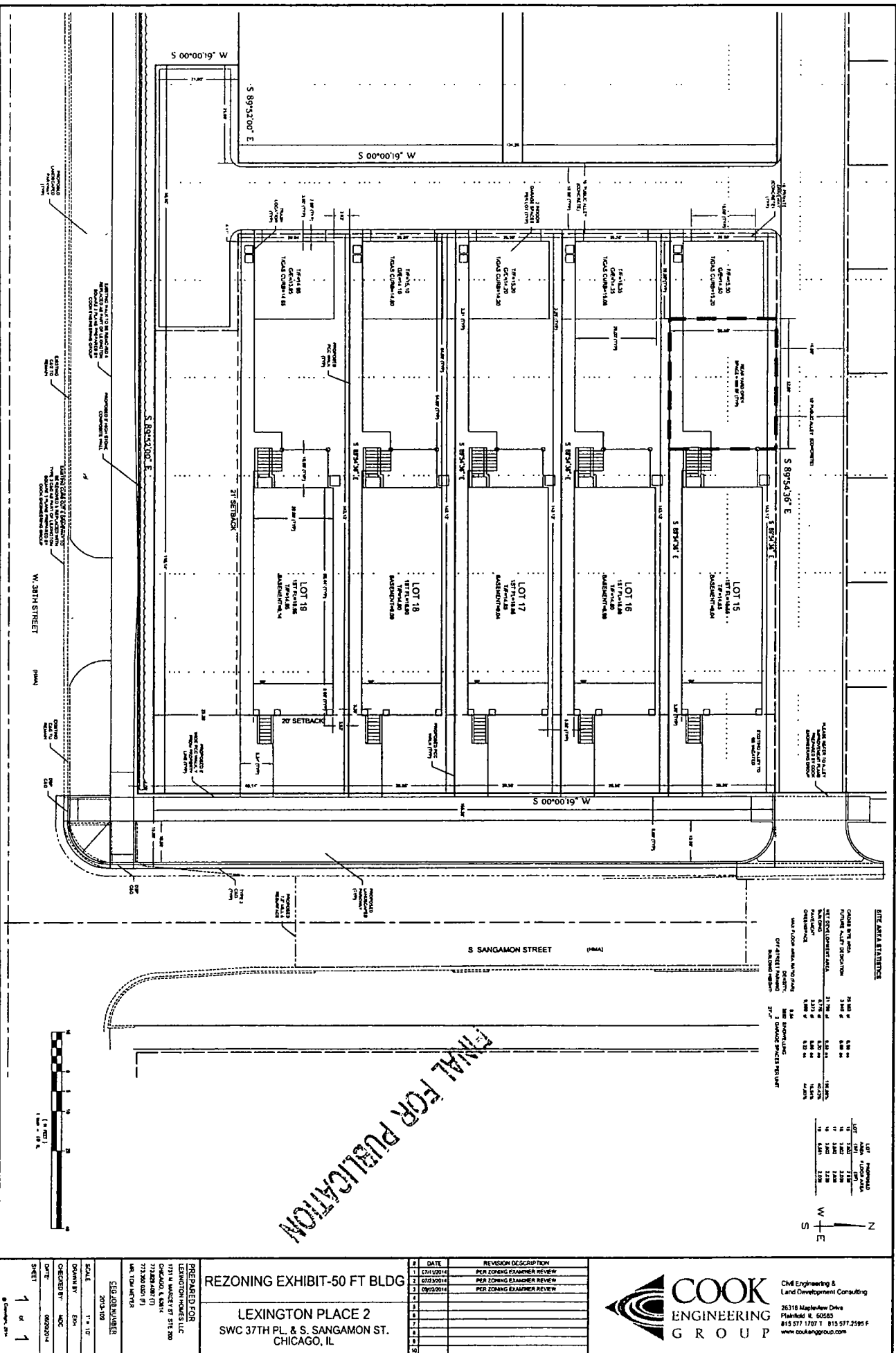
W 38TH ST. ELEVATION



ALLEY ELEVATION



FINAL FOR PUBLICATION



AREA STATISTICS

ITEM	AMOUNT	UNIT
LOT AREA	10,000	SQ. FT.
LOT 15	2,500	SQ. FT.
LOT 16	2,500	SQ. FT.
LOT 17	2,500	SQ. FT.
LOT 18	2,500	SQ. FT.
TOTAL LOT AREA	10,000	SQ. FT.
LOT 15	2,500	SQ. FT.
LOT 16	2,500	SQ. FT.
LOT 17	2,500	SQ. FT.
LOT 18	2,500	SQ. FT.
TOTAL LOT AREA	10,000	SQ. FT.

FINAL FOR PUBLICATION

REZONING EXHIBIT-50 FT BLDG

LEXINGTON PLACE 2
SWC 37TH PL & S. SANGAMON ST.
CHICAGO, IL

COOK ENGINEERING GROUP

Civil Engineering & Land Development Consulting
26316 Mapleview Drive
Oakbrook, IL 60157
815.577.1707 T 815.577.2585 F
www.cookengr.com

PREPARED FOR
LEXINGTON HOMES LLC
1731 N. WILSON ST. STE 200
CHICAGO, IL 60641
773.363.1000 T
LH1731WILSON

DATE
07/15/2014

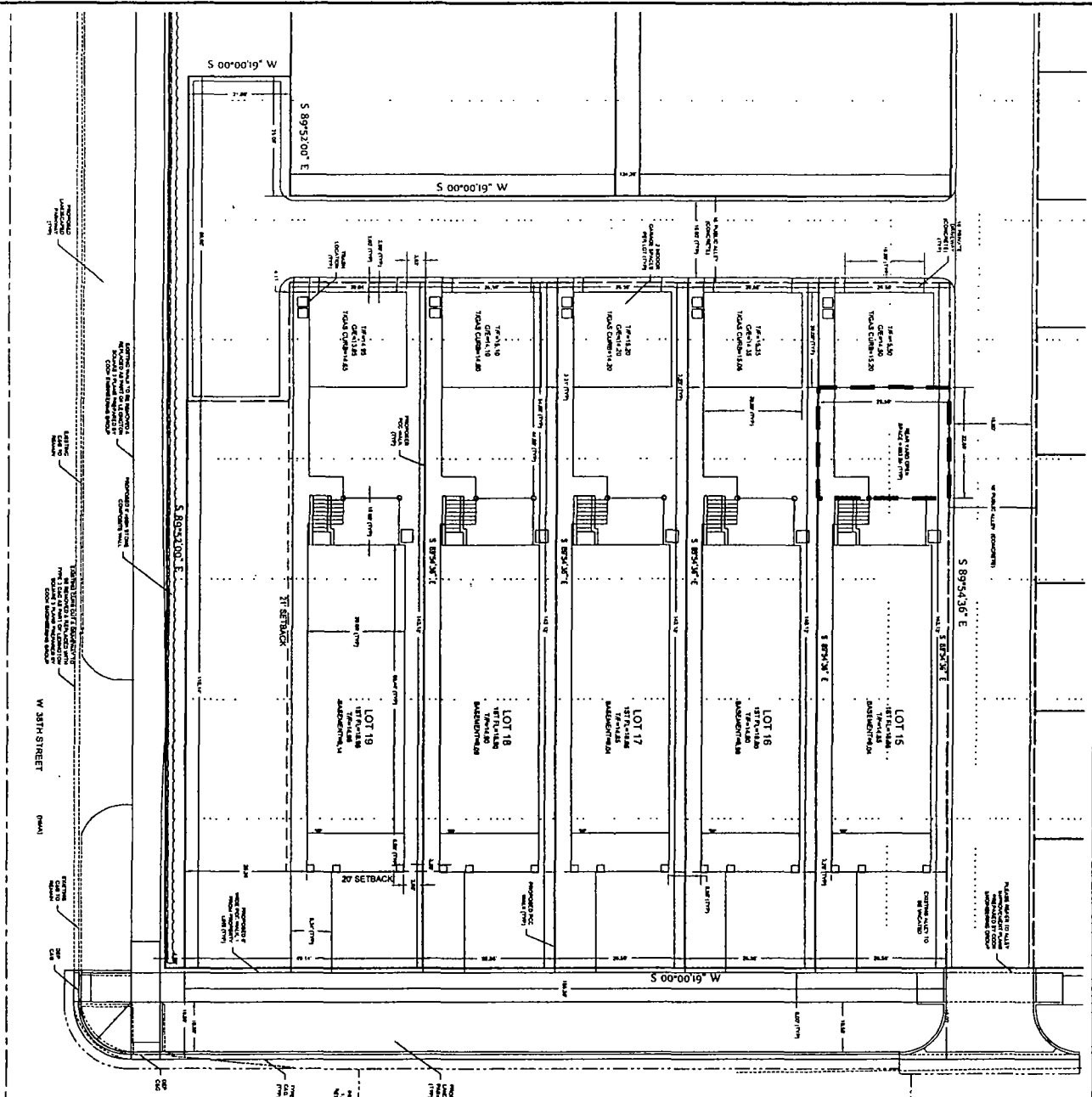
SCALE
1" = 10'

DRAWN BY
NAC

CHECKED BY
NAC

DATE
06/20/14

SHEET
1 of 1



SITE AREA SUMMARY

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)
15	22,100	253
16	22,100	253
17	22,100	253
18	22,100	253
19	22,100	253
TOTAL	110,500	1,265

LOT 15 AREA SUMMARY

ITEM	AREA (SQ. FT.)	AREA (SQ. YD.)
1. TOTAL LOT AREA	22,100	253
2. TOTAL COVER AREA	13,000	150
3. TOTAL SETBACK AREA	1,000	11
4. TOTAL SIDEWALK AREA	1,000	11
5. TOTAL DRIVEWAY AREA	1,000	11
6. TOTAL PARKING AREA	1,000	11
7. TOTAL OTHER AREA	1,000	11
TOTAL	22,100	253

FINAL FOR PUBLICATION

PREPARED FOR
LEXINGTON HOUSE LLC
1731 N. MARSH ST. STE 200
CHICAGO, IL 60614
773.834.0071
773.834.0071
MR. TOM MAYER

SCALE
20' = 1" = 1/2"

CHECKED BY
MDC

DATE
06/20/14

SHEET
1 of 1

REZONING EXHIBIT-60 FT BLDG

LEXINGTON PLACE 2
SWC 37TH PL. & S. SANGAMON ST.
CHICAGO, IL

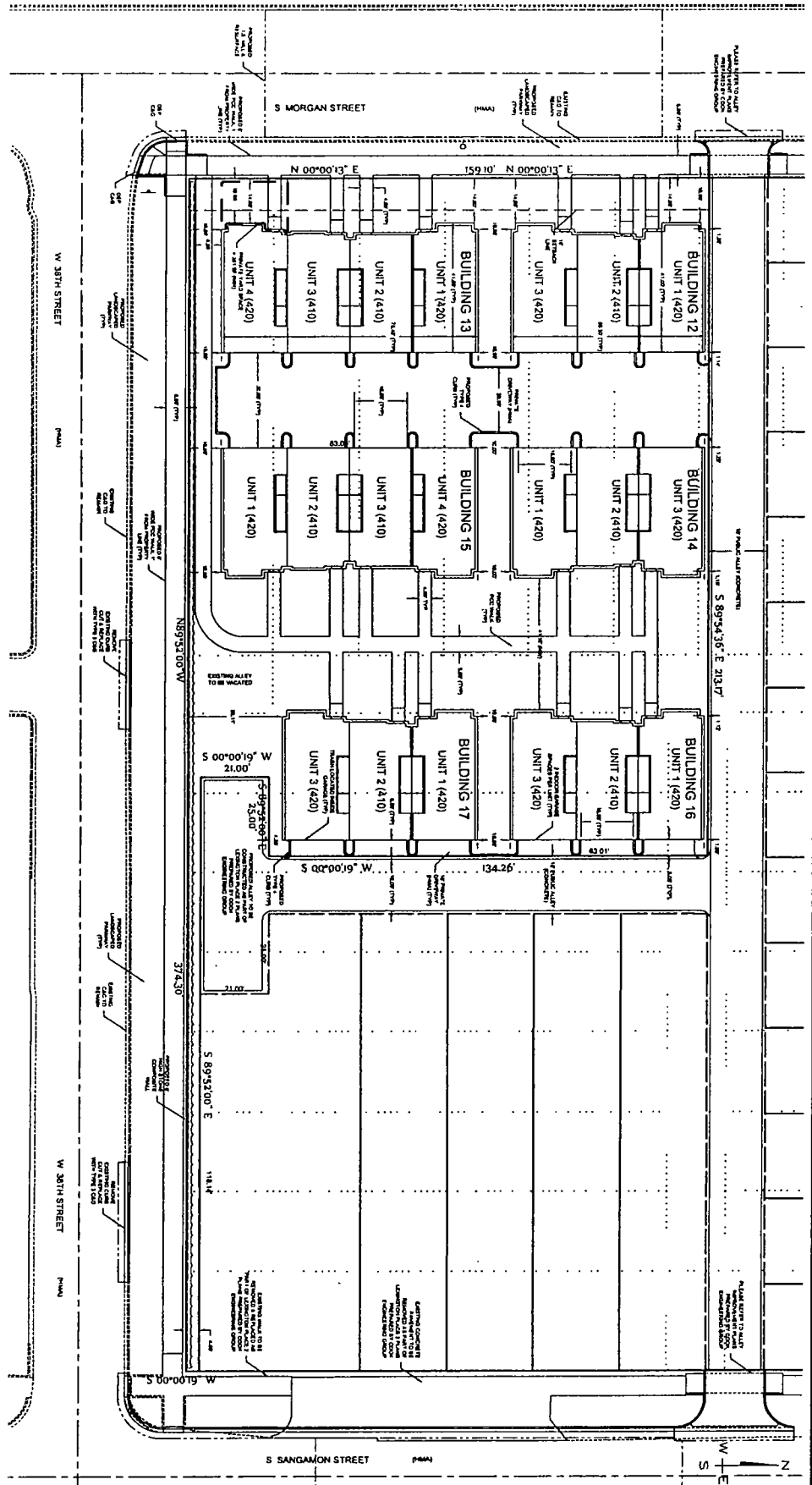
#	DATE	REVISION DESCRIPTION
1	01/15/2014	PER ZONING EXAMINER REVIEW
2	01/22/2014	PER ZONING EXAMINER REVIEW
3	06/20/14	PER ZONING EXAMINER REVIEW
4		
5		
6		
7		
8		
9		
10		

COOK
ENGINEERING
GROUP

Civil Engineering &
Land Development Consulting

26315 Mapleview Drive
Plainfield, IL 60555
615.577.1707 T 615.577.2565 F
www.cookengineering.com

FINAL FOR PUBLICATION



SITE AREA STATISTICS

TOTAL SITE AREA	34,000 sq. ft.	0.78 ac.	100,000 sq. ft.
BUILDING	13,500 sq. ft.	0.31 ac.	42,500 sq. ft.
PARKING	10,000 sq. ft.	0.23 ac.	31,500 sq. ft.
LANDSCAPE	1,500 sq. ft.	0.03 ac.	4,500 sq. ft.
STREET	1,000 sq. ft.	0.02 ac.	3,000 sq. ft.
PLANT AREA (PLANTING)	1,100 sq. ft.	0.02 ac.	3,300 sq. ft.
OFF-STREET PARKING	1,000 sq. ft.	0.02 ac.	3,000 sq. ft.
BUILDING HEIGHT	31.1' Ht.		



REZONING EXHIBIT

LEXINGTON SQUARE 3
NEC W. 38TH ST. & S. MORGAN ST.
CHICAGO, IL

#	DATE	REVISION DESCRIPTION
1	07/11/2014	PER ZONING EXAMINER REVIEW
2	07/27/2014	PER ZONING EXAMINER REVIEW
3	09/02/2014	PER ZONING EXAMINER REVIEW
4		
5		
6		
7		
8		
9		
10		



Civil Engineering &
Land Development Consulting
26318 Mapleview Drive
Plainfield, IL 60585
815.577.1707 / 815.577.2595
www.cookengr.com

SEE JOB NUMBER
2013-109

SCALE
1" = 10'

DRAWN BY
EVA

CHECKED BY
MCC

DATE
08/20/14

SHEET
1 of 1

© Copyright 2014