



City of Chicago



SO2015-8481

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/9/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-G at 3607-3615 S Morgan St - App No. 18596T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE #18596 T1

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-G in the area bounded by

A line 52 feet south of West 36th Street; the public alley east of South Morgan Street; a line 260 feet south of West 36th Street; and South Morgan Street,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

TYPE 1 SUBSTITUTE NARRATIVE AND PLANS

RM-4.5 Residential Multi-Unit District

The subject property is approximately 31,233 square feet. The Applicant is proposing to rezone the property to RM-4.5 Residential Multi-Unit District.

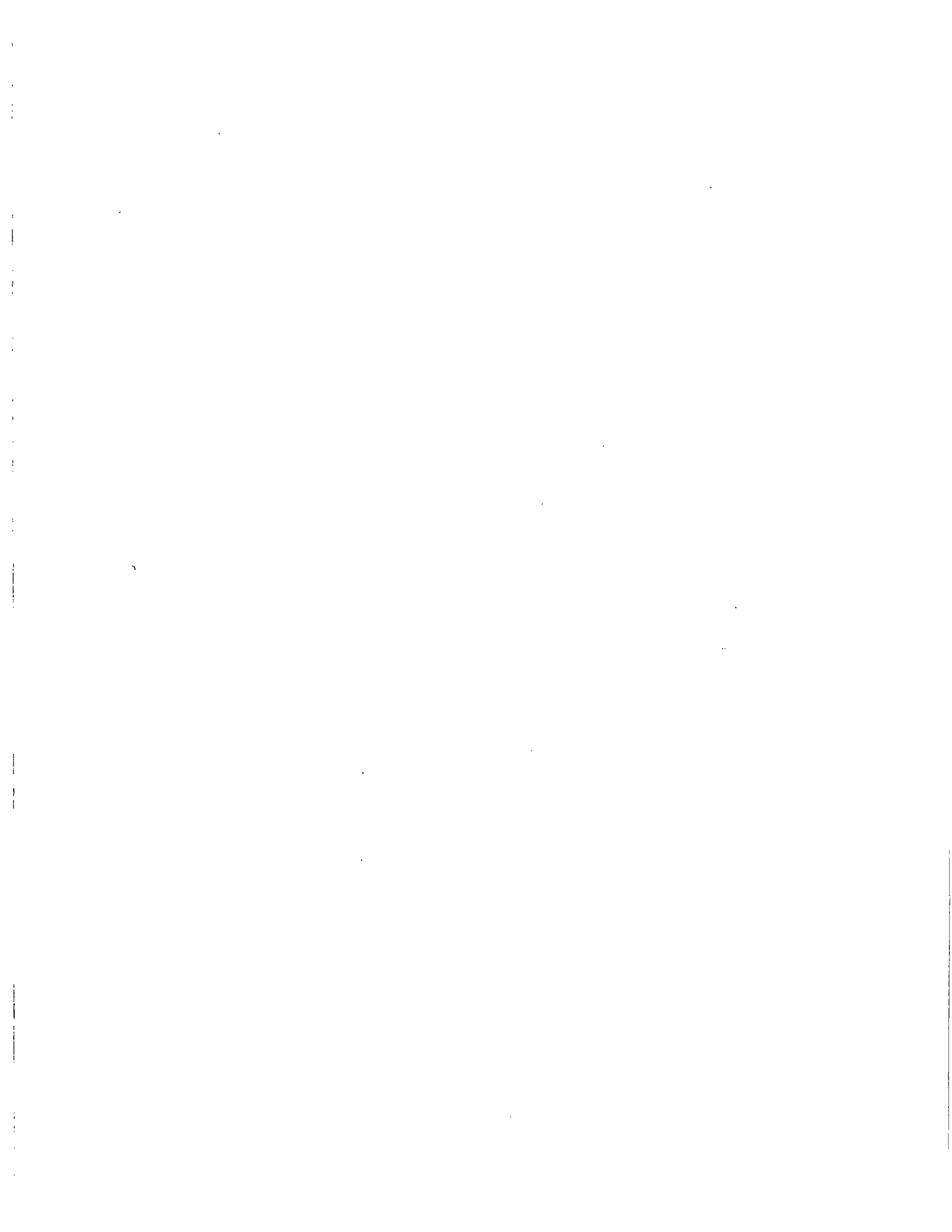
The proposed residential development consists of three (3) 7-unit townhome buildings for a total of twenty-one (21) townhome units. The development also includes private drives and common area. The total floor area of the townhomes will be 41,553 square feet.

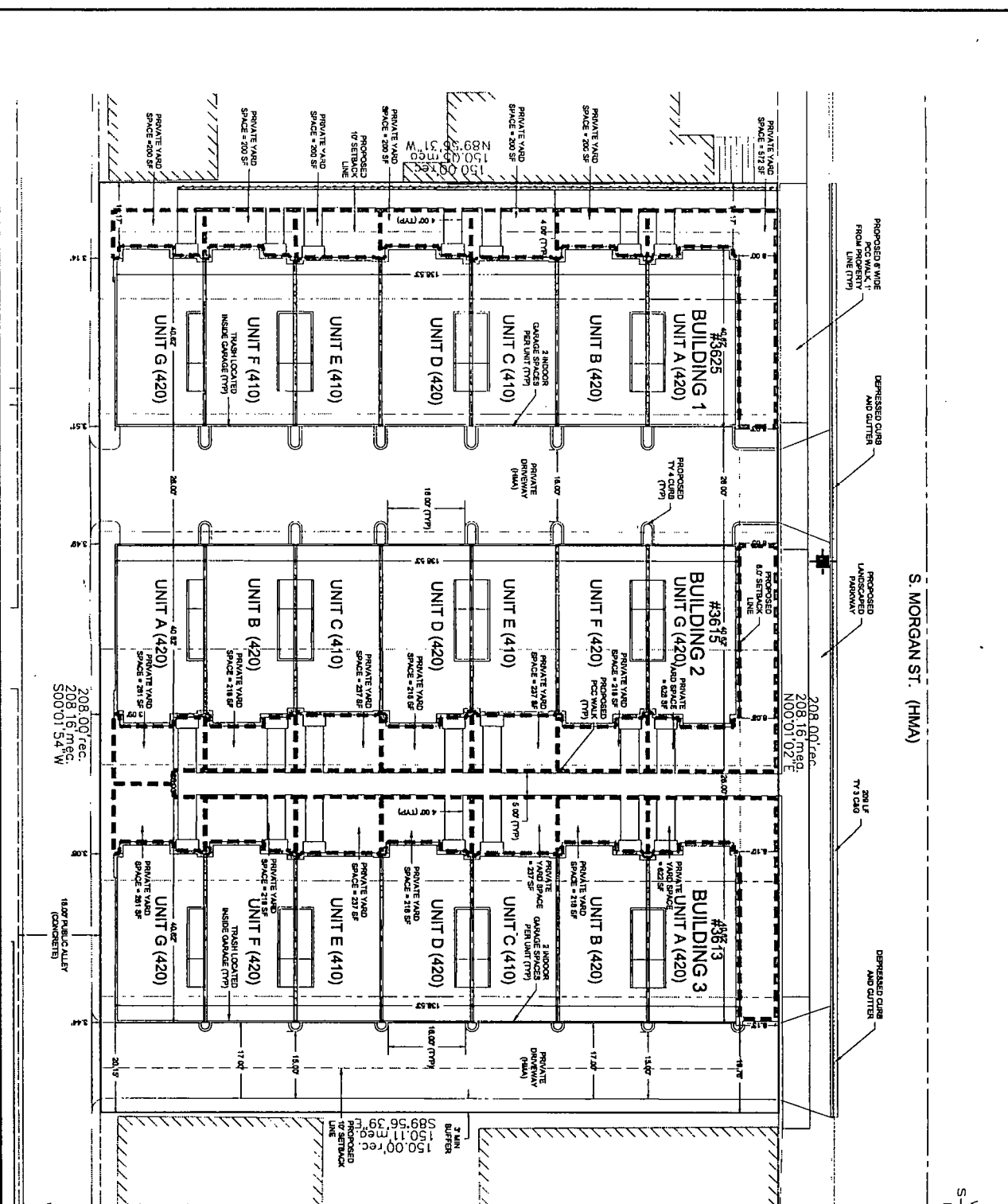
	Proposed Construction
Lot Area	31,233 square feet
Density	1,487 SF / dwelling unit
Floor Area Ratio	1.33
Off Street Parking	2 spaces / unit
Building Separation (Front – Front)	26.00 feet
Building Separation (Rear – Rear)	26.00 feet
Setback – Side (public street)	8.00 feet
Setback – Side (public alley)	3.08 feet
Setback – Front (south)	14.17 feet
Setback – Rear (north)	19.76 feet
Building Height	31'-1 1/2"
Private Yard Open Space	200 SF (min)
<i>*Per 17-02-0500-F 2(b) Building Setbacks for End Walls, required end wall setbacks may be reduced to match the predominant setbacks of adjoining structures on the same side of the street between the nearest intersecting streets or alleys, provided that a minimum setback of 3 feet is provided in all cases. Landscaping must be installed within these required setbacks.</i>	

FINAL FOR PUBLICATION

Notes: -

1. Applicant will seek a variation or administrative adjustment with respect to any of the above that are not in compliance with the zoning code.



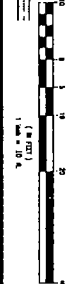


S. MORGAN ST. (HMA)

208.00' rec.
208.16' meq.
N00.01.02'E

208.00' rec.
208.16' meq.
N00.01.02'E

208.00' rec.
208.16' meq.
N00.01.02'E



NOT FOR PUBLICATION



DATE	03/20/11	REVISION DESCRIPTION	
1		RESUBMITTAL TO CITY FOR RMA'S ZONING REQUEST	
2			
3			
4			
5			
6			
7			
8			
9			
10			

REZONING EXHIBIT

LEXINGTON SQUARE 4
3607 - 3619 S MORGAN ST.
CHICAGO, IL



COOK ENGINEERING GROUP

Civil Engineering & Land Development Consulting
20310 Mapleview Drive
Fairfield, IL 62525
615.577.1707 T 615.517.2565 F
www.cookengineering.com

PREPARED FOR: LEXINGTON SQUARE 4, 3607-3619 S MORGAN ST, CHICAGO, IL
DATE: 11/08/2013
SCALE: 1" = 10'
DRAWN BY: ESO
CHECKED BY: MAC
DATE: 11/08/2013
PROJECT: 1 of 1
DATE: 03/20/11

640 N LA SALE SUITE 400
CHICAGO, ILLINOIS 60654
312 337 3344

papageorge haymes partners
ARCHITECT

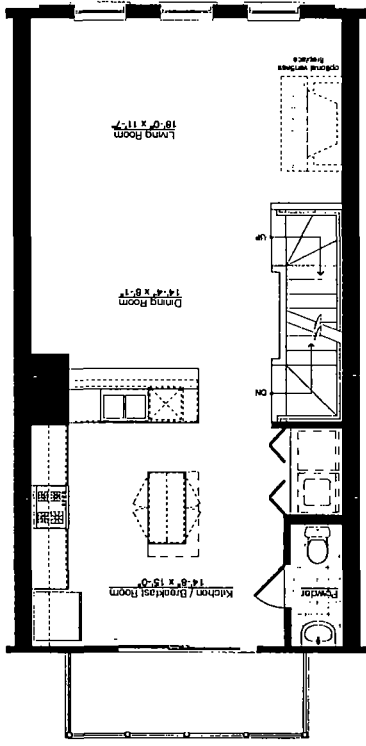
3607-3619 S Morgan St
CHICAGO, ILLINOIS

Lexington Place III, LLC.
APPLICANT

410 Unit Plans
2,159 5 Gross
Square Feet
November 10th, 2015

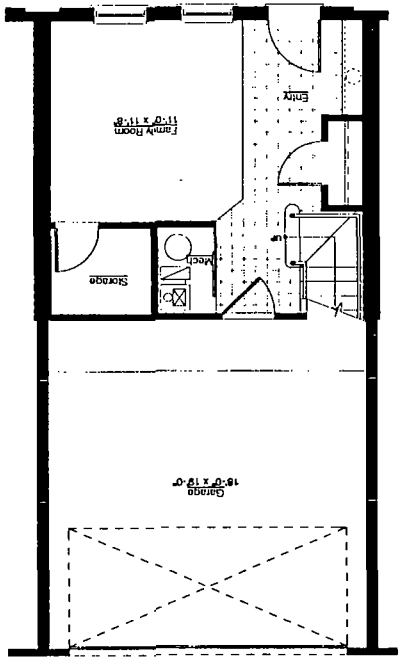
Second Floor

711 5 Gross Square Feet



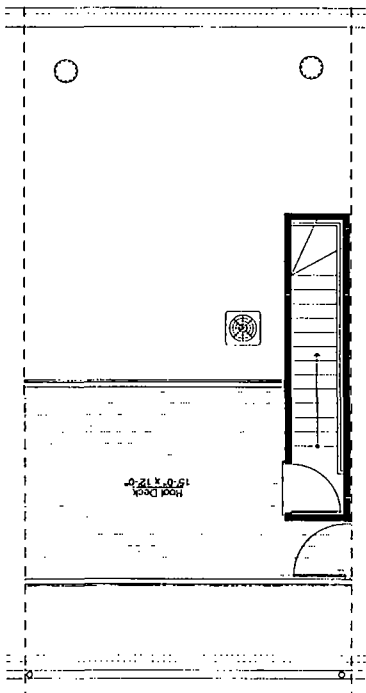
First Floor

711 5 Gross Square Feet



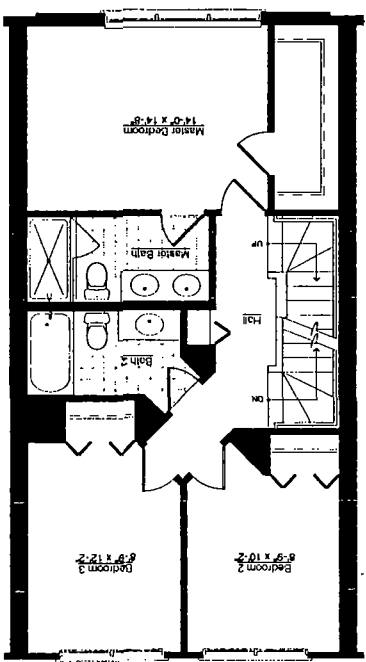
Roof Deck

25 Gross Square Feet



Third Floor

711 5 Gross Square Feet



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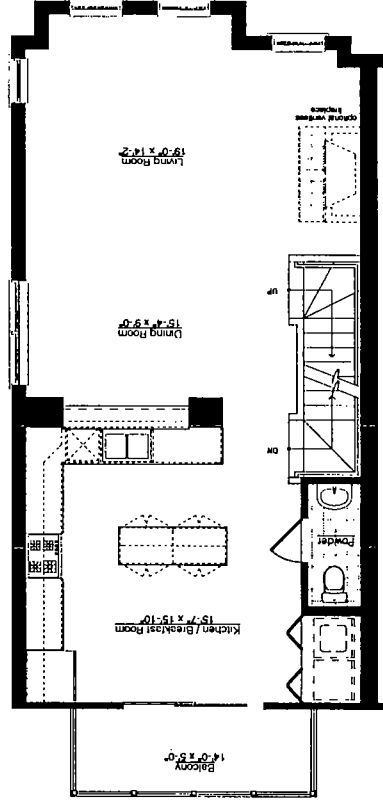
pappageorge haymes partners
ARCHITECT
640 N LA SALLE SUITE 400
CHICAGO, ILLINOIS 60654
312 337 3344

Lexington Place III, LLC.
APPLICANT
3607-3619 S Morgan St
CHICAGO, ILLINOIS

420 Unit Plans
2,404 Gross
Square Feet
November 10th, 2015

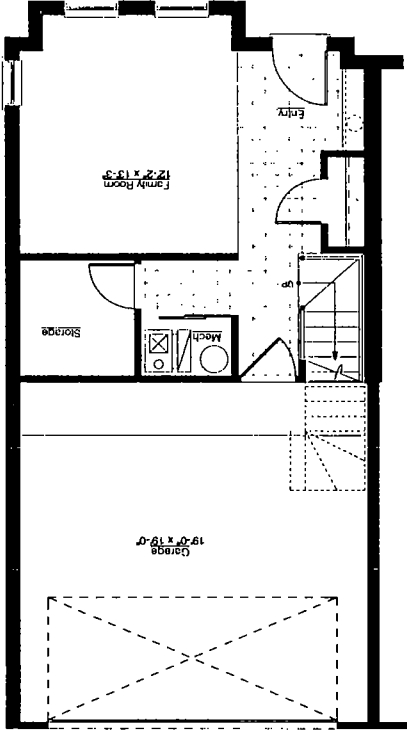
Second Floor

793 Gross Square Feet



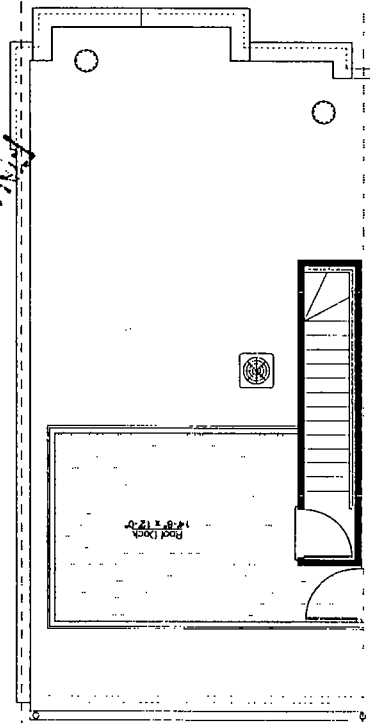
First Floor

793 Gross Square Feet



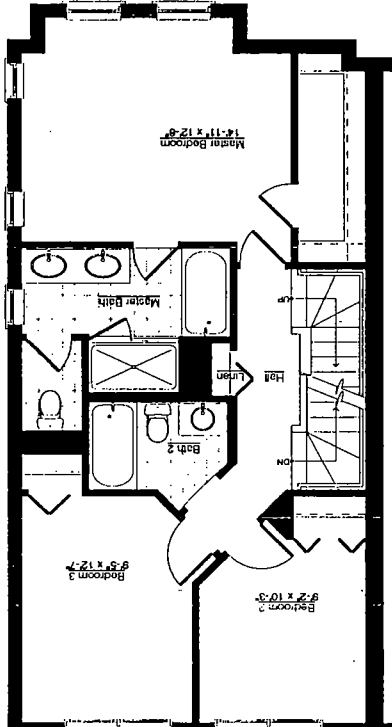
Roof Deck

25 Gross Square Feet



Third Floor

793 Gross Square Feet



FINAL FOR PUBLICATION

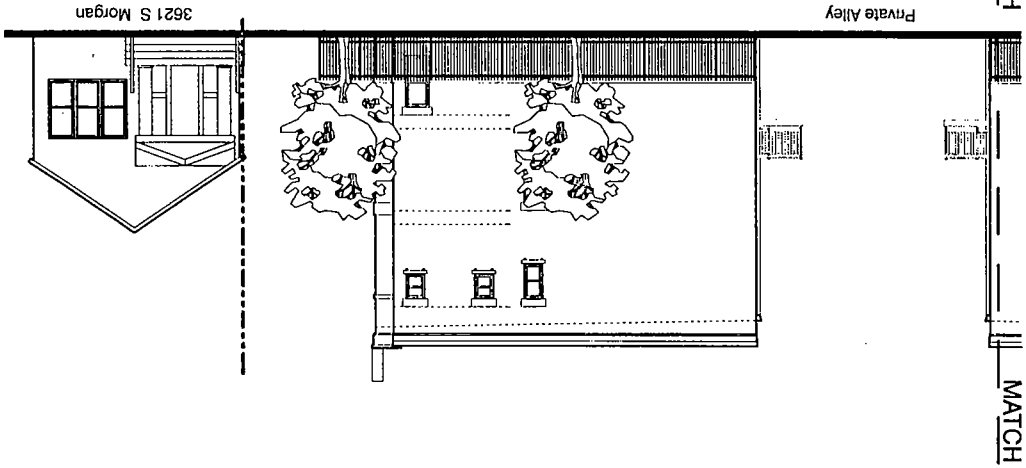
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640 N LA SALLE SUITE 400
CHICAGO, ILLINOIS 60654
312 337 3344

Lexington Place III, LLC.
APPLICANT
3607-3619 S Morgan St
CHICAGO, ILLINOIS

Morgan St. Elevation
November 10th, 2015

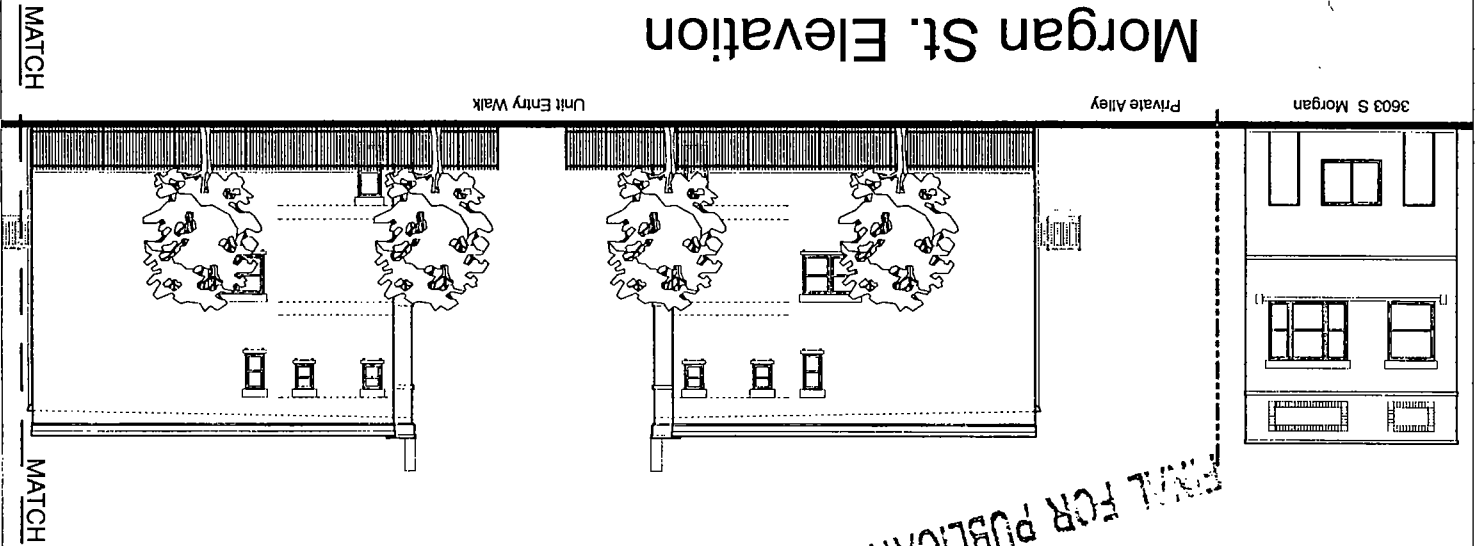
Morgan St. Elevation

SCALE: 1" = 20'



Morgan St. Elevation

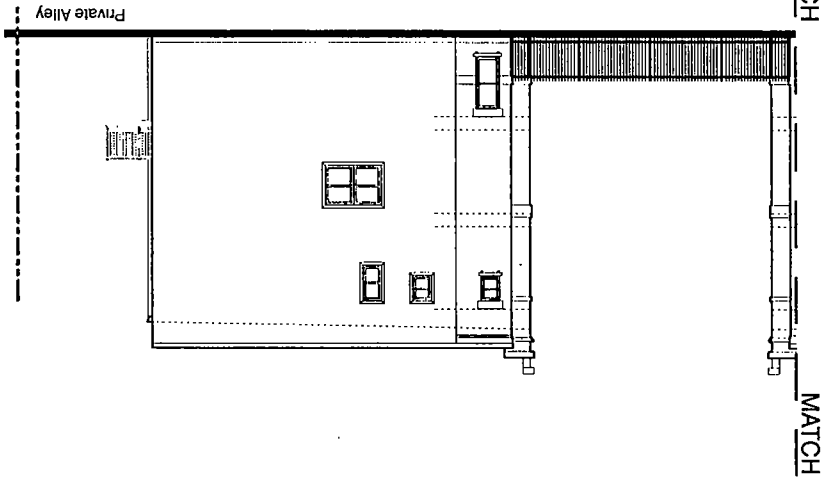
SCALE: 1" = 20'



FINAL FOR PUBLICATION

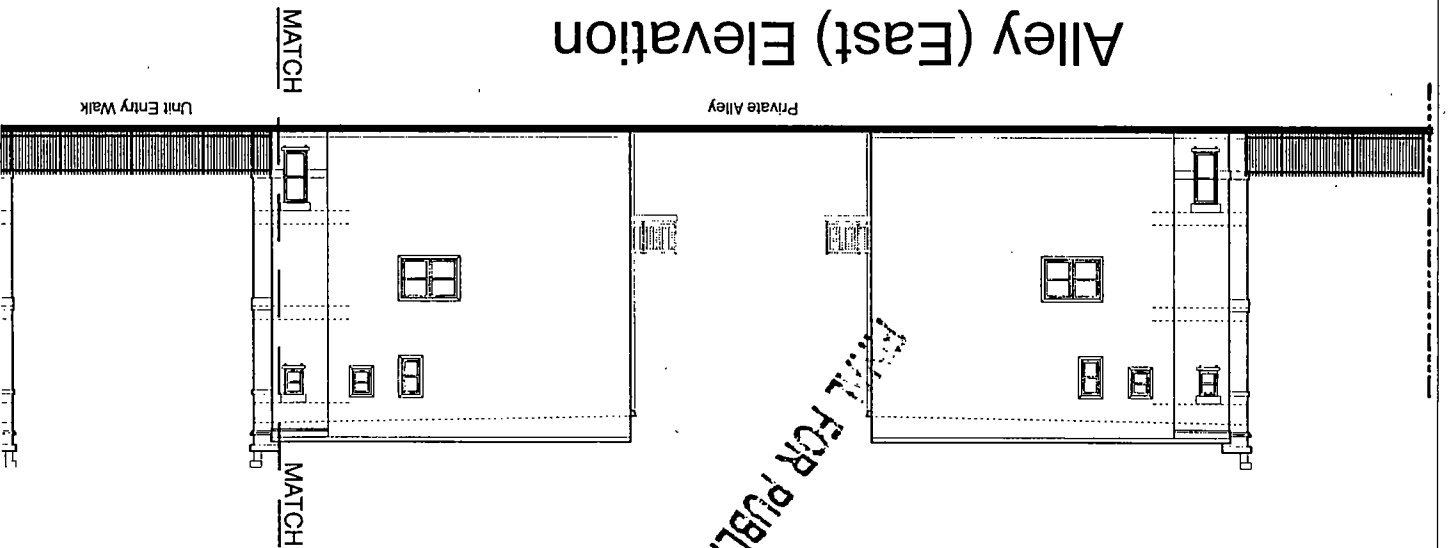
Alley (East) Elevation

SCALE: 1" = 20'



Alley (East) Elevation

SCALE: 1" = 20'



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CHICAGO, ILLINOIS 60654
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3607-3619 S Morgan St.
CHICAGO, ILLINOIS

Lexington Place III, LLC.
APPLICANT

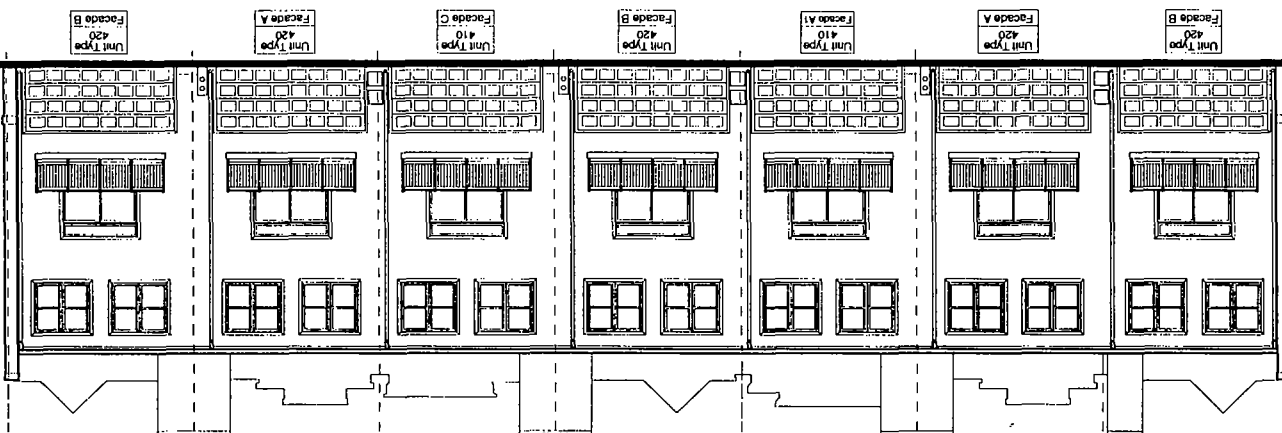
November 10th, 2015

Typical Building Elevations

CONCEPT ARCHITECTURE/DESIGN/INTERIORS, INC. 2015

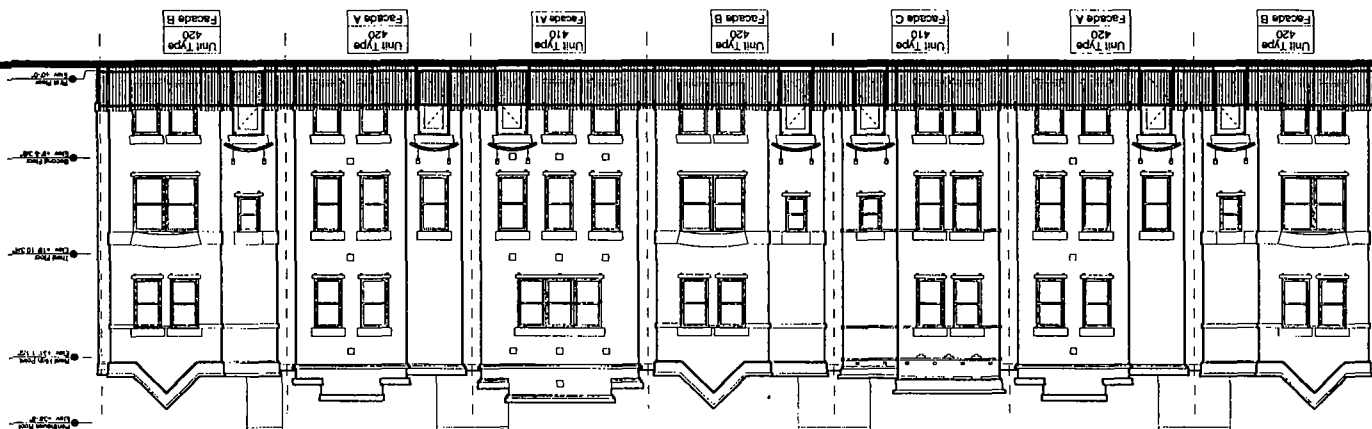
Typical Building Rear Elevation

SCALE: 1" = 20'



Typical Building Front Elevation

SCALE: 1" = 20'



FINAL FOR PUBLICATION

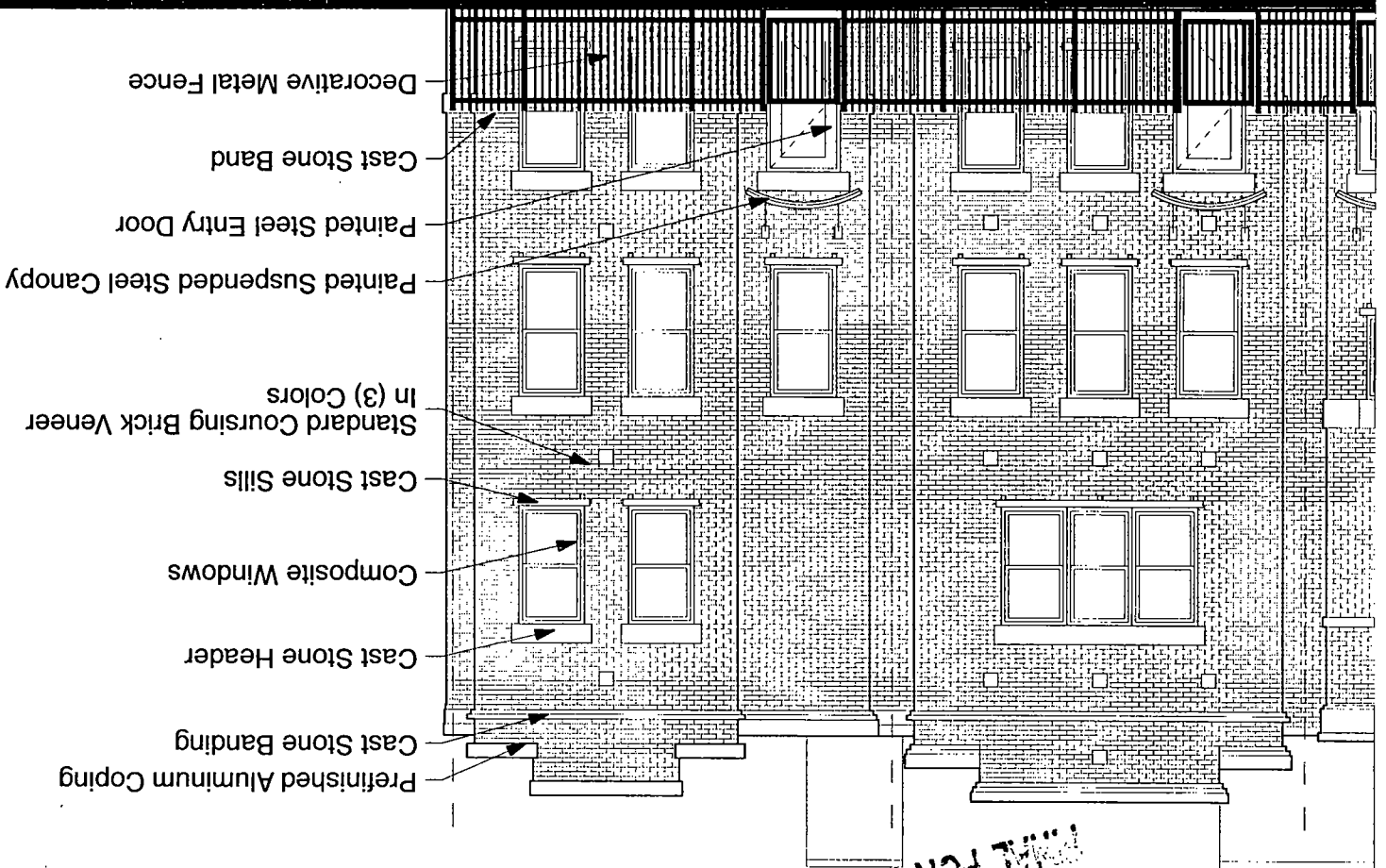
pappageorge haymes partners
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312 337 3344

Lexington Place III, LLC.
APPLICANT
3607-3619 S Morgan St
CHICAGO, ILLINOIS

Enlarged Elevations
November 10th, 2015

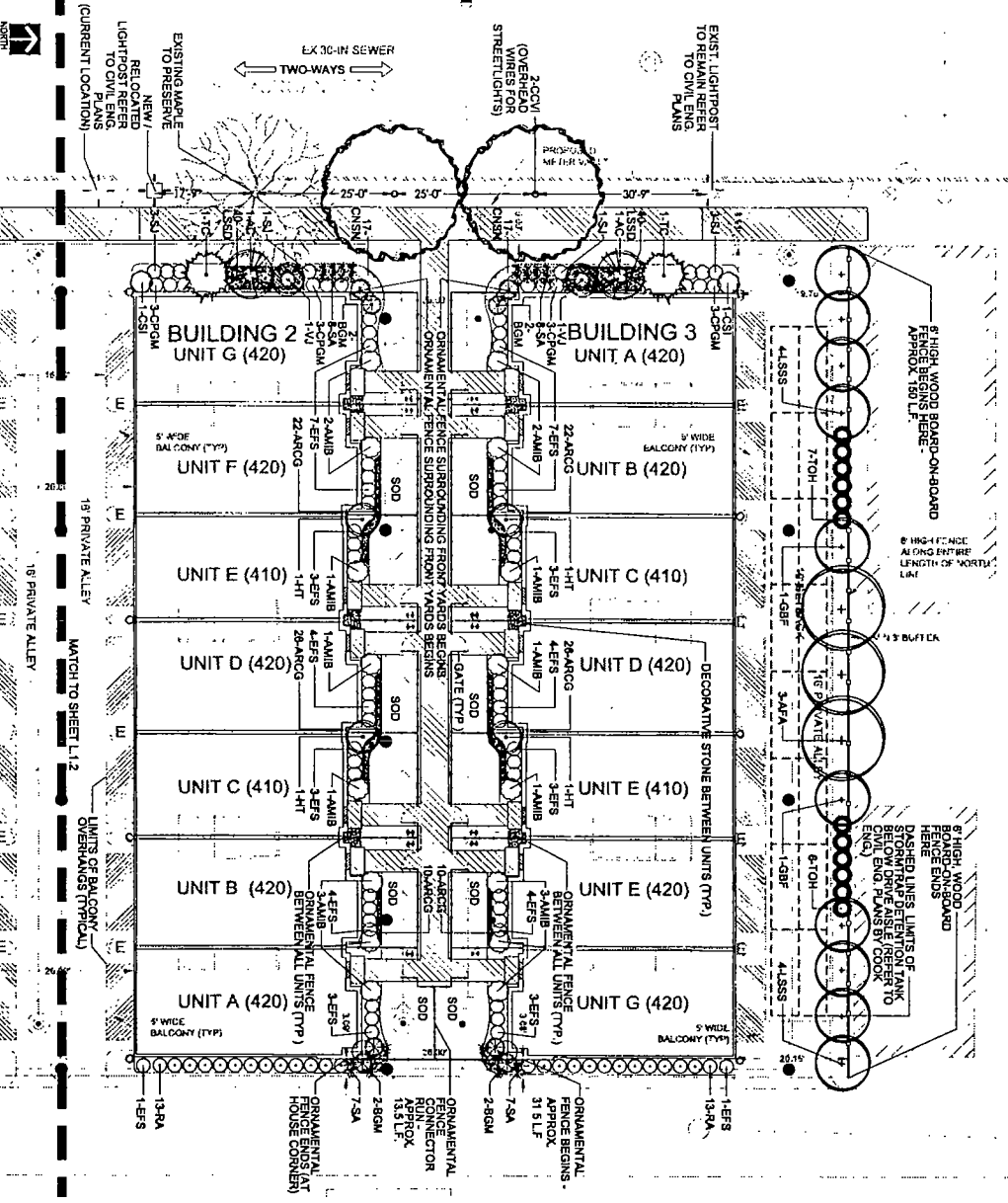
Enlarged Elevations

SCALE: 1/8" = 1'-0"



NOT FOR PUBLICATION

LANDSCAPE PLAN
SCALE 1" = 16'-0"



NOT FOR PUBLICATION

LEIGHTON SQUARE 4
 500 S. 30th Street
 Chicago, IL 60608

PROJECT NAME AND ADDRESS

DATE: NOVEMBER 11, 2010

SHEET NUMBER: 11.1

PROJECT NUMBER: 10158.4

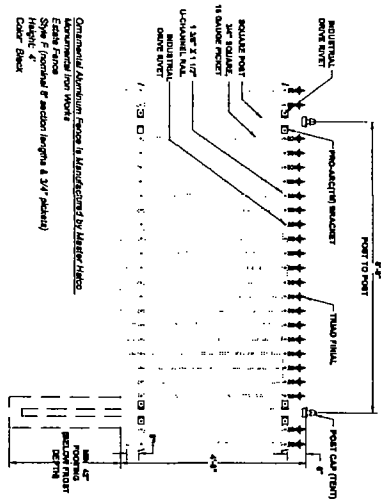
dickson design
 STUDIO

518 SOUTH LAKE DRIVE
 AURORA, ILLINOIS
 61708-4019

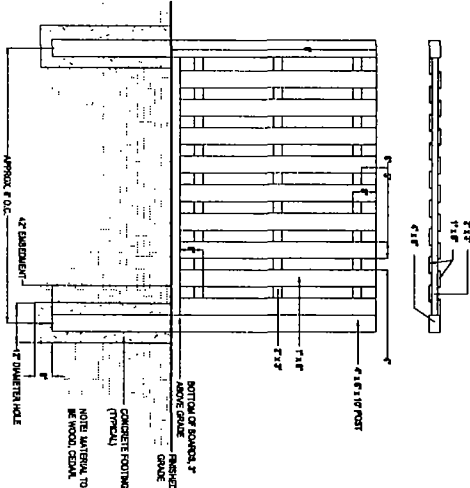
DICKSONDESIGNSTUDIO.COM

FENCE DETAILS

ORNAMENTAL FENCE
NOT TO SCALE



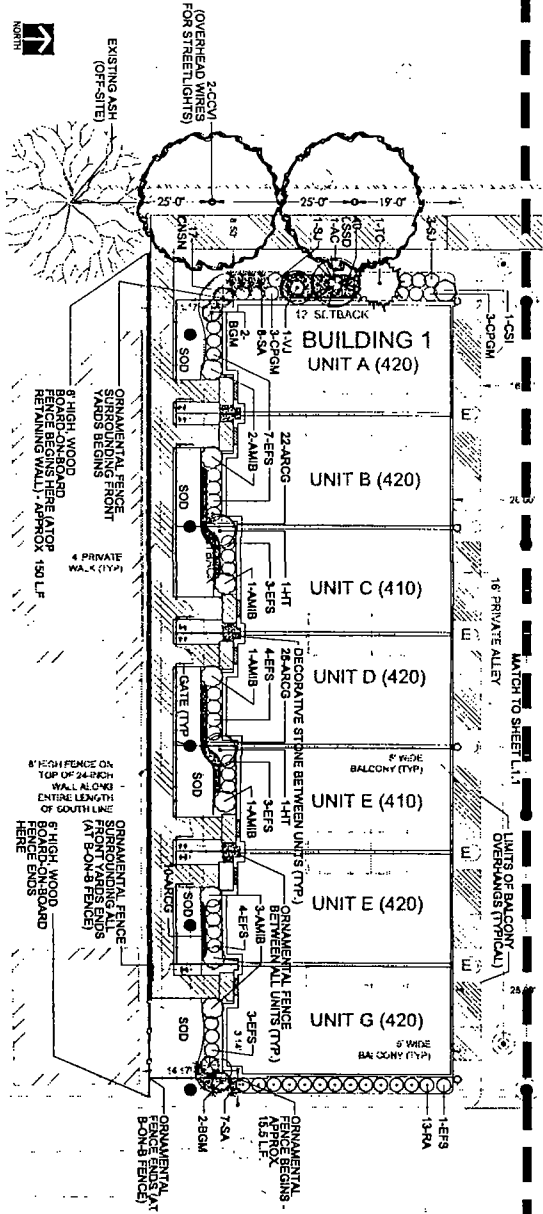
BOARD-ON-BOARD FENCE
NOT TO SCALE



PLANT & MATERIALS LIST

Code	Qty	Size	Botanical Name	Common Name
DECORATIVE TREES				
AC	3	10'	Amelanchier canadensis	Shadbush / Spiceberry
AVA	3	2'	Azalea 'Merrill and Armstrong'	Amelanchier / Spiceberry
COU	3	2'	Cornus rugosa 'var. glauca'	Thornless Dogwood / Viburnum
LSB	2	2'	Galium aparine 'Fragrant'	Upright Galium
LSB	2	2'	Lonicera xylosteum 'Shiloh'	Shiloh Spiceberry
LANDSCAPE MATERIALS				
AMB	24	30"	Asplenium nidus 'Tropica Beauty'	Polka Dot Fern / Maidenhair Fern
CS1	3	4"	Cornus stricta 'Var. glauca'	Thornless Dogwood
HT	6	3"	Hydrangea paniculata 'Tardiflora'	Hydrangea
PA	9	24"	Rosa 'Apricot Queen'	Apricot Queen Rose
SA	12	24"	Salix japonica 'Vivid Pink'	Japanese Weeping Willow
VI	3	60"	Viburnum 'Jade'	Jade Viburnum
EVERGREENS				
NOA	12	42"	Blue Star 'Green Mountain'	Blue Star Juniper
OCM	18	30"	Chamaecyparis palmetto 'Golden Star'	Golden Star Cypress
ERS	75	24"	Empetrum nigrum 'Strawberry'	Strawberry Wintergreen
TO	1	6"	Thuja occidentalis 'Capitata Heister'	Capitata Heister
TO	1	6"	Thuja occidentalis 'Spartan'	Spartan
ORNAMENTAL GRASSES				
SA	45	1 Gal.	Stipa pennata	Stipa Pennata
PERENNIALS				
CSH	51	1 Gal.	Campanula medium 'rag rug'	Campanula
GROUNDCOVERS				
ANCO	174	1 Gal.	Allyce spiraea 'Celtica Carpet'	Celtica Carpet
LSO	120	1 Gal.	Lonicera spicata 'Silver Drizzle'	Silver Drizzle
MATERIALS				
10	CY			Sand
29	CY			Gravel
78D	BY			Black Mulch
78D	BY			Red Mulch
TBD	BY			Blue Mulch
TBD	BY			Green Mulch
TBD	CY			Decorative Stone
300	L.F.			Decorative Stone
628	L.F.			Decorative Stone
Z1	EACH			Decorative Stone

LANDSCAPE PLAN
SCALE: 1"=10'-0"



FOR PUBLICATION

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11
<p>AS SHOWN</p> <p>PROJECT NAME AND ADDRESS</p> <p>LEXINGTON SQUARE 4</p> <p>3507-2878 E. MORGAN STREET</p> <p>SPRINGFIELD, IL</p> <p>DATE: 08/11/2010</p> <p>PROJECT NUMBER: 112</p> <p>SCALE: 1/8"=1'-0"</p> <p>PROJECT NAME: LANDSCAPE PLAN</p> <p>DATE: 08/11/2010</p> <p>PROJECT NUMBER: 112</p> <p>SCALE: 1/8"=1'-0"</p>										

dickson design
STUDIO

328 SYDNEY DRIVE
ALPHINGTON, IL 62012
618 670 8118

DICKSONDESIGNSTUDIO.COM