



City of Chicago



O2018-2352

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-L at 6455-6459 S LaCrosse Ave - App No. 19599T1
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. That Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 16-L in the area bounded by:

a line 59.66 feet north of and parallel to West 65th Street; the alley next east of and parallel to South La Crosse Avenue; West 65th Street; and South La Crosse Avenue,

to those of a B1-1, Neighborhood Shopping District.

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

Common Address: 6455-59 S. La Crosse Ave.

FINAL FOR PUBLICATION

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
6455-6459 S LaCrosse**

The Applicant intends to change the zoning from the existing RS-2 to B1-1 to demolish 2 existing residential buildings in order to establish a new non-required accessory parking lot, which will serve the existing restaurant located at 6452 S Cicero.

ZONING: B1-1

LOT AREA: 7,422.89 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 2500 square feet

FLOOR AREA RATIO: 1.2

BUILDING AREA: No building structure on this lot

OFF-STREET PARKING: 22 parking spaces

FRONT SETBACK: 10 feet 4 5/8 inches*

REAR SETBACK: 0 feet 0 inches

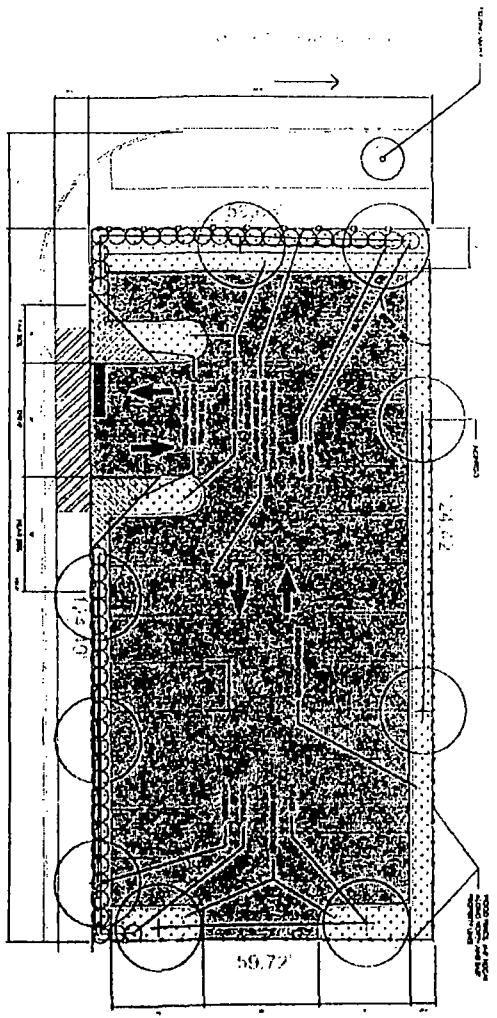
SIDE SETBACK: 5 feet 0 inches

BUILDING HEIGHT: No building

No building structure on this property.

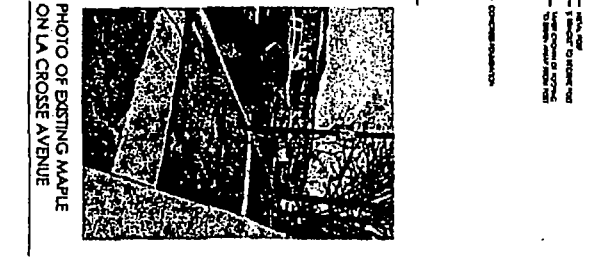
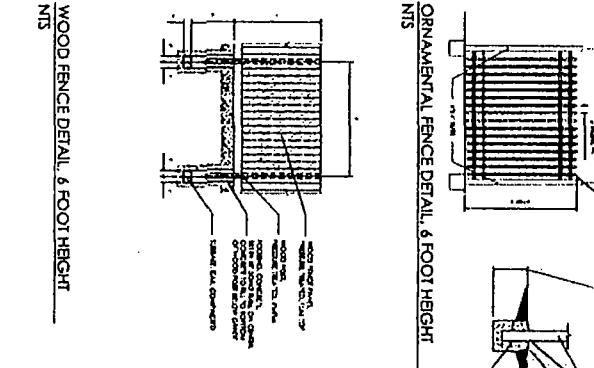
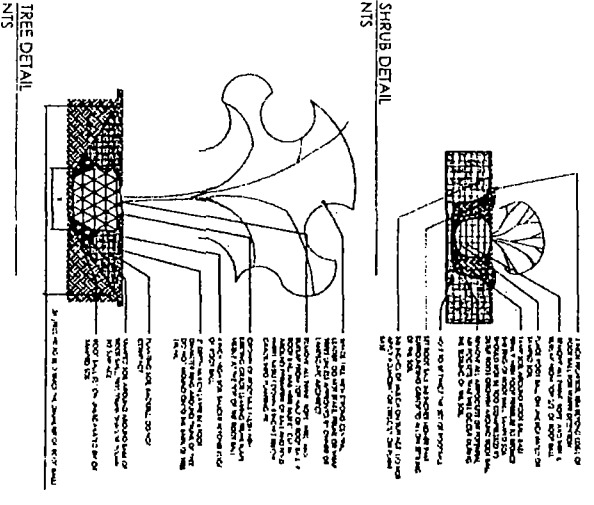
*Plans will seek a variation to comply with required setbacks

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PRELIMINARY LANDSCAPE PLAN
1" = 10'-0"

TOTAL PARKING SPACE 22

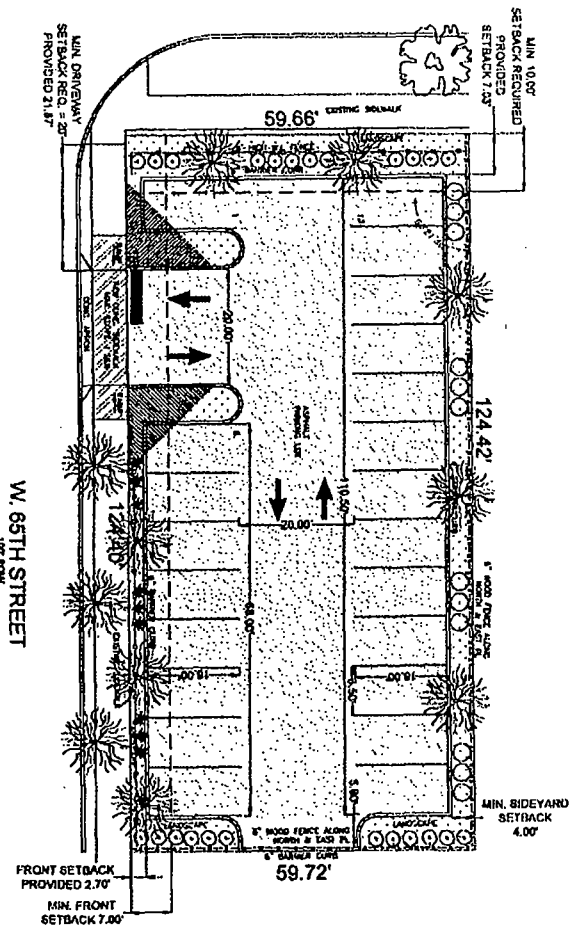


Plant	Quantity	Notes
Planting Schedule		
Planting Date	10/01/2011	
Planting Time	10:00 AM	
Planting Location	LA Cross Avenue	
Planting Method	Hand	
Planting Status	Complete	

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GIP 2424 N. La Grange Avenue Chicago, IL 60614 773.777.0311 www.gip.us	PROJECT # _____ DATE _____ DESIGNER _____	GENERAL NOTES: 1. All work shall conform to the City of Chicago specifications. 2. The contractor shall be responsible for obtaining all necessary permits and approvals. 3. All materials and workmanship shall be subject to inspection and approval by the City of Chicago. 4. The contractor shall maintain access to all existing utilities and structures. 5. The contractor shall be responsible for protecting all existing trees and structures. 6. The contractor shall be responsible for the removal and disposal of all waste materials. 7. The contractor shall be responsible for the installation and maintenance of all landscape elements. 8. The contractor shall be responsible for the watering and maintenance of all landscape elements for a period of six months after completion. 9. The contractor shall be responsible for the replacement of any plants that die or become diseased within the first six months. 10. The contractor shall be responsible for the ongoing maintenance of all landscape elements for a period of one year after completion.
	PARKING LOT 6455-57 LACROSSE Chicago, Illinois	

S. LACROSSE AVE.
 OF ROW
 TWO WAY TRAFFIC



W. 85TH STREET
 OF ROW
 TWO WAY TRAFFIC

TOTAL PARKING SPACE - 22

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	ASPHALT DRIVE PAVEMENT	10,000	SQ. YD.	
2	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	
3	GRAVEL DRIVE PAVEMENT	10,000	SQ. YD.	
4	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	
5	GRAVEL DRIVE PAVEMENT	10,000	SQ. YD.	
6	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	
7	GRAVEL DRIVE PAVEMENT	10,000	SQ. YD.	
8	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	
9	GRAVEL DRIVE PAVEMENT	10,000	SQ. YD.	
10	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	
11	GRAVEL DRIVE PAVEMENT	10,000	SQ. YD.	
12	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	
13	GRAVEL DRIVE PAVEMENT	10,000	SQ. YD.	
14	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	
15	GRAVEL DRIVE PAVEMENT	10,000	SQ. YD.	
16	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	
17	GRAVEL DRIVE PAVEMENT	10,000	SQ. YD.	
18	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	
19	GRAVEL DRIVE PAVEMENT	10,000	SQ. YD.	
20	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	
21	GRAVEL DRIVE PAVEMENT	10,000	SQ. YD.	
22	CONCRETE DRIVE PAVEMENT	5,000	SQ. YD.	

PAVEMENT LEGEND

	STANDARD DRIVE PAVEMENT
	BITUMINOUS SURFACE COURSE, 1.5" MIN. ASPHALT, 1.5" MIN. SAND
	PORTLAND CEMENT CONCRETE, 10" COMPACTED SUBGRADE, 10" BASE COURSE, TYPE B
	GRAVEL, 10" COMPACTED SUBGRADE, 10" BASE COURSE, TYPE B

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PROPOSED SITE PLAN NEW PARKING LOT 6455 - 6459 LACROSSE AVE., CHICAGO, IL	BCI BCI CONSULTING, INC. 1710 W. 18TH ST. SUITE 200 CHICAGO, IL 60618 TEL: 312.467.1100 FAX: 312.467.1101 www.bciinc.com		PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]	PROJECT NO.: [Number] SHEET NO.: [Number]
			SCALE: 1" = 10'-0" DATE: [Date]	DRAWN BY: [Name]