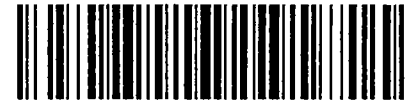




City of Chicago



SO2014-1439

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17959T1 at 3847-3859 S Parnell Ave
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: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M1-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 8-F in the area bounded by:

a line 125.00 feet north of and parallel to the north line of West Pershing Road; a line 76.40 feet east of and parallel to the east line of South Parnell Avenue; West Pershing Road; South Parnell Avenue

to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

11/13
11/13
11/13

Re: Application for Zoning Map Amendment
3847-3859 S. Parnell Ave.; ~~388-256 W. Pershing Rd.~~
(Type I Application)

FINAL FOR PUBLICATION

PROJECT DESCRIPTION – NARRATIVE

The subject property is located is at the northeast corner of Parnell Ave. and Pershing Rd. It is currently vacant and used as a parking lot. The current zoning is M1-2, Limited Manufacturing / Business Park District. The developer seeks to build a six-unit townhouse building, with entrances facing Parnell Ave. to the west. The townhomes will be two stories high; the building will be 35 feet high (as building height is defined in the Zoning Ordinance). The townhomes will have private yard space in the front yards (221 s.f. minimum per unit).

The townhomes will have internal accessory parking, with a total of ten parking spaces, all accessed from the public alley to the north to a north-south private drive in the rear of the townhouse building. There will not be any new curb cuts along either Parnell Ave. or Pershing Rd.

The development will comply with all landscaping and fencing requirements. The Lot Area per Dwelling Unit will be 1,591.6. The Floor Area Ratio will be approximately 0.85.

The north (side) setback along the alley will be 0'. The east (rear) setback will be 22.42'. The south (side) setback will be 5'. The west (front) setback will be 12'.

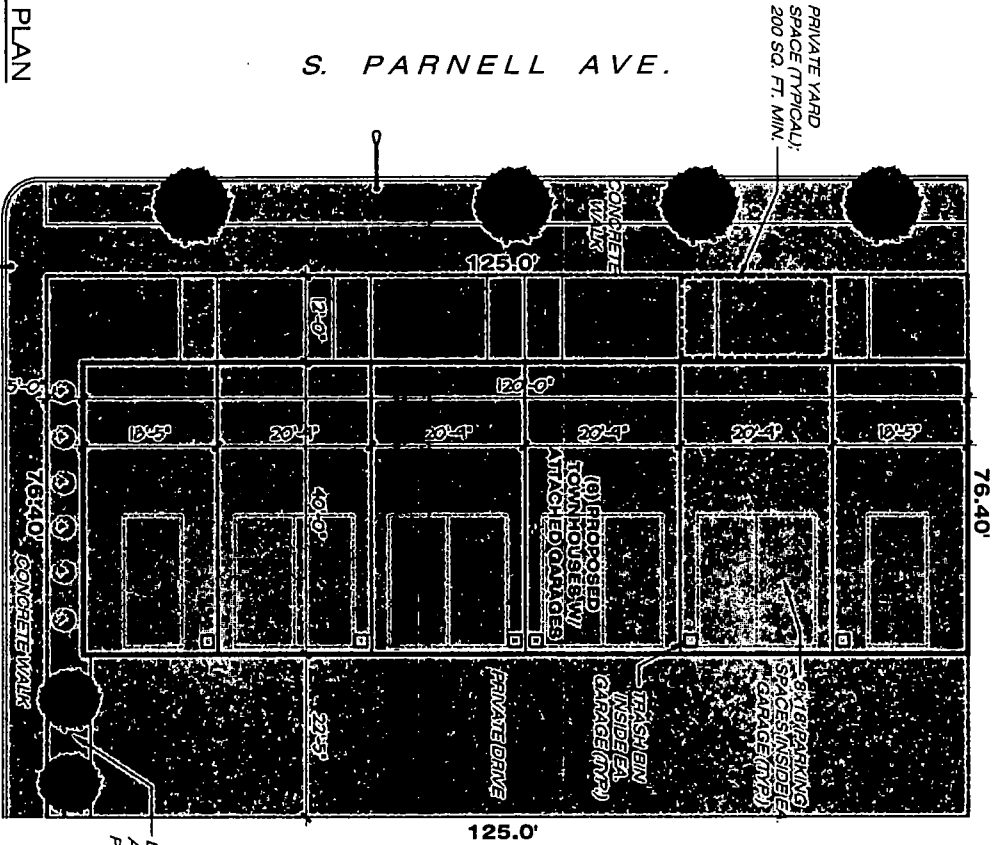
A more detailed zoning analysis is provided in the attached drawings.

6 TOWNHOUSES
3849-57 S. PARNELL AVE.

16' PUBLIC ALLEY

FINAL FOR PUBLICATION

S. PARNELL AVE.



SITE PLAN

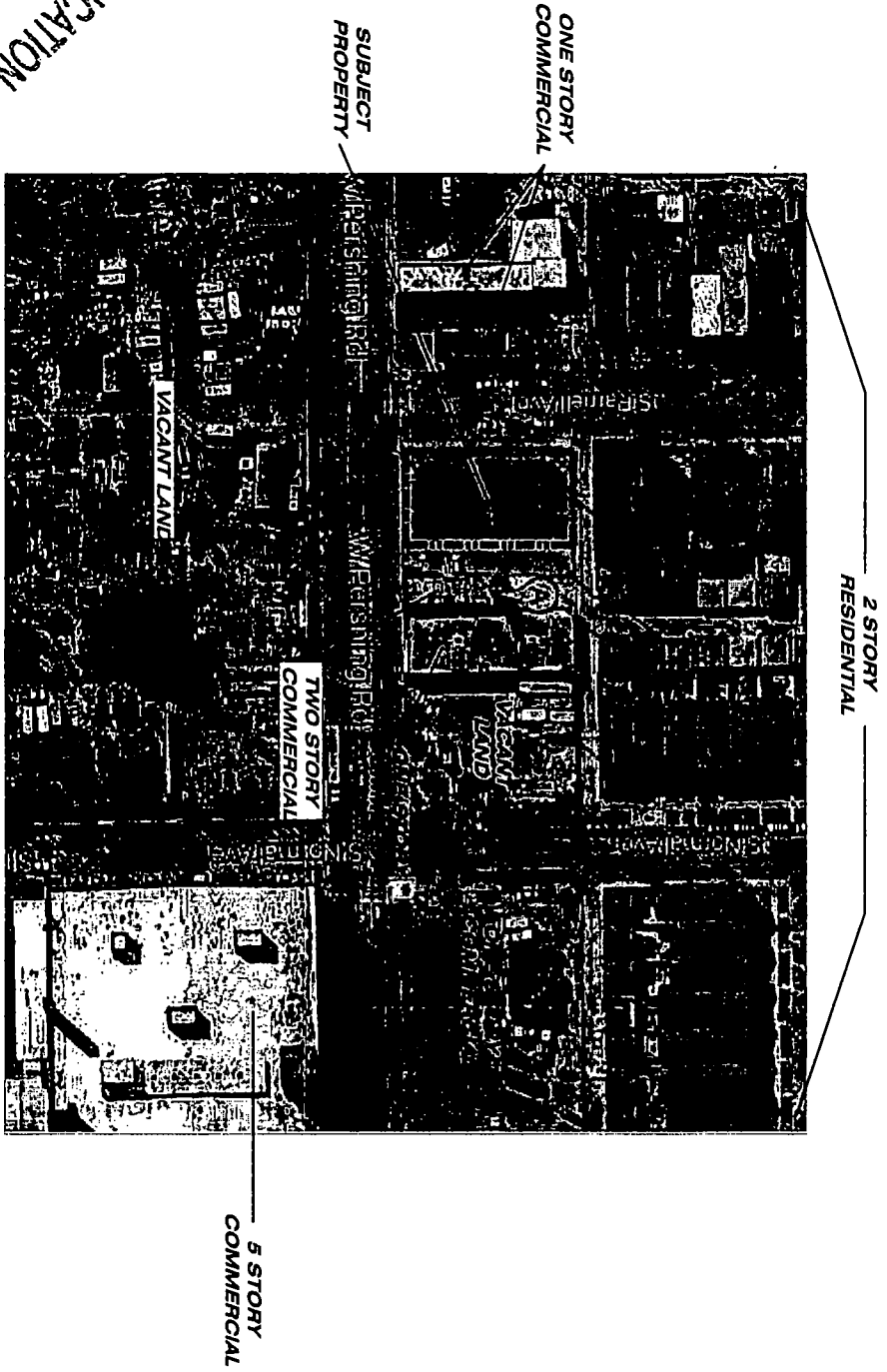
W. PERSHING RD.

ZONING ANALYSIS 3849-57 S. PARNELL AVE.	
LOT AREA: 9550 SQ. FT.	PROPOSED ZONING
ZONING DISTRICT	RT-4
MAX FAR	1.2
MAX FLOOR AREA ALLOWED	11,460 SQ. FT.
FAR PROPOSED	.84
FLOOR AREA PROPOSED	9600 SQ. FT.
MAX DWELLING UNITS ALLOWED	9
DWELLING UNITS PROPOSED	6
FRONT YARD REQUIRED	12.0'
FRONT YARD PROPOSED	12.0'
SIDE YARDS REQUIRED	0' AT ALLEY, 5' AT CORNER
SIDE YARDS PROPOSED	0' AT ALLEY, 5' AT CORNER
REAR YARD REQUIRED	12.0'
REAR YARD PROPOSED	22.42'
PARKING SPACES REQUIRED	6
PARKING SPACES PROPOSED	10
MAX. HEIGHT ALLOWED	38'
HEIGHT PROPOSED	35'
PRIVATE YARD SPACE REQD.	200 SQ. FT. PER UNIT
PRIVATE YARD SPACE PROPD	221 SQ. FT. (MIN. PER UNIT)

vari architects ltd

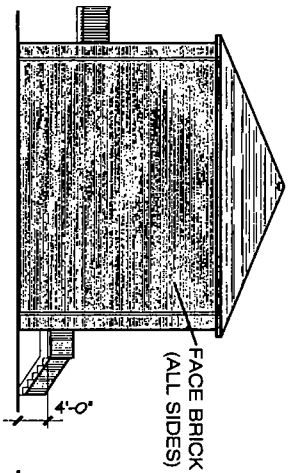
6 TOWNHOUSES
3849-57 S. PARNELL AVE.

FINAL FOR PUBLICATION

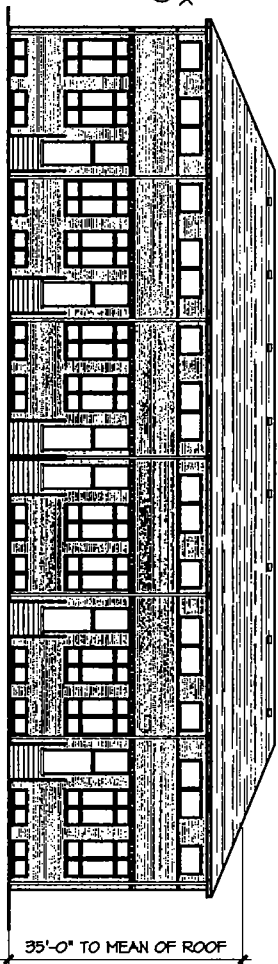


AREA PLAN

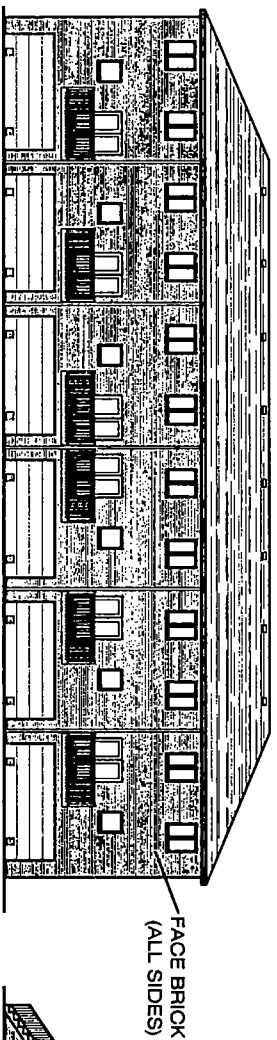
FINAL FOR PUBLICATION



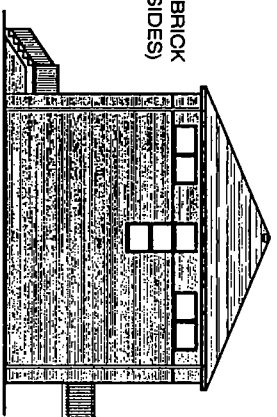
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION