



City of Chicago



SO2014-1426

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. 17946 at 960-980 W 38th St and 3757-3769 S Morgan St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE

ORDINANCE

17946 TI
TYPE I

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 symbols and indications as shown on Map Number 8-G in the area bounded by:

South Morgan Street; West 37th Place; a line 153.00 feet south of and parallel to the south line of West 37th Place; and South Sangamon Street,

to those of a RS-3 Residential Single-Unit (Detached House) District.

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

Common Address of Property: 3739-55 S. Morgan Street / 945-981 W. 37th Place / 3738-54 S. Sangamon Street

Project Narrative

For

LEXINGTON PLACE 2 SWC West 37th Place & South Sangamon Street Chicago, IL

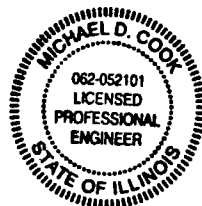
May 13, 2014

Lexington Homes, LLC
1731 North Marcey Street, Suite 200
Chicago, IL 60614
773.829.4097 T
773.360.0301 F



FINAL FOR PUBLICATION

I, Michael D. Cook, a registered Professional Engineer in the State of Illinois, hereby certify this Stormwater Management Report was performed under my personal direction.



Illinois Professional Engineer 062-052101
EXPIRES 11-30-2015

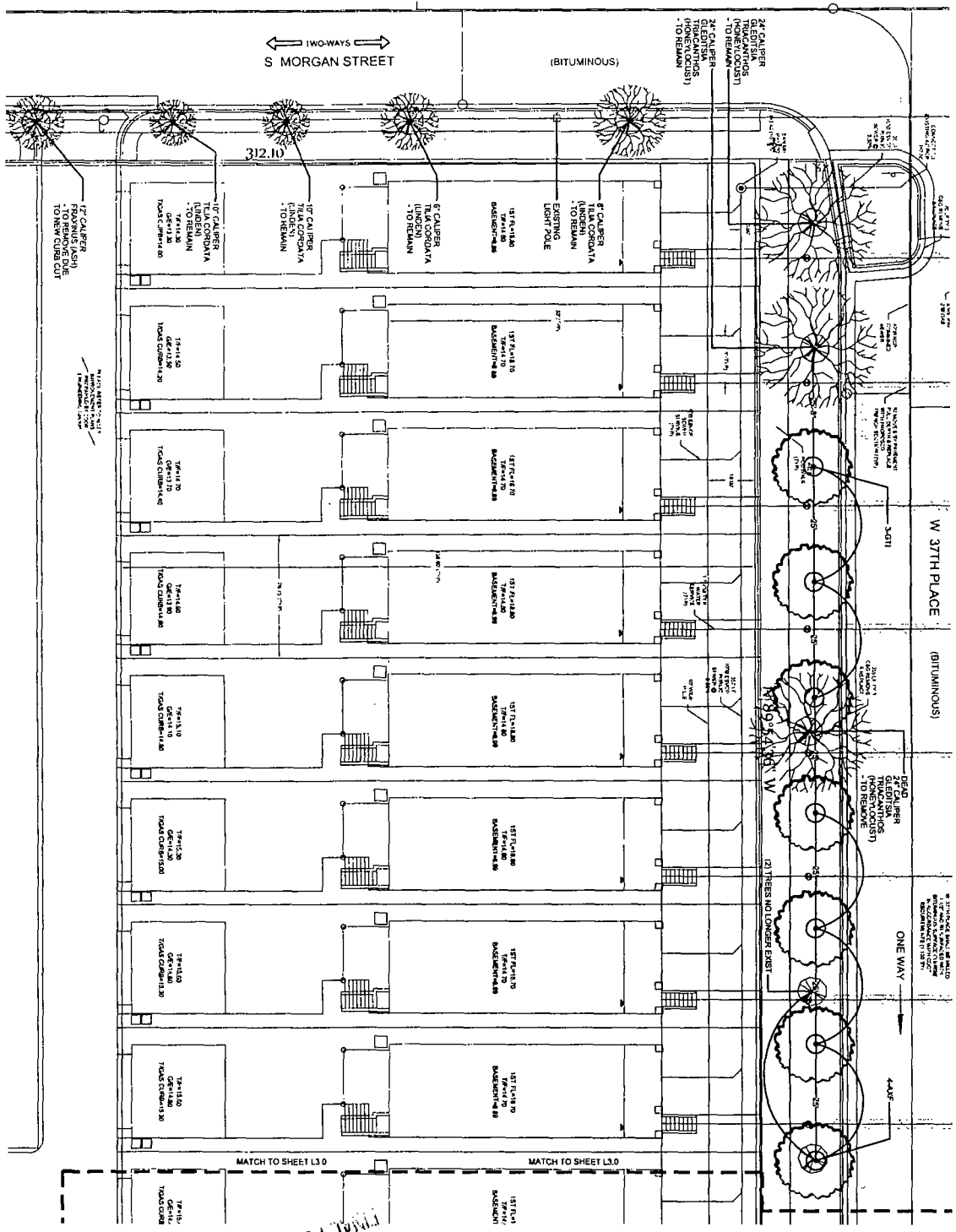
The purpose of this narrative is to summarize various required design parameters for a subject property located in the East ½ of the Southeast ¼ of Section 32 Township 39N Range 14E of the Third Principal Meridian. The site is located at the southwest corner of West 37th Place and South Sangamon Street in Chicago, Illinois. The developer is proposing to rezone the property to RS-3 classification.

The proposed residential development consists of a fourteen (14) lot single family subdivision with an eighteen (18) foot public alleyway dedication to the City of Chicago. Each lot is approximately 3,600 square feet, with one (1) single family home and a 400 square foot, two (2) stall garage.

The allowable floor area ratio (FAR) for RS-3 zoning is 0.90, for an approximate allowable floor area of 3,248 square feet. The proposed residences are 2,439 square feet. The density of the proposed development is 3,600 square feet/dwelling. The off-street parking for the residences is provided in the form of a two-stall garage, providing two (2) parking spaces per residence. The setbacks provided are twenty (20) feet front yard, three (3) feet sideyard (for a total of six feet between buildings), and three (3) feet rear yard to the garage face. The proposed buildings will be 27'-7" high, less than the thirty (30) foot allowable height. The following are photos which depict the building bulk and scale in relation to nearby buildings.



FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



LEGEND

1	2	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
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1" = 32'-0"

PROJECT NAME AND ADDRESS
LEXINGTON PLACE 2
- SINGLE-FAMILY HOME SITE
BRIDGEPORT, IL

LANDSCAPE ARCHITECT
PLG
PUGSLEY & LA HAIE, LTD.
LANDSCAPE ARCHITECTS & CONTRACTORS

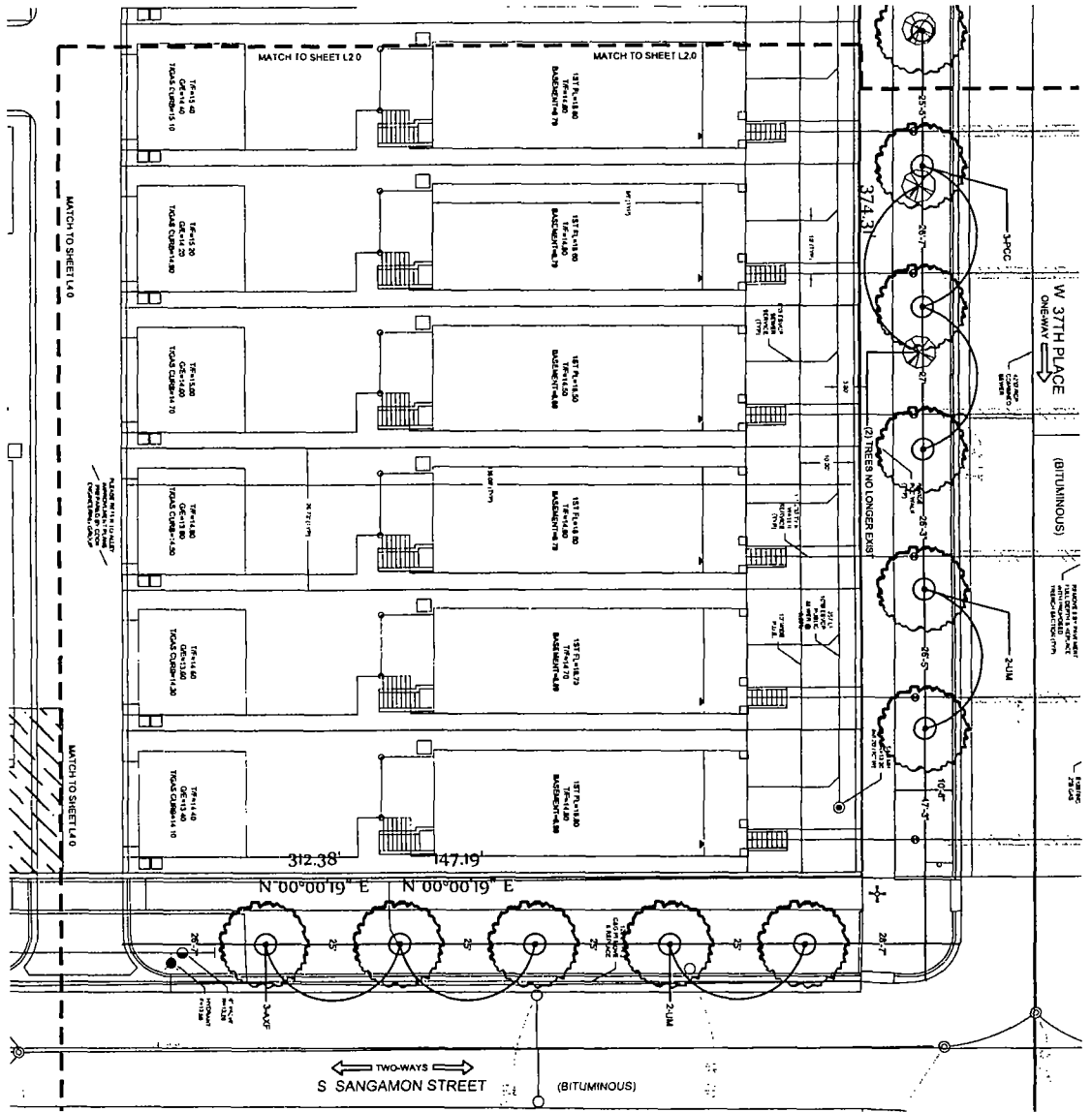
DATE
2012

PROJECT NUMBER
12.0

DATE
SEPTEMBER 25, 2012

PROJECT ADDRESS
LEXINGTON PLACE 2

29414 N. U.S. 37 HENRY ROAD | LAKE / ILL. / ILL. 60047
 847.432.0915 | F. 847.432.0984 | WWW.PUGSLEYLAHAIE.COM



FINAL FOR PUBLICATION

PROJECT NO.	L3.0
DATE	SEPTEMBER 25, 2013
PROJECT NAME	LEXINGTON PLACE 2
CLIENT	LEXINGTON REALTY, LLC 1777 SOUTH MARKET STREET CHICAGO, IL 60604
PROJECT ADDRESS	LEXINGTON PLACE 2



PUGSLEY & LA HAIE, LTD.
LANDSCAPE ARCHITECTS & CONTRACTORS

2414 N. OLD McHENRY ROAD | LAKE ZURICH, IL 60047
847.438.0013 | F 847.438.0084 | WWW.PLIDESIGNS.COM