



City of Chicago



O2015-8480

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 816-836 W 38th St and 3755-3769 S Lituanica Ave - App No. 18595T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1859571
INTRO DATE
Dec 9, 2015

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 M2-3 District symbols and indications as shown on Map No. 8-G in the area bounded by:

A public alley next north of and parallel to West 38th Street; a public alley next east of South Lituanica Avenue; West 38th Street; South Lituanica Street.

to those of the RS-3 District

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 816-36 West 38th Street / 3755-69 South Lituanica Avenue

TYPE 1 NARRATIVE

RS-3 Residential Single-Unit (Detached House) District

The subject property is approximately 30,784 square feet. The Applicant is proposing to rezone the property to RS-3 Residential Single-Unit (Detached House) District. The proposed residential development consists of eight single family (8) lots. Each lot contains one (1) single family home and a four hundred (400) square foot, two (2) stall garage per home.


Zoning Standard	Proposed Construction
Lot Area	Varies - Please see table below
Floor Area Ratio	0.60
Off Street Parking	2 garage spaces / unit
Setback – Front	20 feet
Setback – Side	3.05 feet
Setback – Side Combined	6.10 feet
Setback – Rear	48.96 feet
Setback – Rear (Garage)	1 foot
Building Height	27’-7 3/8”
Rear Yard Open Space	730 SF

Building Number	Lot Area (SF)	Proposed Building Area* (SF)	Proposed Floor Area (SF)	Proposed Floor Area Ratio
1	3,847	1,955	2,310	0.60
2	3,847	1,955	2,310	0.60
3	3,847	1,955	2,310	0.60
4	3,847	1,955	2,310	0.60
5	3,847	1,955	2,310	0.60
6	3,847	1,955	2,310	0.60
7	3,847	1,955	2,310	0.60
8	3,853	1,955	2,310	0.60
*Proposed Building Area includes one (1) 1,555 SF single family home and one (1) 400 SF garage per lot				

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.

FINAL FOR PUBLICATION



COOK
ENGINEERING GROUP
 2018 Madison Drive
 Park Ridge, IL 60068
 815.577.1707 F 815.577.2595 F
 www.cookengr.com

NO.	DATE	REVISIONS
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REZONING EXHIBIT
LEXINGTON PLACE 3
 820-838 W 38TH ST.
 CHICAGO, IL

PREPARED FOR
 LEXINGTON HOMES
 1731 NORTH WILSON AVE
 CHICAGO, IL 60641
 773.684.6000
 773.684.6001 F
 WILSON MEYER

CEG JOB NUMBER
 2014-111

SCALE
 1" = 10'

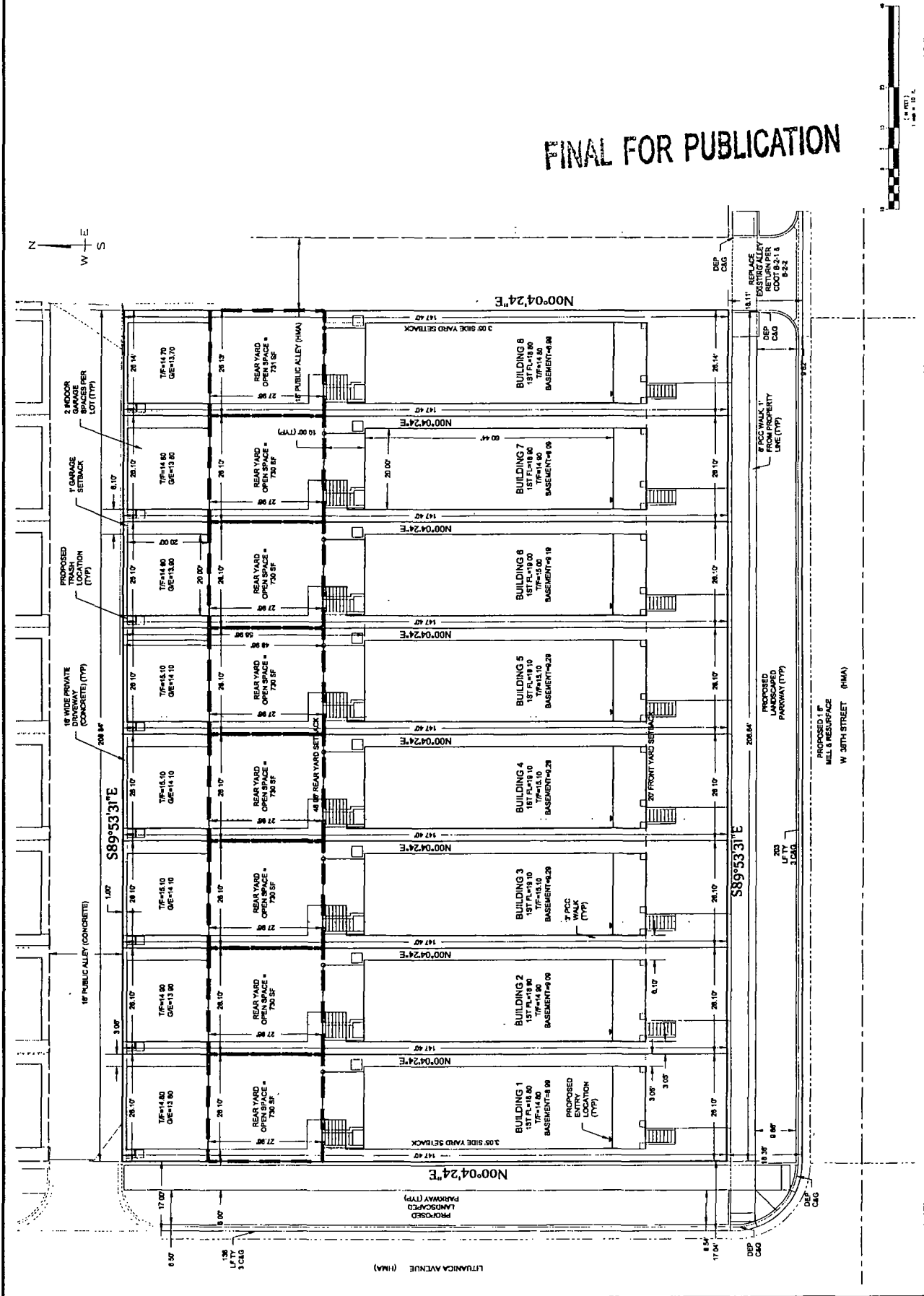
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 MOC

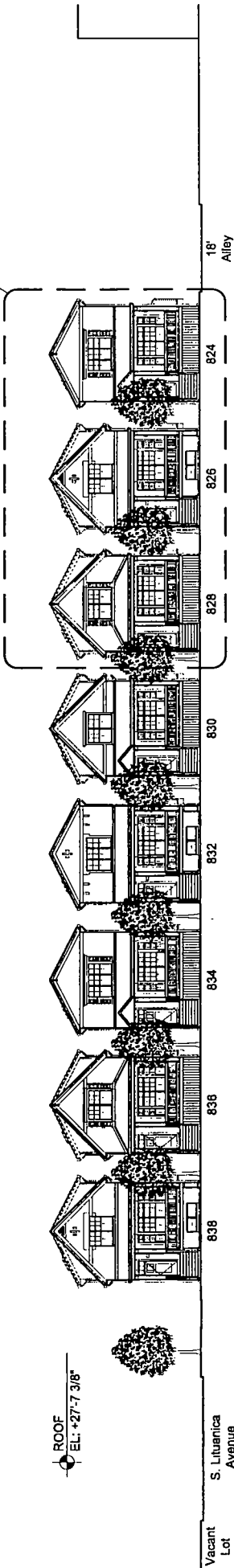
DATE
 11/09/13

SHEET
 1 of 1

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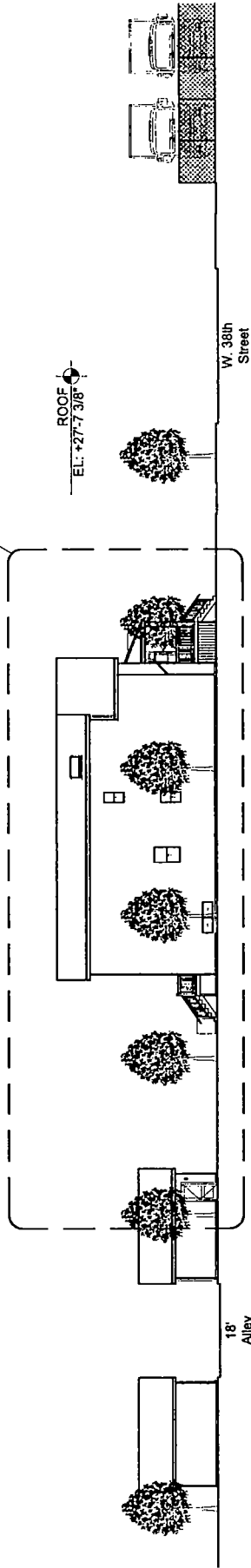


See Page 3



38TH STREET ELEVATION

See Page 4



LITUANICA AVENUE ELEVATION

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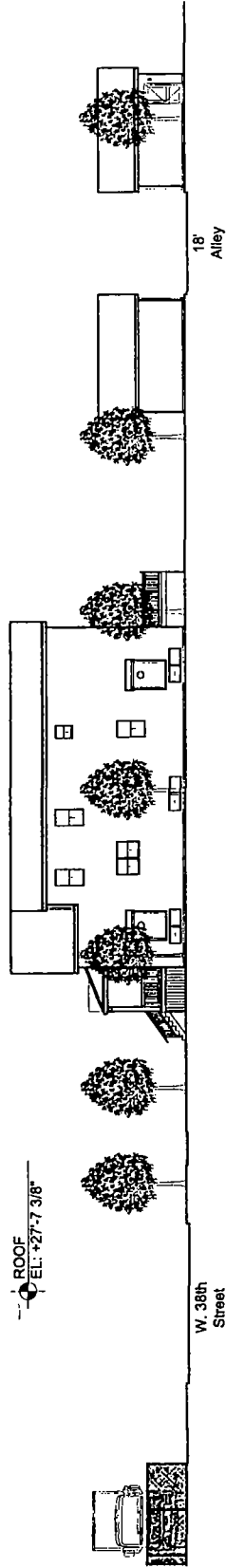
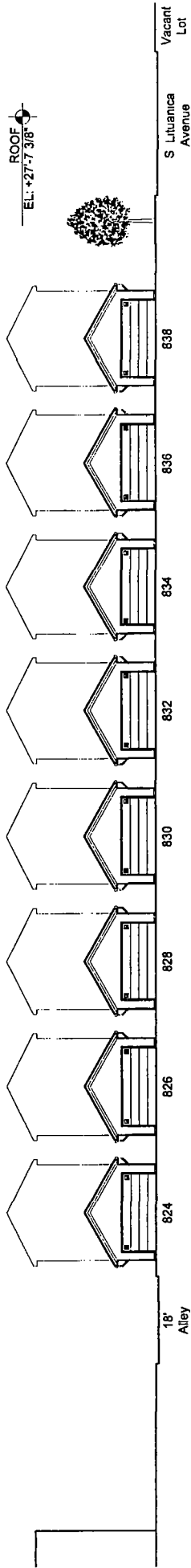
LEXINGTON HOMES
DEVELOPER

NOVEMBER 6, 2015

PAGE 1

LEXINGTON PLACE 3

CHICAGO, IL



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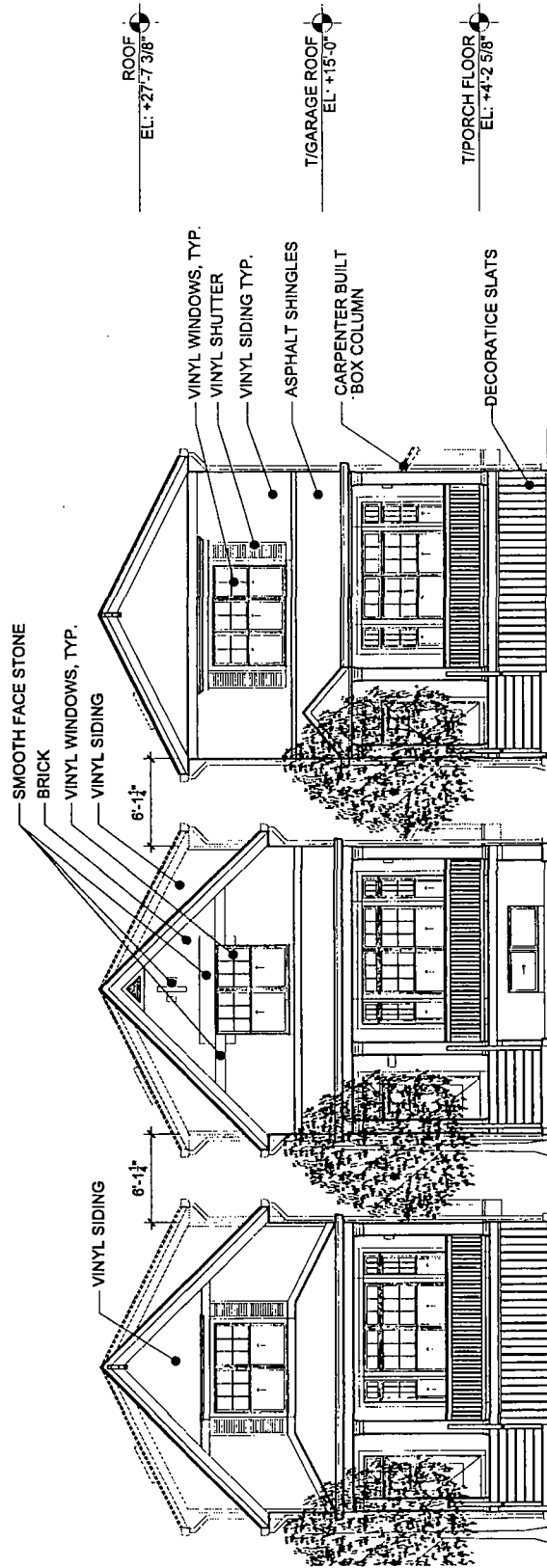
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PAGE 2

LEXINGTON PLACE 3

CHICAGO, IL

SULLIVAN
GOULETTE
NEWELLSON
ARCHITECTS
CONSISTENT WITH ILLINOIS RESOLUTION 10-01-01



ENLARGED 38TH ST. ELEVATION

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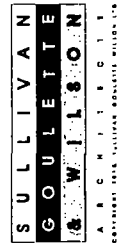
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DEVELOPER

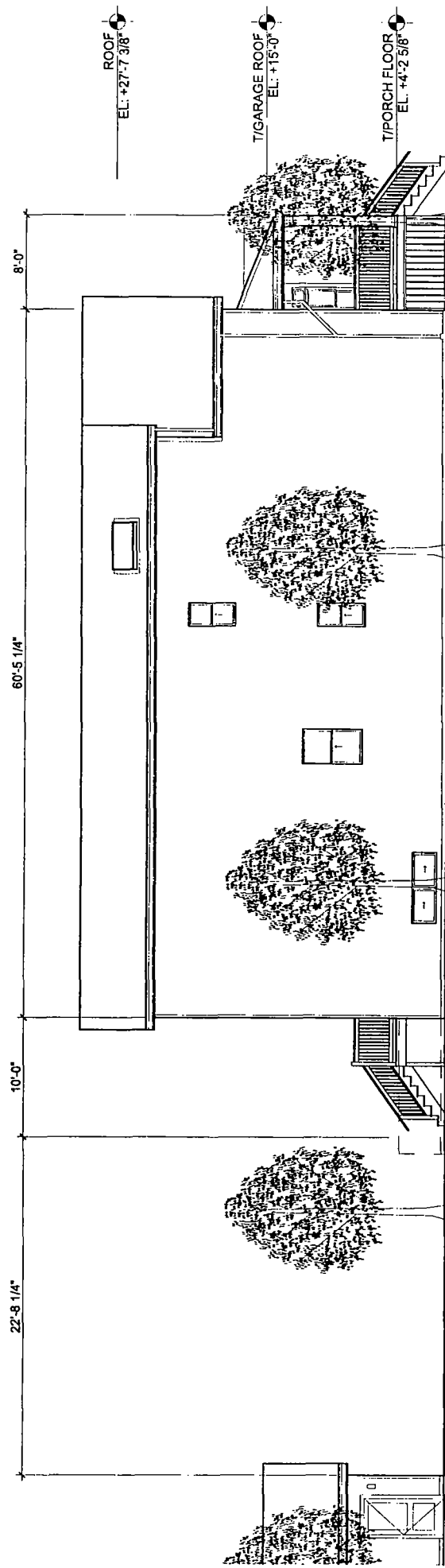
NOVEMBER 6, 2015

PAGE 3

LEXINGTON PLACE 3

CHICAGO, IL





ENLARGED LITUANICA AVE. ELEVATION

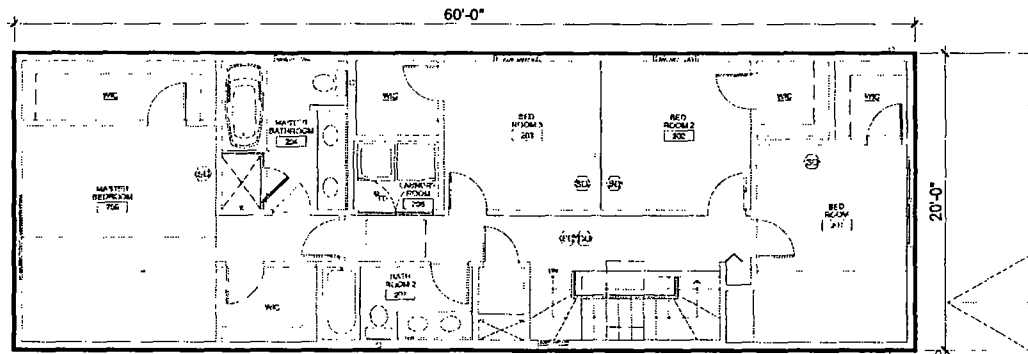


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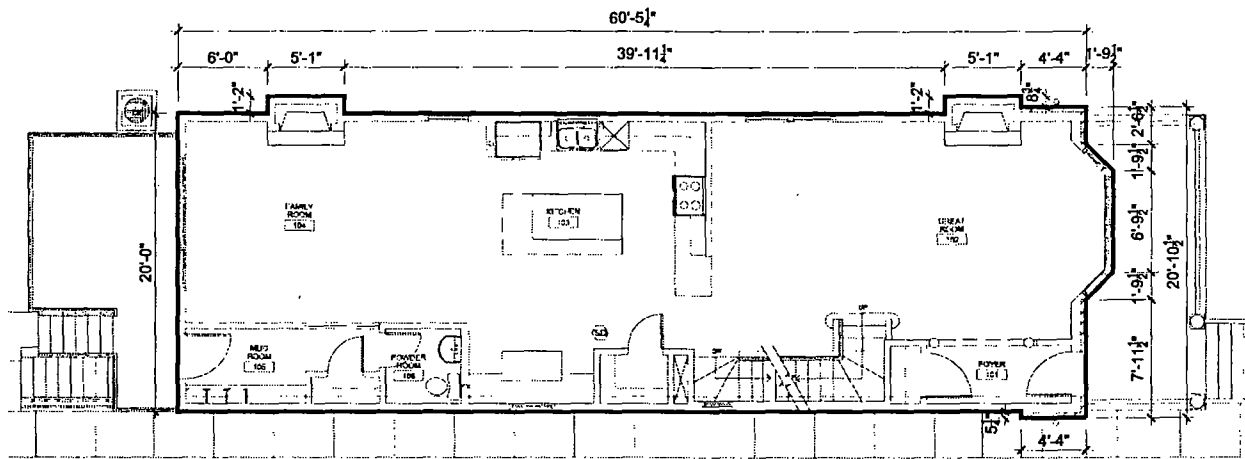
LEXINGTON HOMES
DEVELOPER
NOVEMBER 6, 2015
PAGE 4

LEXINGTON PLACE 3
CHICAGO, IL

SULLIVAN
GOULETTE
& WILSON
ARCHITECTS
CERTIFIED DATE: JANUARY 2015 BY: JAW/1004-15



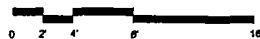
SECOND FLOOR PLAN
GROSS SF = 1,200



FIRST FLOOR PLAN
GROSS SF = 1,227

TOTAL
GROSS SF = 2,427

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LEXINGTON HOMES
DEVELOPER

NOVEMBER 6, 2015

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LEXINGTON PLACE 3
CHICAGO, IL

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ARCHITECTS
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DICKSONDESIGNSTUDIO.COM

538 SOKOLINE DRIVE
ALGONQUIN, IL 60102
847 878 4019

REV	DATE	DESCRIPTION
1	PER CIVIL 10/11/15	
2	PER ADDRESS 11/01/15	
3		
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SCALE

1" = 20'

PROJECT NAME AND ADDRESS

LEXINGTON PLACE 3
820-430 W. 30TH STREET
BRIDGEPORT, IL

LEXINGTON PARK, LLC
1731 NORTH MARKET STREET
CHICAGO, IL 60614

SHEET TITLE

LANDSCAPE PLAN

PLAN DATE

SEPTEMBER 28, 2015

SHEET NUMBER

12.0

PROJECT NUMBER

LEXINGTON PLACE, SINGLE-SHED
820-430 W. 30TH STREET

