

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

#18595T1 1NTRO DOTE 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 - 6 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.

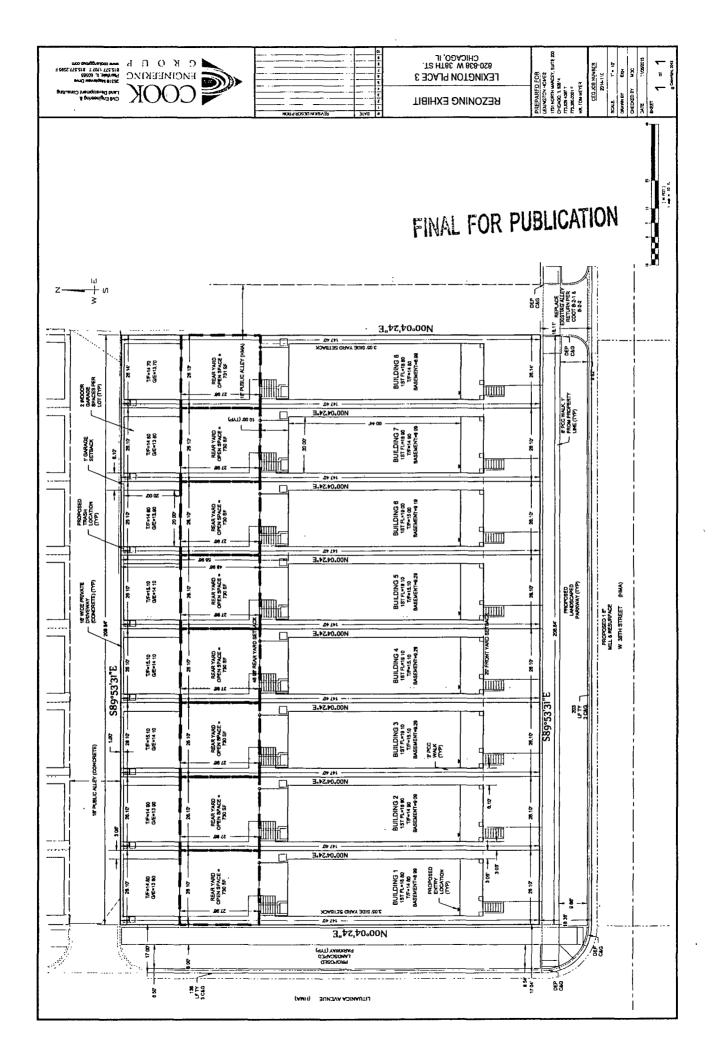
Zoning Standard	Proposed Construction		
Lot Area	Varies - Please see table below		
Floor Area Ratio	0.60		
Off Street Parking	2 garage spaces / unit		
Setback - Front	20 feet		
Setback - Side	3.05 feet		
Setback - Side Combined	6.10 feet		
Setback - Rear	48.96 fect		
Setback – Rear (Garage)	1 foot		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

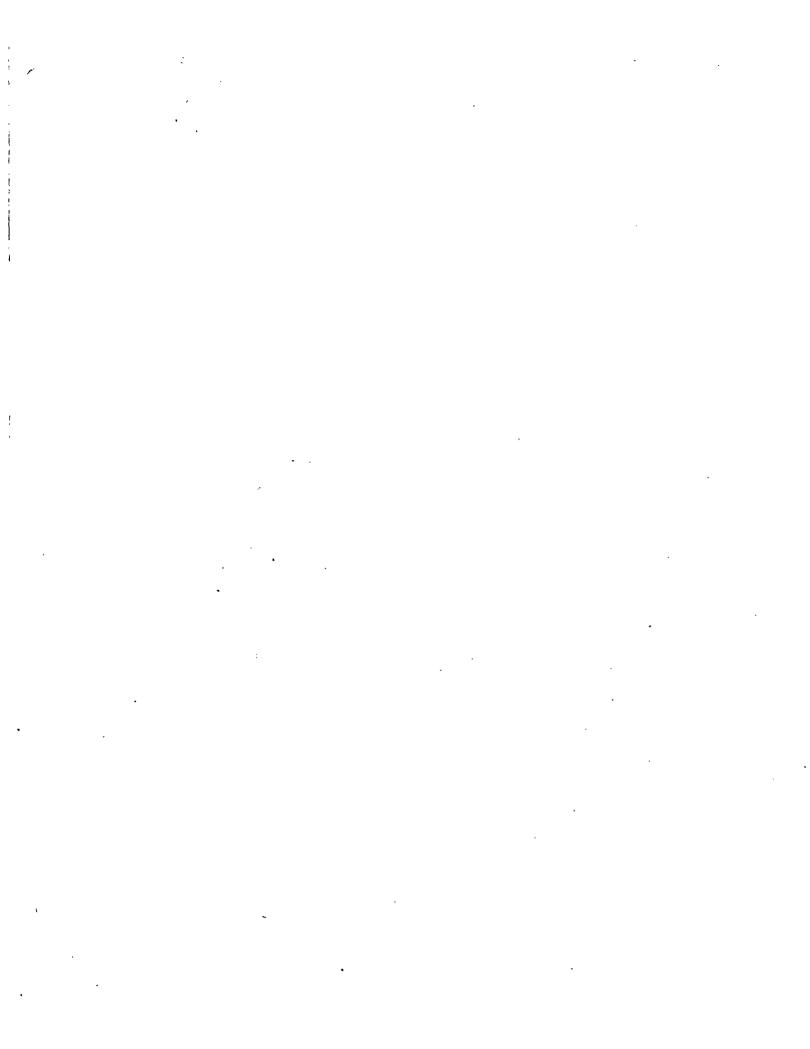
Building Number	Lot Area (SF)	Proposed Building Area* (SF)	Proposed Floor Area (SF)	Proposed Floor Area Ratio
1	3,847	1,955	2,310	0.60
2	3,847	1,955	2,310	0.60
3	3,847	1,955	2,310	0.60
4	3,847	1,955	2,310	0.60
5	3,847	1,955	2,310	0.60
6	3,847	1,955	2,310	0.60
7	3,847	1,955	2,310	0.60
8	3,853	1,955	2,310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

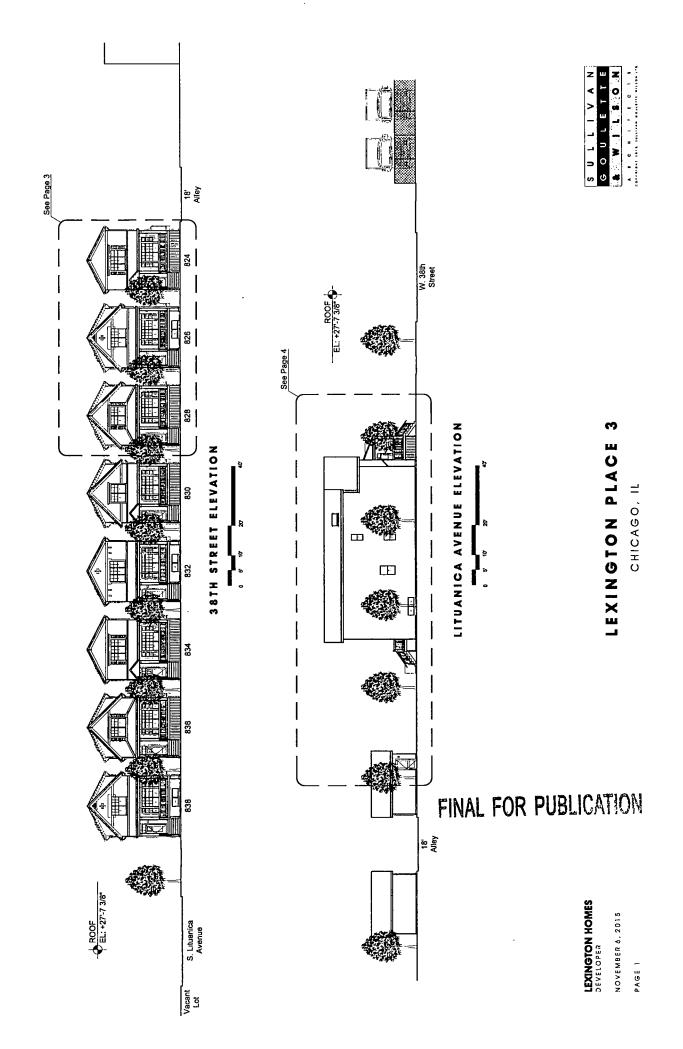
Notes:

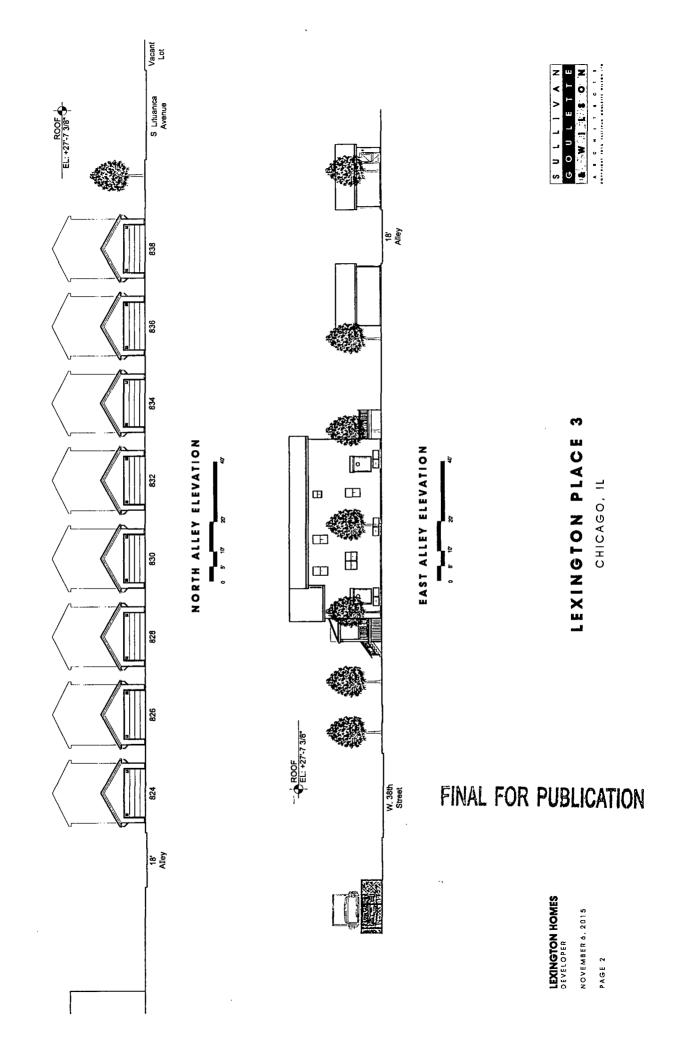
1. Applicant will seek a variation or administrative adjustment with respect to any of the above that are not in compliance with the zoning code.

FINAL FOR PUBLICATION













ENLARGED 38TH ST. ELEVATION

ROOF EL: +27'-7 3/8"

— SMOOTH FACE STONE — BRICK

-VINYL WINDOWS, TYP.

6-1‡•

6-14

-VINYL SIDING

— VINYL WINDOWS, TYP. — VINYL SHUTTER

- VINYL SIDING TYP.

T/PORCH FLOOR EL: +4'-2 5/8"

-DECORATICE SLATS

T/GARAGE ROOF

- ASPHALT SHINGLES

CARPENTER BUILT BOX COLUMN

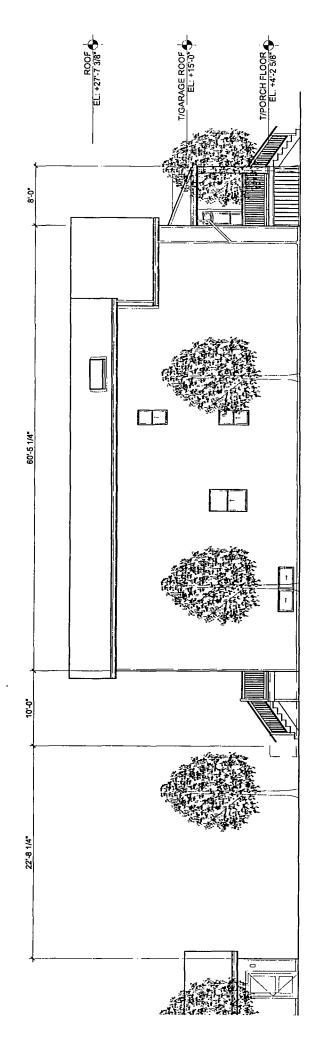


LEXINGTON PLACE CHICAGO, IL

FINAL FOR PUBLICATION

LEXINGTON HOMES
DEVELOPER

NOVEMBER 6, 2015 PAGE 3



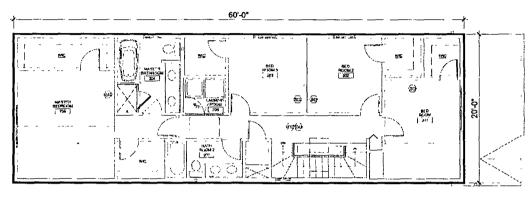


ENLARGED LITUANICA AVE. ELEVATION

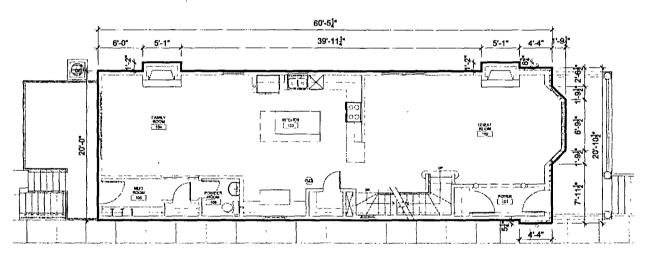
LEXINGTON PLACE CHICAGO, IL

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LEXINGTON HOMES
DEVELOPER NOVEMBER 6, 2015



SECOND FLOOR PLAN GROSS SF = 1,200



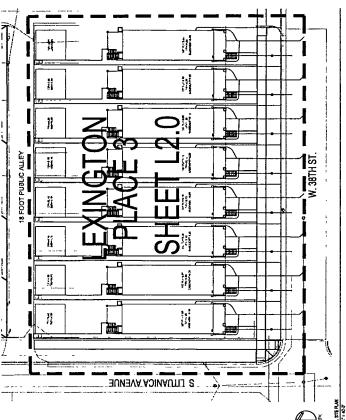
FIRST FLOOR PLAN GROSS SF = 1,227

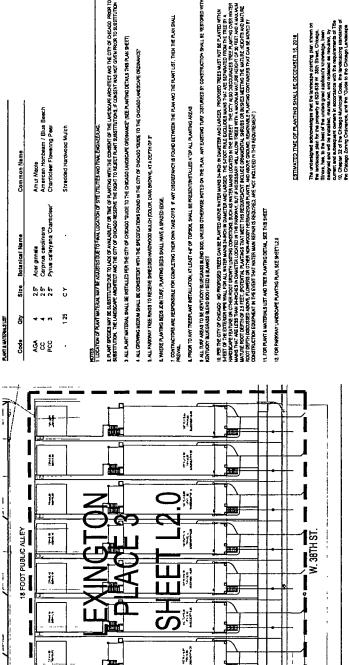
TOTAL GROSS SF = 2,427

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PLANTING DETAILS PER THE OTY OF CHEACH TURNE TO THE CHEACH LINESCURE DRONAMENT

Com mon Name	Amus Made Amencan Hombeam / Blue Beech Chamicieer Floweing Peer Stredded Hartwood Mulch	
Size Botanical Name	Acer granda Cerpana carolinana Pyrus calleyana Chamiclear	
Size	C 233	
ψ	4 4 E 1	
Code Oty	≨ 889 .	

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3. ALL PANCHAY TREE RINGS TO RECEIVE SHREEDED HARDHOOD MALCH (COLOR, DARK BROWN), AT A DEFTH OF 3"

dickson design

& WHERE PLANTING BEDS JOIN TURE, PLANTING BEDS SWALL HAVE A SPACED EDGE.

? CONTACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN TWEASHS IF ANY DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SWALL PREVAL.

A PROR TO ANY TREEPLANT ASTALLATION, AT LEAST 44" OF TOPSOL SAALI BE PRESENTINSTALLED ATOP ALL PLANTING AREAS

11. FOR PLANT & MATERIALS LIST AND TREE PLANTING DETAIL, SEE THIS SHEET

12 FOR PARKWAY LANDSCAPE PLANTING PLAN, SEE SHEET LZ-0

ESTIMATED TIME OF PLANTING SHALL BE DECEMBER 15, 2010

DICKSONDESIGNSTUDIO COM

S26 SKYLINE DRIVE ALGONOUIN IL 80102 847 878 4019

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Prozenty Owner -(Name) 958 Lend LLC (Address) 7731 N Merces Street, Suiz 200, Chicago (Tel) 773-1980-0300

LEXINGTON PLACE 3 820-838 W. 38TH STREET BRIDGEPORT, IL

LEATHETON NOMER, LLC 1731 MODE MANDEY STREET CRICAGO, IL GRAIN

LANDSCAPE PLAN

SPEE: TITLE

BEPTEMBER 29, 2813

The undersigned Landespea Architect, registered in the steas of lifecial, exchanges in this literature particle gas are consecution of steas all shown in the standard surfaces plans for the property of \$20-50-33 W of Minnes and Steas Consecution of the standard surfaces and stagment in consecution with the standard or the standard o

Sharon L. Dictaton Illinea Regimend Lancacapa Architect, No. 157-001337 (Experizion data 8.0.1/17) Dictaton Desagn Studio, Inc. 526 Stydne Drive, Algonouri, I

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