



City of Chicago



O2017-3199

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/19/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-H at 1746-1756 W 38th St - App No. 19190T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19190 TI
INTRO. DATE
APRIL 19, 2017

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-H in the area bounded by

A line 72 feet north of and parallel to West 38th Street; the public alley next east of and parallel to South Wood Street; West 38th Street; South Wood Street,

to those of an RM4.5 Residential Multi-Unit District.

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

Common Address of Property: 1746-56 West 38th Street

Narrative

1746-1756 W. 38th Street
Zoning Amendment
Type 1 Rezoning Supplemental Submittal

Project Description :

The applicant seeks to rezone the above mentioned property from zoning district RS-3 to RM-4.5. The applicant seeks a zoning change to raise FAR, and to allow for the construction of six new two story townhouses.

Proposed Use:

Residential Townhouses

Project Density:

6 units, 1,503 square feet per dwelling unit

Private Yard:

203 square feet

Floor area ratio:

1.38

Lot Area = 9,021.6 square feet

Building Area = 12,437 square feet

Off street parking provided:

6 parking spaces

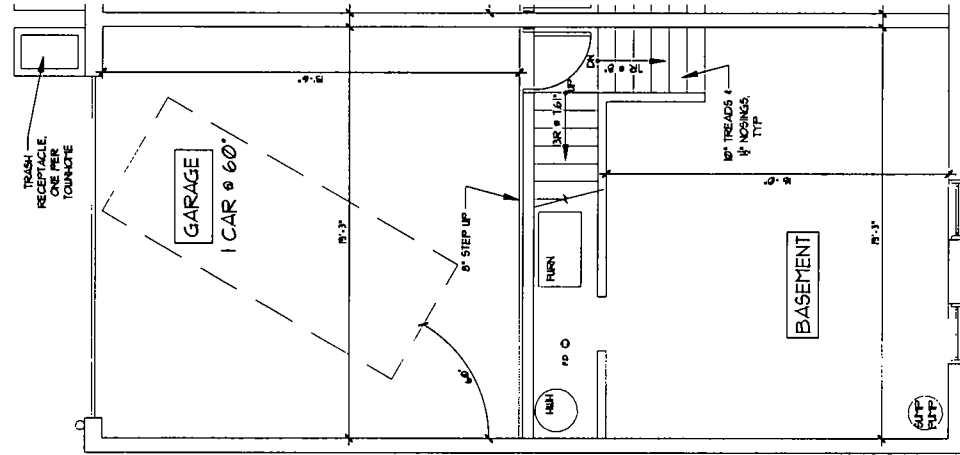
Setbacks:

South: 12 feet, 6 inches, North: 18 feet, 2 inches, East: 0 feet, West: 5 feet

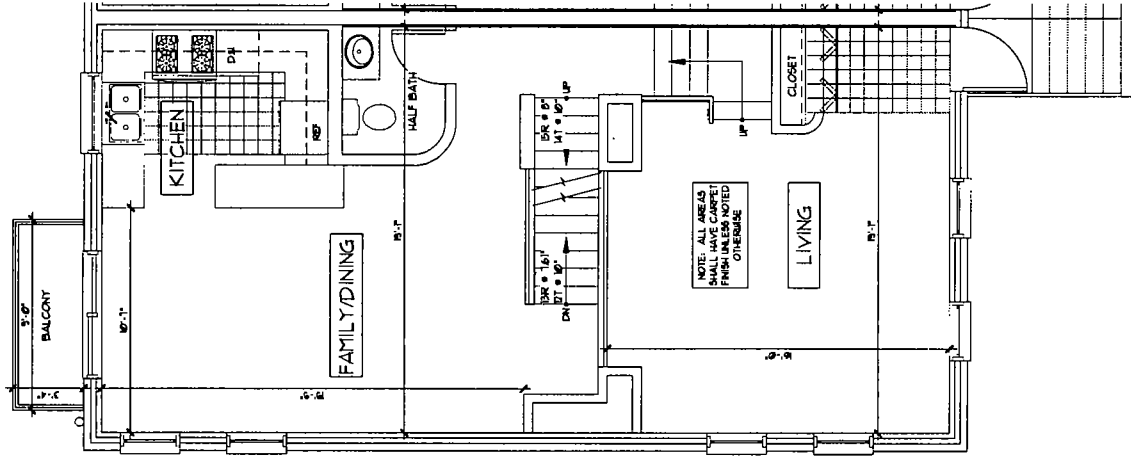
Building Height:

30 feet, 1 inch

FINAL FOR APPLICATION



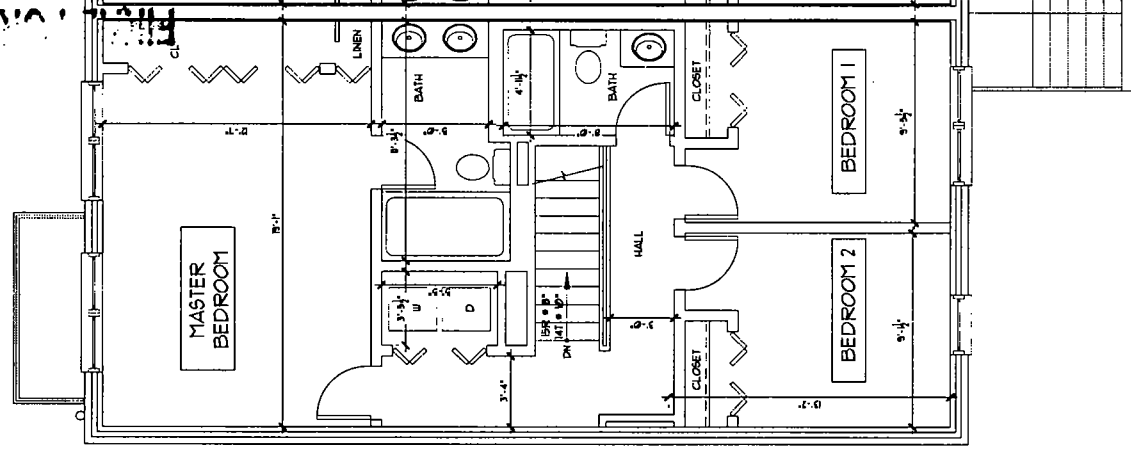
 **GROUND FLOOR PLAN**
SCALE 3/8" = 1'-0"



 2
A1

FIRST FLOOR PLAN

SCALE 3/8"=1'-0"



 **SECOND FLOOR PLAN**
SCALE 3/8" = 1' - 0"

SAMPLE APPROVAL STAMP

IPSA

Architecture & Design

ARCHITECTS & CONSTRUCTION SERVICES
1166 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60642
PHONE # (312) 243-2500
FAX # (312) 243-997C

SEAL

REVISIONS		
#	DATE	DESCRIPTION
1	10/10/10	Initial design
2	11/10/10	Revised design
3	12/10/10	Final design

NEW
TOWNHOUSES

1746-1756 W 38TH ST
CHICAGO, IL 60609

03/30/2017

DRAWN BY BB

AR 034231

PROJECT # 20161219

A1

OCU APPROVAL STAMPS

Architecture & Design

Fax: (312) 243-897C

1475

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2.

DATE 03/30/2017

DRAWN BY BB

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PROJECT# 20161219

Conti

A2



CCO APPROVAL STAMPS

[illegible]

Floor plan of a three-bedroom house. The layout includes a Master Bedroom (12'0" x 12'0") with a fireplace and closet, a central Hall, two additional Bedrooms (each 10'0" x 10'0") with closets, two Baths, a Kitchen (10'0" x 10'0") with a breakfast room (8'0" x 10'0"), a Dining Room (10'0" x 10'0"), and a Living Room (12'0" x 12'0") with a fireplace. A linen closet (LINEN) is also shown. The overall dimensions are 36'0" wide by 48'0" deep.

2
A3

FIRST FLOOR PLAN

SCALE 3/8"=1'-0"

 **SECOND FLOOR PLAN**
SCALE 3/8"=1'-0"

A3

IPSA

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ARCHITECTS & CONSTRUCTION SERVICES
1166 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60642

PHONE # (312) 243-2500
FAX # (312) 243-897C

SEAL

THE VISION'S.

Month	Year	Value
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1. *Is the model well specified?*

2

**NEW
TOWNHOUSES**

1746-1756 W 38TH ST
CHICAGO, IL 60609

DATE 03/30/2017

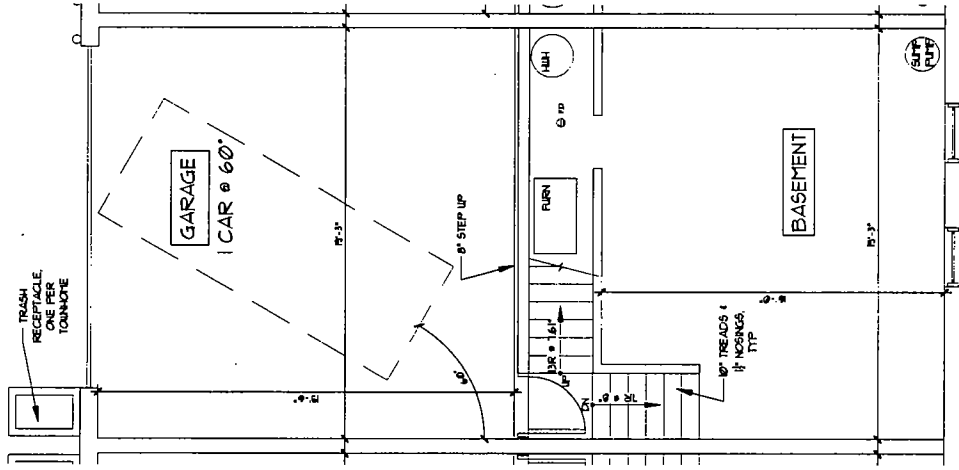
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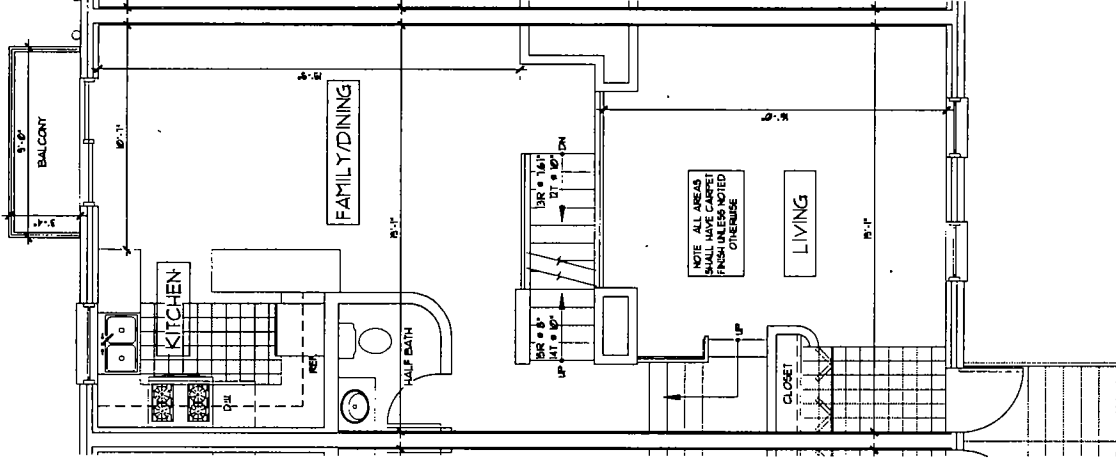
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PROJECT # 20161219

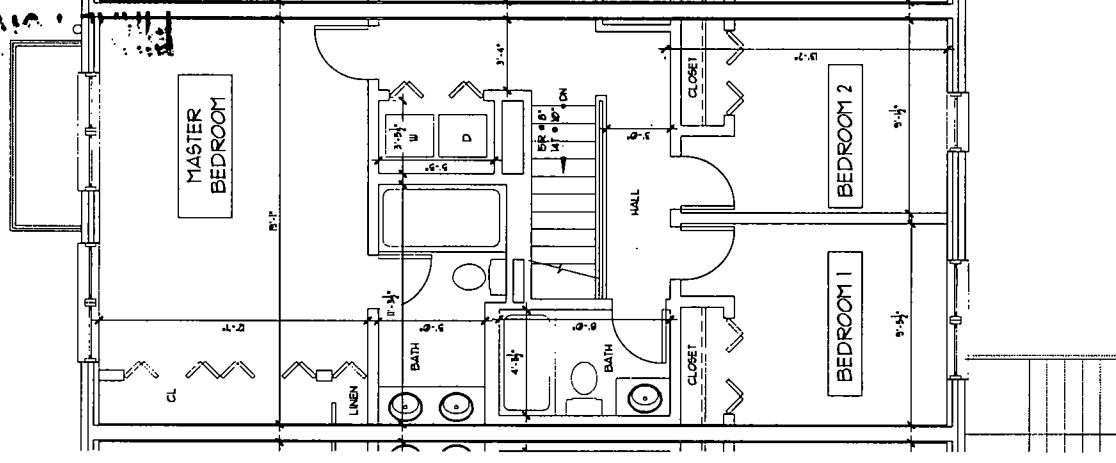
1750 W. 38TH ST., CHICAGO, IL 60609



1 GROUND FLOOR PLAN
A4 SCALE: 3/8"=1'-0"



2 FIRST FLOOR PLAN
A4 SCALE: 3/8"=1'-0"



3 SECOND FLOOR PLAN
A4 SCALE: 3/8"=1'-0"

208 APPROVAL STAMPS

IPSA
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NEW
TOWNHOUSES

1746-1756 W. 38TH ST.
CHICAGO, IL 60609

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A4

LOCAL APPROVAL STAMPS

LOCAL APPROVAL STAMPS

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CHICAGO, ILLINOIS 60642

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FAX # (312) 243-997C

SEAL

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NEW
TOWNHOUSES

1746-1756 W 38TH ST
CHICAGO, IL 60609

DATE 05/30/2017

UNKNOWN BY BB

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PROJECT # 20161219

Summary

A5



FOR APPROVAL: STAMPS

Architecture & Design

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SEAL

[illegible]

1746-1756 W 38TH ST
CHICAGO, IL 60609

DATE 03/30/2017

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A6



