



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2014-1426
Type: Ordinance **Status:** Passed
File created: 3/5/2014 **In control:** City Council
Final action: 5/28/2014
Title: Zoning Reclassification Map No. 8-G at 960-980 W 38th St and 3757-3769 S Morgan St - App No. 17946
Sponsors: Misc. Transmittal
Indexes: Map No. 8-G
Attachments: 1. O2014-1426.pdf, 2. SO2014-1426.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|----------------------|--------|
| 5/28/2014 | 1 | City Council | Passed as Substitute | Pass |
| 5/22/2014 | 1 | Committee on Zoning, Landmarks and Building Standards | Amended in Committee | Pass |
| 4/24/2014 | 1 | Committee on Zoning, Landmarks and Building Standards | Held in Committee | Pass |
| 3/5/2014 | 1 | City Council | Referred | |

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 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

1665963.1

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

COOK

ENGINEERING % GROUP %

Civil Engineering & Land Development Consulting

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.

\$ /062-052101 \\
: f LICENSED I=
= ! P!OFESSONAL:=
\-\ ENGINEER /S

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

26316 Mapleview Drive • Plainfield, IL 60585 - Tel: (815) 577-17.07 • Fax: (815) 577-2595

Lexington Place 2, CEG #2013-109
Rezoning Narrative
City of Chicago - Cook County, Illinois

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May 13,2014

The purpose of this narrative is to summarize various required design parameters for a subject property located in the East Vi of the Southeast % 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.

P:\2013-109\Sent\14-O513- <file://P:/2013-109/Sent/14-O513-> Steve Schuster (re-zoning)\2013-109 Rezoning Narrative (14-O513).doc

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.