



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2015-8480  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/9/2015 **In control:** City Council  
**Final action:** 2/10/2016  
**Title:** Zoning Reclassification Map No. 8-G at 816-836 W 38th St and 3755-3769 S Lituanica Ave - App No. 18595T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-G  
**Attachments:** 1. O2015-8480 (V1).pdf, 2. O2015-8480.pdf

Date	Ver.	Action By	Action	Result
2/10/2016	1	City Council	Passed	Pass
1/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
12/9/2015	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 M2-3 District symbols and indications as shown on Map No. Gi in the area bounded by:

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

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SECOND FLOOR PLAN GROSS SF = 1,200

60'-5j"  
39--11J- 5M- y 4'-4' !'-9j"  
| g-O- y 5-1- j.

FIRST FLOOR PLAN GROSS SF = 1.227  
o

TOTAL GROSS SF = 2,427

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LEXINGTON HOMES

DEVELOPER NOVEMBER 6.2015 PAGE 5

LEXINGTON PLACE 3

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