



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2015-8480, Version: 1

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 38th Street; a public alley next east of South Lituania Avenue; West 38th Street; South Lituania 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 Lituania 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'-5½"
39'-11½" 5M- y 4'-4" 1'-9½"

FIRST FLOOR PLAN GROSS SF = 1,227
0

TOTAL GROSS SF = 2,427

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LEXINGTON HOMES

DEVELOPER NOVEMBER 6, 2015 PAGE 5

LEXINGTON PLACE 3

SULLIVAN
GOULET TE

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