

TYPE 1 ZONING AMENDMENT PROJECT

NARRATIVE AND PLANS

1946-48 W. 63rd Street

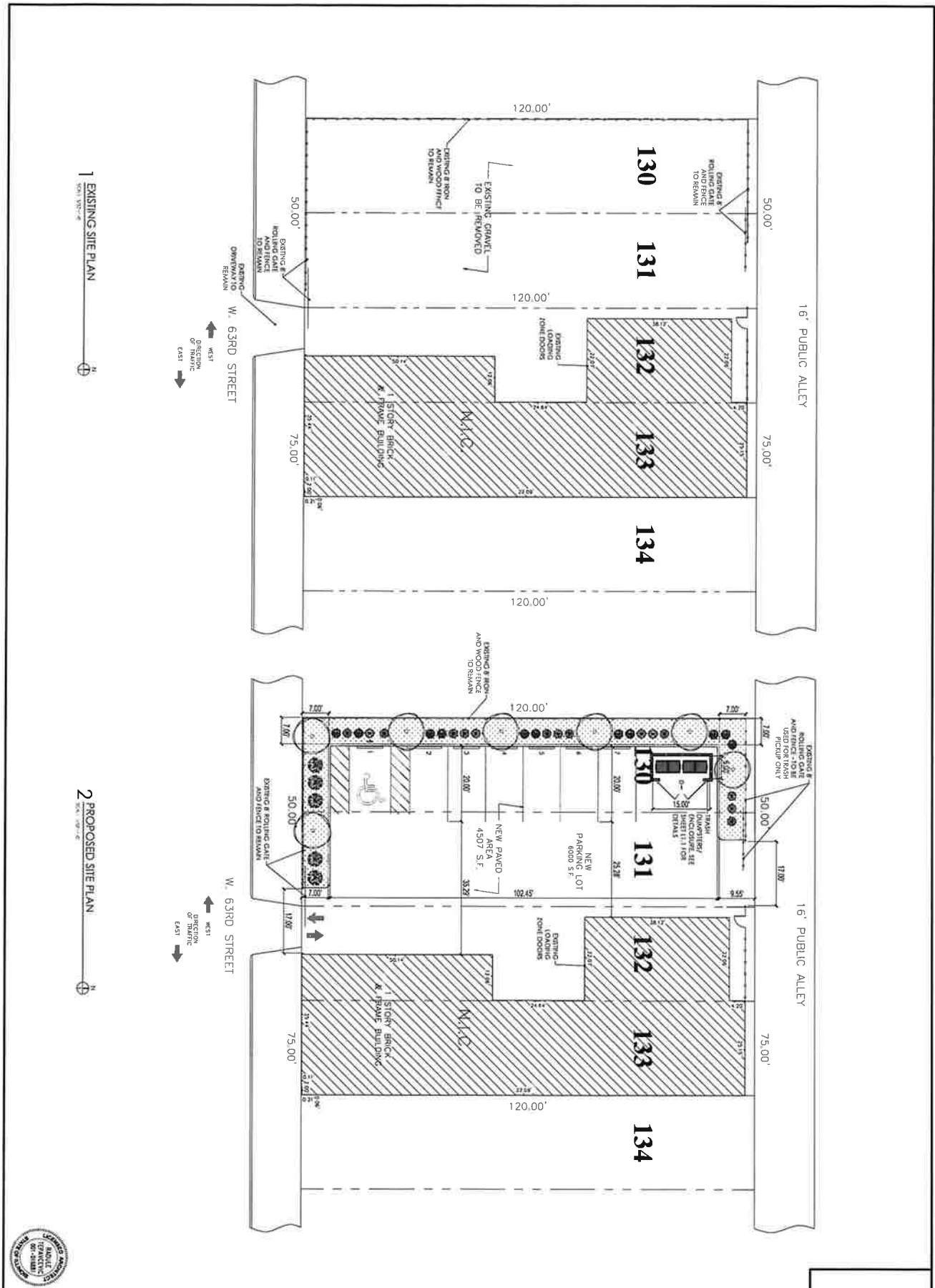
From RS3 to C2-1

The Applicant seeks to rezone 1946-1948 West 63rd Street from an RS-3, Residential Single-Unit (Detached House) District to a C2-1 Neighborhood Commercial District to improve the lot with seven (7) off-site accessory parking spaces to serve an adjacent existing office and indoor material storage building at 1940-44 W. 63rd Street that is already zoned C2-1 Neighborhood Commercial District. The subject property is currently an unimproved gravel parking lot. No buildings will be constructed on the subject property.

Pursuant to Section 17-13-0303-D Optional Administrative Adjustment and Variation, the Applicant seeks an administrative adjustment under Section 17-13-1003-II Landscaping to eliminate the landscape screening from streets required under Section 17-11-0202.

Project Bulk and Density

	1946-48 W. 63rd Street
Lot Area	6,000 SF
Density MLA (Lot area per unit)	Not applicable (no residential proposed)
Commercial SF	0
Off Street Parking	7 spaces (accessory)
Rear Setback	0
Side Setback (West)	0
Side Setback (East)	0
Front Setback	0
Building SF	Not applicable (no building proposed)
FAR	Not applicable (no building proposed)
Building Height	Not applicable (no building proposed)



1 EXISTING SITE PLAN

2 PROPOSED SITE PLAN



PROJECT ADDRESS:
 1938 W 63RD ST
 CHICAGO, IL 60636

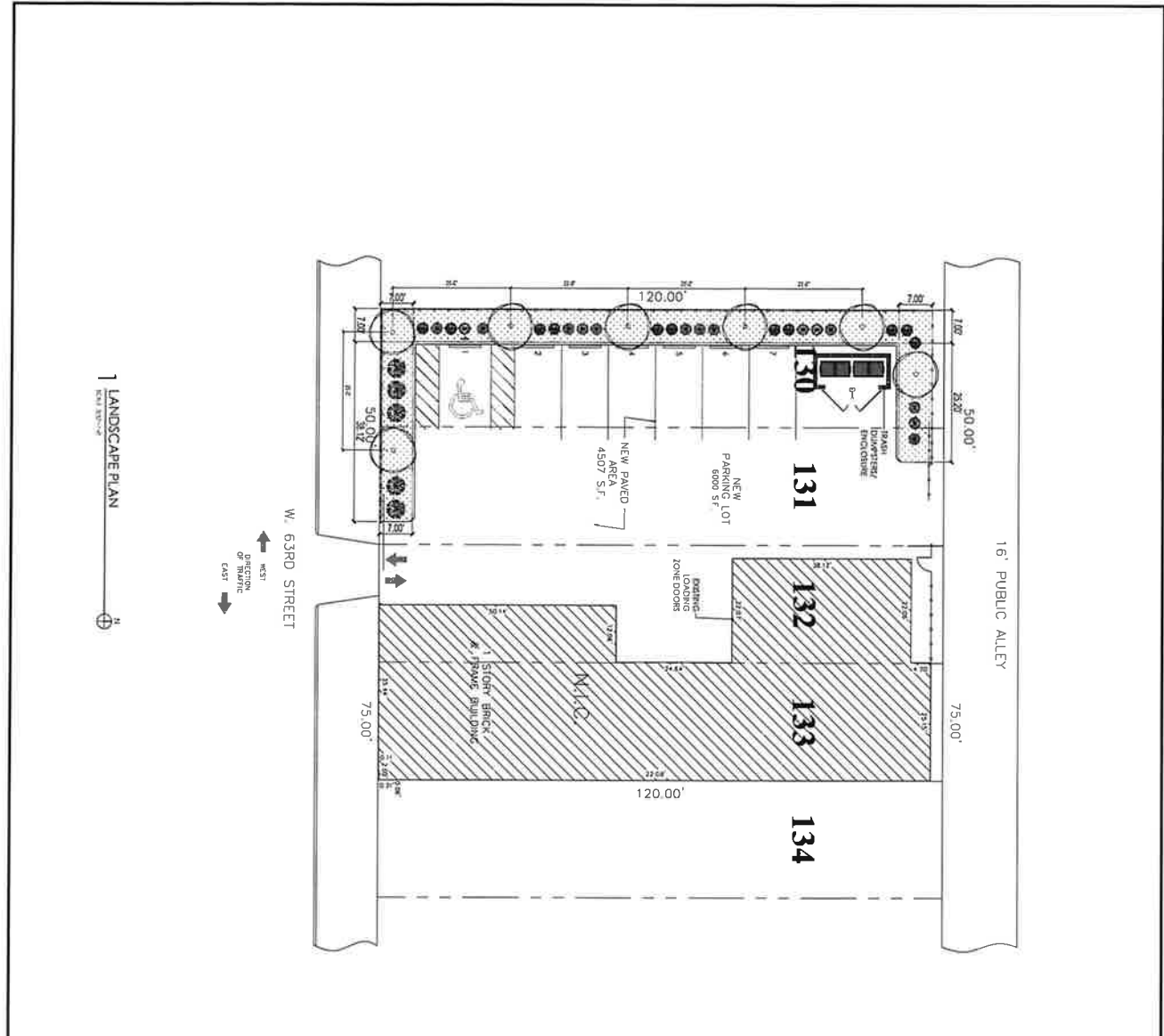
DATE: 12/05/22
 ISSUE FOR CLIENT

606
 DESIGN + CONSTRUCTION
 312.945.0061
 302 N. LAUREL ST. CHICAGO, IL 60610
 WWW.606DC.COM
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 Chicago, IL 60612

1938-48 W 63RD ST.
 CHICAGO, IL. 60636

NO.	DATE	DESCRIPTION
1	12/05/22	ISSUE FOR CLIENT
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PL1.0



1 LANDSCAPE PLAN

SPECIAL SCHEDULES BY ZONES
 CONFORM TO THE MAINTENANCE OF HIGHWAY LANDSCAPE IN THE FOLLOWING ZONES:

THE UNDERSIGNED ASSURES THAT THE LANDSCAPE PLANNING PLAN SHOWN HEREON IS THE PROPERTY OF THE UNDERSIGNED AND THAT THE UNDERSIGNED HAS THE RIGHT TO REMOVE OR DESTROY ANY PLANTS OR TREES PLANTED OR TO BE PLANTED HEREON AT ANY TIME WITHOUT NOTICE TO THE CITY OF CHICAGO. THE UNDERSIGNED ASSURES THAT THE LANDSCAPE PLANNING PLAN SHOWN HEREON IS THE PROPERTY OF THE UNDERSIGNED AND THAT THE UNDERSIGNED HAS THE RIGHT TO REMOVE OR DESTROY ANY PLANTS OR TREES PLANTED OR TO BE PLANTED HEREON AT ANY TIME WITHOUT NOTICE TO THE CITY OF CHICAGO.

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LOT AREA: 6000 S.F.
 PERIMETER LANDSCAPE: 1288 S.F.
 PAVED AREA: 4507 S.F.
 NUMBER OF TREES PROVIDED IN PERIMETER LANDSCAPE AREA: 7
 PARKING PROVIDED
 6 + 1 HANDICAPPED PARKING

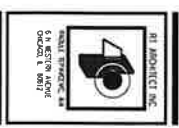
LANDSCAPE SCHEDULE		QTY
SYM	DESCRIPTION	
1	UNPAVED DRIVE PAVEMENT 2 1/2" MIN. CEMENT (100%)	7 INTERNAL PERIMETER
2	BRANDY TREE 2 1/2" MIN. CALYPSO (100%)	0
3	BLACK DOGWOOD 30' MIN. 3"-4" DC	31
4	GRASS	1295 SF

LANDSCAPE SCHEDULE
 1 NEW PAVED DRIVE PAVEMENT 2 1/2" MIN. CEMENT
 2 BRANDY TREE 2 1/2" MIN. CALYPSO
 3 BLACK DOGWOOD 30' MIN. 3"-4" DC
 4 GRASS



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SCOTT S. VUKOBRA TOVIC
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1	SV	10/20/22	ISSUE FOR CLIENT