Final for Publication

SUBSTITUTE PROJECT NARRATIVE 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 and hose bibs required under Section 17-11-0202, an administrative adjustment under Section 17-13-1003-II Landscaping and Section 17-11-0601 to modify the fence height limit under Section 17-11-0202 to eight feet, and a variation under Section 17-13-1003-I to reduce the front and side setback from 0 feet to preserve the existing fence.

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)

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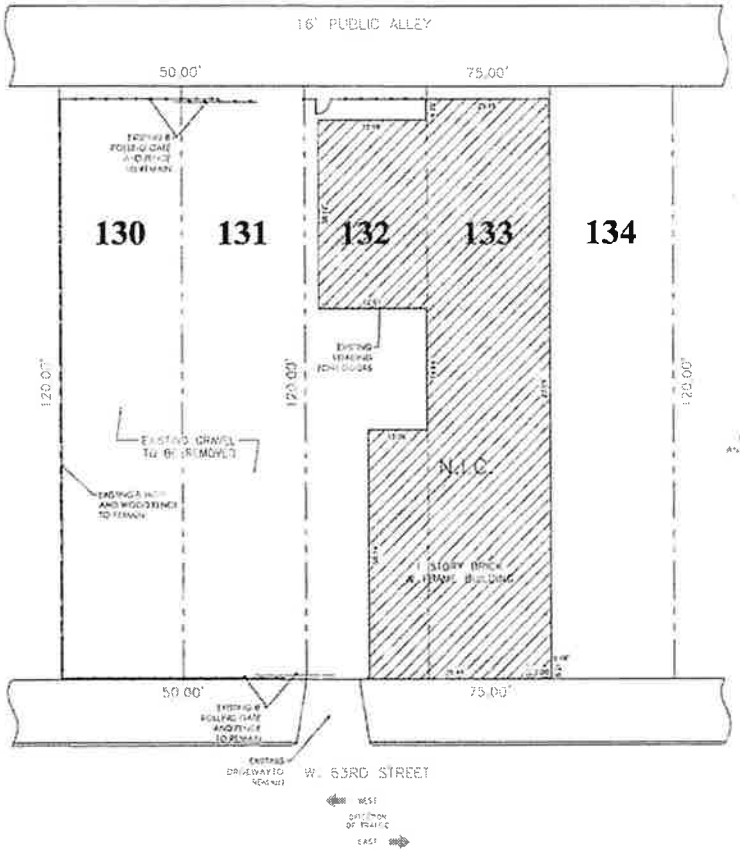
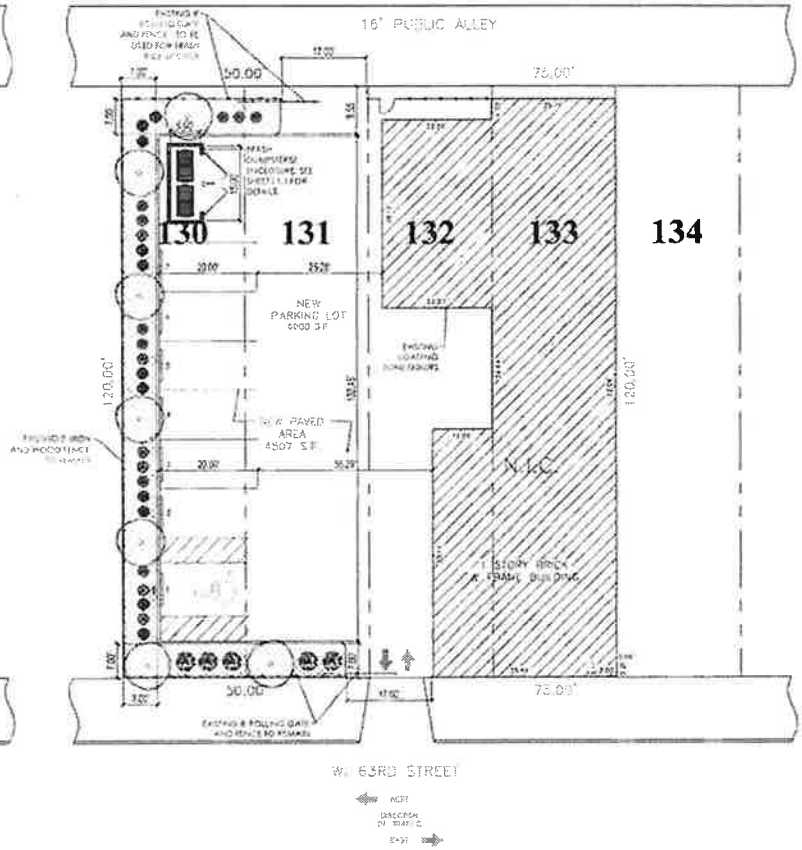


1 EXISTING SITE PLAN



2 PROPOSED SITE PLAN

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

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PL1.0

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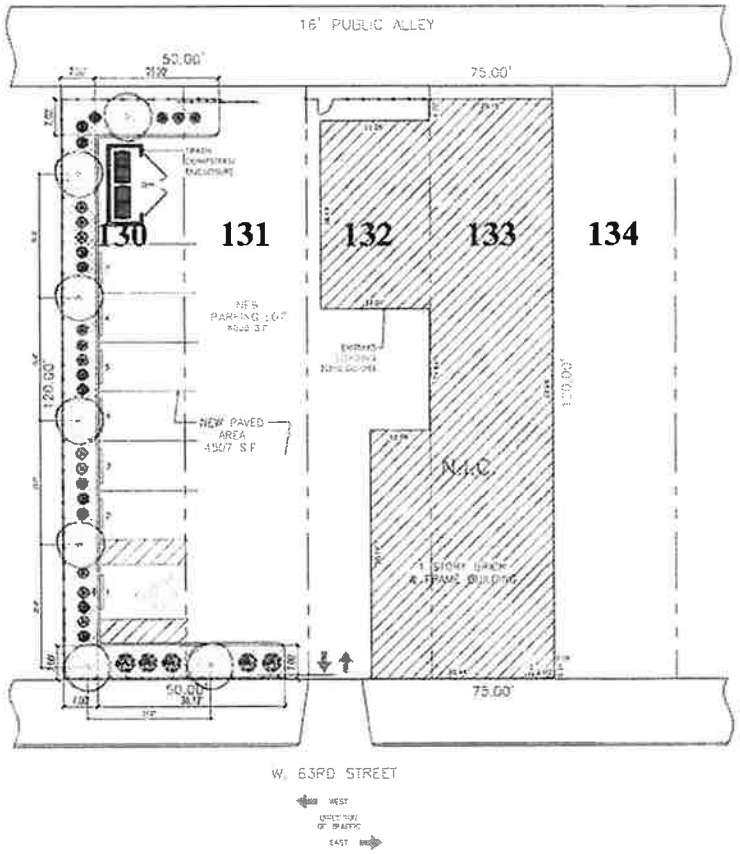

1 LANDSCAPE PLAN

SHOP DRAWING SUBMITTAL

COMPLY TO THE MAINTENANCE OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM

THE UNDERSIGNED HOMEOWNER PROMISES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1938 W 63RD ST CHICAGO, ILLINOIS 60636, TO BE INSTALLED IN THE UNDERGROUND APPURTENANCE NEIGHBORS, BOTH DESIGNED AND WILL BE DESIGNED, INSTALLED AND MAINTAINED AS PROPERLY BY OWNERS AND IMPROVEMENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 18 CHAPTER 10 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE PLANS TO THE CHICAGO LANDSCAPE ORDINANCE.

OWNER'S SIGNATURE BY PRINT

COMPLY TO THE INSPECTION AND REPLACEMENT OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM

"EXISTING PARKWAY AND ON SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PERFORMING STREET CONSTRUCTION AND WILL BE REPLACED BY CURRENT OWNER WITH DAMAGED"

LOT AREA:	0,000 S.F.
PERIMETER LANDSCAPE:	1,265 S.F.
PAVED AREA:	4,507 S.F.
NUMBER OF TREES PROVIDED IN PERIMETER LANDSCAPE AREA: 7	
PARKING PROVIDED 6 + 1 HANDICAPPED PARKING	

LANDSCAPE SCHEDULE

TREE	QTY.
[illegible] 2 1/2" DIA. CALIPER (TYP.)	2 ORIGINAL FOREVER
[illegible] 2 1/2" DIA. CALIPER (TYP.)	0
[illegible] 36" HIGH @ 18" OC	31
GRASS	1265 SF

LANDSCAPE NOTES:

1. [illegible] LANDSCAPE [illegible] PLANTED [illegible] 2003.
2. [illegible] AND OTHER LANDSCAPING [illegible] 2003.

1938-48 W 63RD ST
CHICAGO, IL 60636

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L1.0