



# City of Chicago



O2020-1886

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	4/22/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-I at 2731 W Lexington St - App No. 20379T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 2-I in the area bounded by:

a line 290.00 feet east of and parallel to South California Avenue; West Lexington Street;  
a line 315.00 feet east of an parallel to South California Avenue; and the public alley next  
south of and parallel to West Lexington Street

to those of a RM-6 Residential Multi-Unit District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Common Address: 2731 West Lexington Street

**NARRATIVE AND PLANS**  
2731 West Lexington Street  
TYPE I REGULATIONS

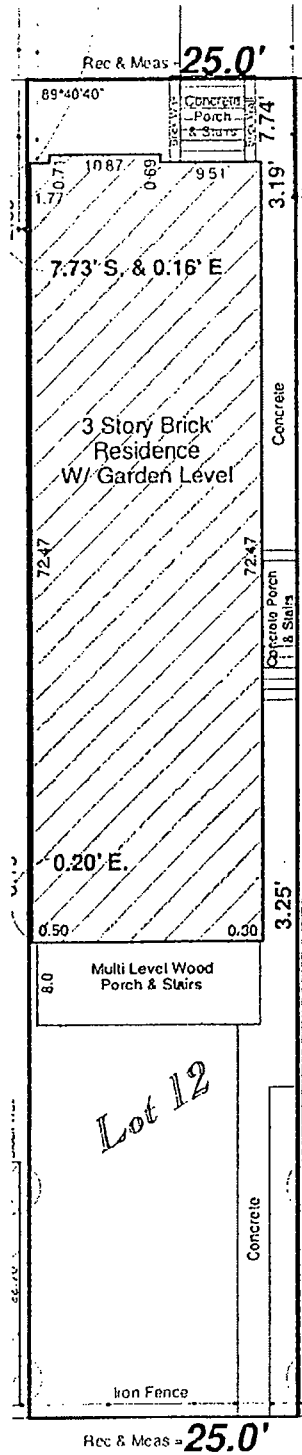
Narrative: The subject property contains 3,122.00 sq. ft. is improved with a vacant three-story building, with basement, containing six residential dwelling units and three parking spaces. The Applicant proposes to rezone the property from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-6 Residential Multi-Unit District to add two residential dwelling units in the basement for a total of eight residential dwelling units in the building and three parking spaces. The Applicant will seek relief to reduce any additional required parking. There will be no additions to the existing building. In addition, there will be no change to the existing height (approximately 36.83 feet).

Lot Area:	3,122.50 square feet
FAR:	1.55 square feet
Floor Area:	4,838.79 square feet
Residential Dwelling Units:	Eight
MLA:	390.25 square feet
Height:	36.833 feet
Bicycle Parking:	None
Automobile Parking:	Three*
Setbacks (Existing):	
Front (Lexington Street):	7.00 feet
East Side:	3.19 feet
West Side:	None
Rear Side (Chicago River):	44.69 feet

A set of drawings is attached with this Application.

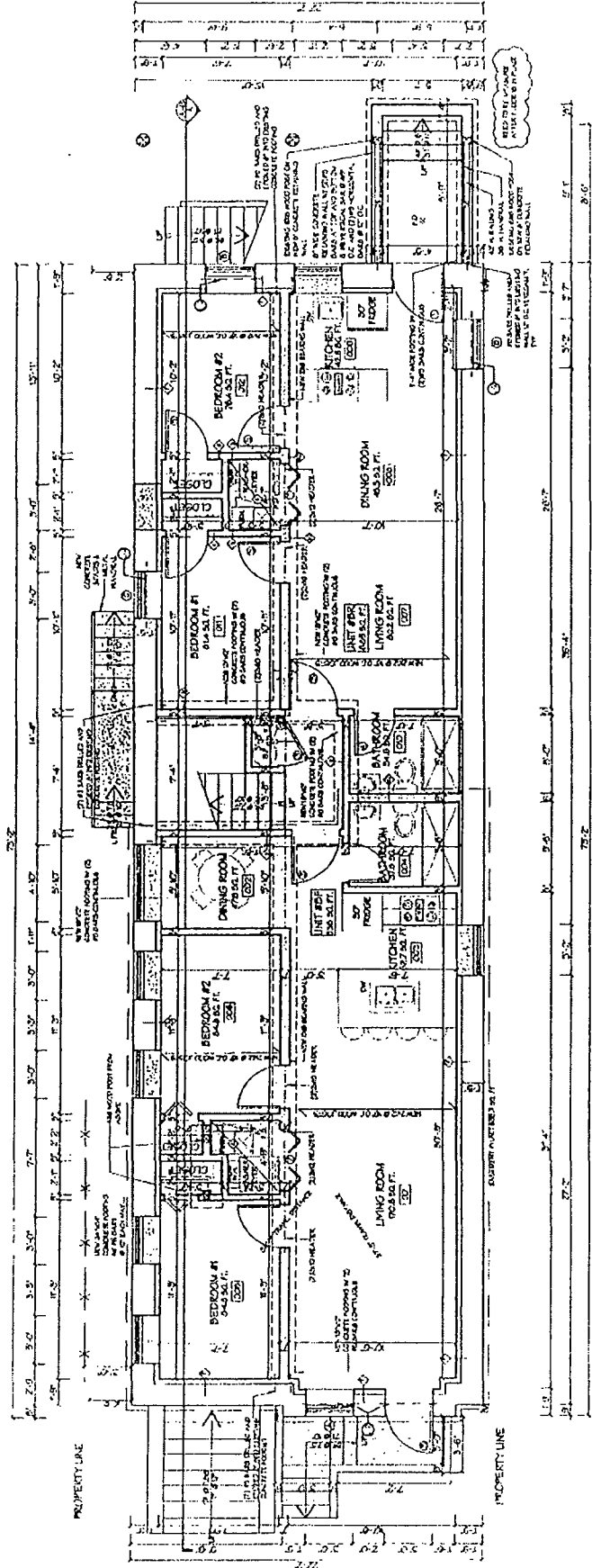
\*The Applicant will seek relief to reduce any required parking.

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Site Plan

# Final for Publication



PROPOSED BASEMENT PLAN  
SCALE: 1/8\"

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**PROPOSED SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**LEGEND:**

- EXISTING WALL
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING STAIR
- EXISTING ROOF
- EXISTING FLOOR
- EXISTING CEILING
- EXISTING FINISH
- EXISTING STRUCTURE
- EXISTING UTILITIES
- EXISTING MECHANICAL
- EXISTING ELECTRICAL
- EXISTING PLUMBING
- EXISTING HVAC
- EXISTING LIGHTING
- EXISTING SOUNDBATH
- EXISTING SOUND
- EXISTING VIBRATION
- EXISTING AIR QUALITY
- EXISTING WATER QUALITY
- EXISTING SOIL QUALITY
- EXISTING GEOTECHNICAL
- EXISTING SEISMIC
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**PROPOSED SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**PROJECT INFORMATION:**

PROJECT NO. 100897269  
2731 W. LEXINGTON ST.  
CHICAGO, IL 60612

**CLIENT:** INTERIOR RENOVATIONS TO 1818 D U.A. NEW CONCRETE FABRICATED

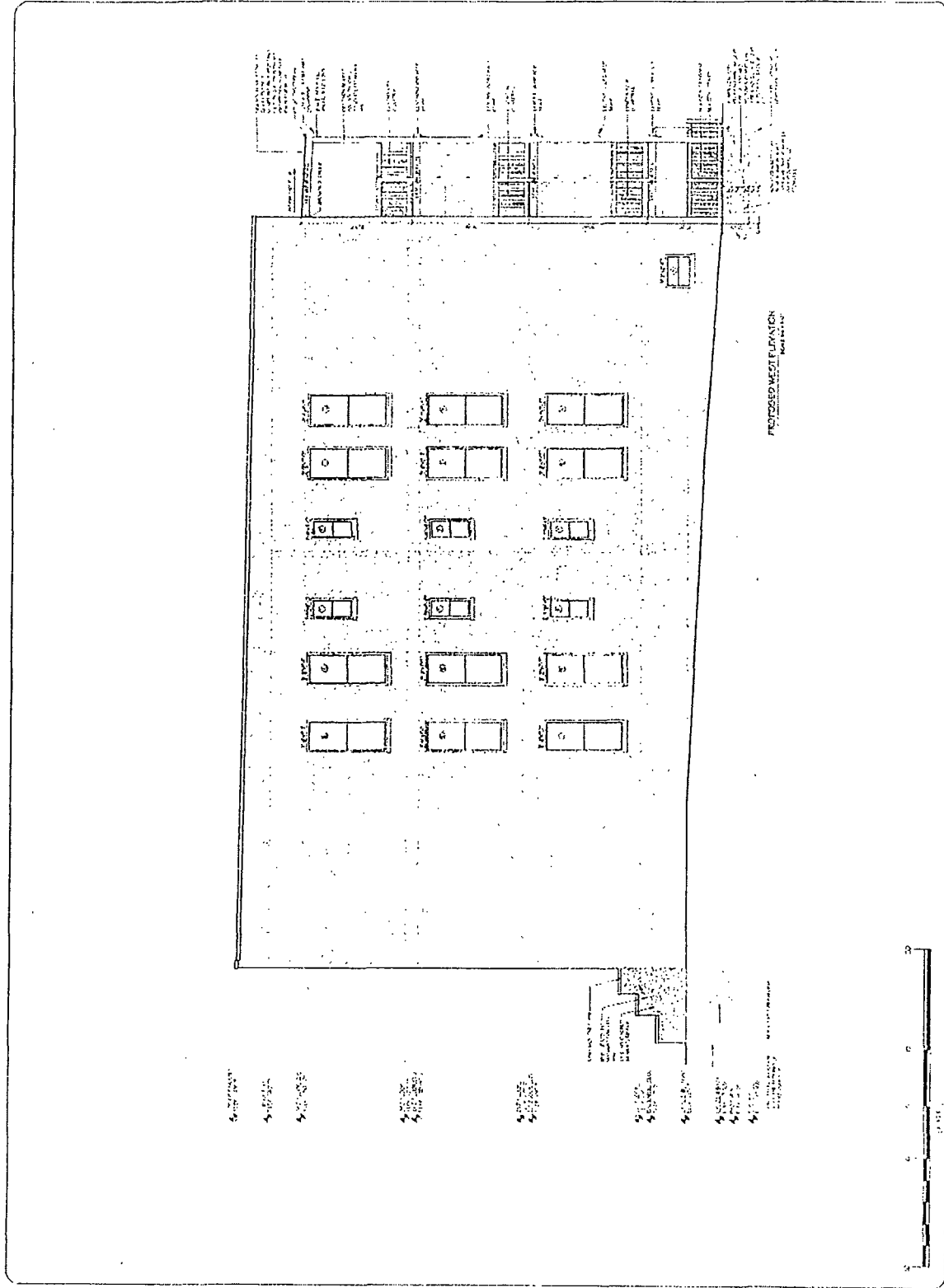
**ARCHITECT:** IR DESIGN FIRM  
TEL: 773-744-9785  
FAX: 773-744-9788

**DATE:** 10/15/2014

**SCALE:** 1/8" = 1'-0"

**SHEET NO.:** A-7

# Final for Publication



A-B

SECTION

Sheet 102

