



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-3114
Type: Ordinance **Status:** Passed
File created: 7/21/2021 **In control:** City Council
Final action: 9/14/2021
Title: Zoning Reclassification Map No. 2-G at 1218 W Lexington St - App No. 20789T1
Sponsors: Misc. Transmittal
Indexes: Map No. 2-G
Attachments: 1. O2021-3114 (V1).pdf, 2. O2021-3114.pdf

Date	Ver.	Action By	Action	Result
9/14/2021	1	City Council	Passed	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2021	1	City Council	Referred	

ORDINANCE

BK IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Tille 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 2-G in the area bounded by

The alley next north of and parallel to West Lexington Street; the alley next east of and parallel to South Lytle Street; West Lexington Street; a line 150 feet east of and parallel to South Lytle Street; a line 95 feet north of and parallel to West Lexington Street; and a line 154 feet east of and parallel to South Lytle Street

to those of a B2-3 Neighborhood Mixed-Use District,

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

Common Address of Property:

PROJECT NARRATIVE AND PLANS TYPE

1 ZONING AMENDMENT 1218 West

Lexington Street

RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District.

The purpose of the rezoning is to adaptively reuse a 3-story convent. The Applicant proposes to add 14 dwelling units in the existing building. No changes are proposed to the existing structure of the building, which will remain the same size. The existing height of the building at 45'4" will remain. The property is a transit served location and is within 1,320 feet of the Racine CTA Blue Line. No parking will be provided.

	PROPOSED
Lot Area	8,089 SF
Density - MLA	577.78
Off Street Parking	0*
Rear Setback	17 feet (existing)
Side (West) Setback	3 feet (existing)
Side (East) Setback	9 inches (existing)
Front Setback	17 feet (existing)
FAR	1.54 (existing)
Building Height	45 feet 4 inches (existing)

◆Transit Served Location seeking parking exemption

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1218 W. Lexington St.

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UNIT #1 1,055 SF 3 Bed/2Bath

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UNIT 1/2 680 SF 2 Bed/1 Ball)

BEWXUI

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UNIT #3 680 SF 2 Bed/1 Bath

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UNIT #4 1,055 SF 3 Bed/2Bath

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M-TXIC-C

Proposed Second & Third Flaof Plan 3/32'=1'-0' 04.23.2021

T/STAIR PARAPET +48'-0"

B/STAIR ROOF

ROOF

T/PARAPET

3APJJW> +38'-5*~

B/NORTH ROOF

+37'-3" v B/SOUTH ROOF

+33'-2'

T/THIRD FLOOR

FLOOR ^-n +24'-8"CT

T/SECOND FLOOR +12'-10"

0'-0"

T/FIRST FLOOR tV-0" GRADE

ENTRY DOOR AND WINDOW TO BE REPLACED FOR UNIT «
1/8"=1'-0-

T/STAIR PARAPET +48'-0"

Existing and Proposed South Elevations
04.23.2021