

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)

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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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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