



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-1886
Type: Ordinance
File created: 4/22/2020
Status: Passed
In control: City Council
Final action: 5/20/2020
Title: Zoning Reclassification Map No. 2-I at 2731 W Lexington St - App No. 20379T1
Sponsors: Misc. Transmittal
Indexes: Map No. 2-I
Attachments: 1. O2020-1886 (V1).pdf, 2. O2020-1886.pdf

Date	Ver.	Action By	Action	Result
5/20/2020	1	City Council	Passed	Pass
5/19/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/22/2020	1	City Council	Referred	

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. 2-1 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 and 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

Publication

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

36.833 feet

Bicycle Parking:

Automobile Parking:

Setbacks (Existing):

Front (Lexington Street): East Side: West Side:

Rear Side (Chicago River):

7.00 feet 3.19 feet None

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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