



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2022-3668, Version: 1

ORDINANCE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map N0.6-F in the area bounded by

West Alexander Street; a line 225 feet west of and parallel to South Wentworth Avenue; a line 67 feet south of and parallel to West Alexander Street; and a line 250 feet west of and parallel to South Wentworth Avenue;

to those of a B2-3 Neighborhood Mixed-Use District is hereby established in the area above described.

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

Common Address of Property:

ZONING MAP AMENDMENT ZONING NARRATIVE FOR 225 WEST ALEXANDER STREET, CHICAGO,
IL 60616
TYPE 1 NARRATIVE AND PLANS

Use: The Applicant seeks a zoning change from the current RT4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to meet the bulk and density requirements of the B2-District to allow the demolition of the existing 1-story residential building and to allow the construction of a 3-story residential building containing three (3) dwelling units, which sits on a substandard lot measuring 25'x 67' with no on-site parking. The site location sits within the new Equitable Transit-Served Location Ordinance and meets the requirement of being within 2,640' of a CTA Train Station.

Project's Floor Area: 2.16

Project's Density: 3 Dwelling Units, 558.33 SF (Minimum Lot Area)

Parking: None. The property is located in a Transit-Served Location since it is 850' from the Cermak-Chinatown Redline Station as per section 17-10-0102-B1. Applicant will comply with section 17-10-0102-B 1 to reduce 100% of the required parking and comply with

section 17-3-0308, which is the specific criteria for Transit-Served Location.

Setbacks:

Front: 4'-9"

Rear: 3'-2". Applicant will seek a variation to reduce the required rear yard setback.

Side Setbacks:

- East Side Setback: 4'-6"
- West Side Setback: 0'.

Building Height: