



City of Chicago



O2018-4119

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/23/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 1853 S Western Ave - App No. 19669T1
Committee(s) Assignment:	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 of the C1-2, Neighborhood Commercial

District symbols as shown on Map No. 4-H

in the area bounded by:

A line 80 feet north of and parallel to West 19th Street; a line 83 feet east of and parallel to South Western Avenue; a line 52 feet north of and parallel to West 19th Street; South Western Avenue.

To those of a B2-5, Neighborhood Mixed-Use District

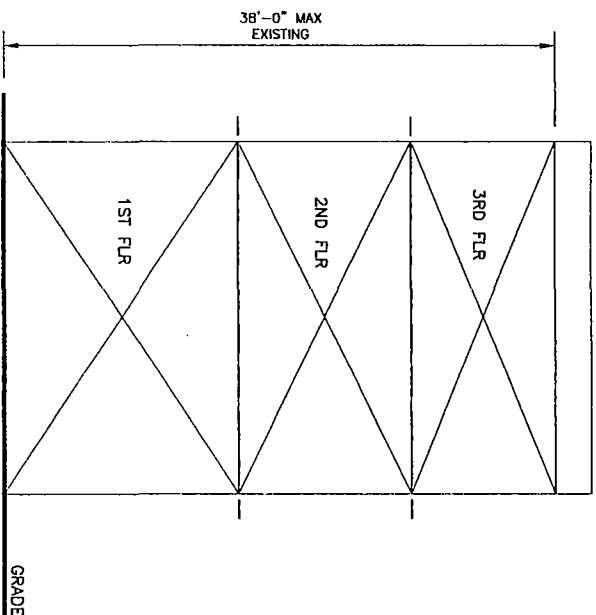
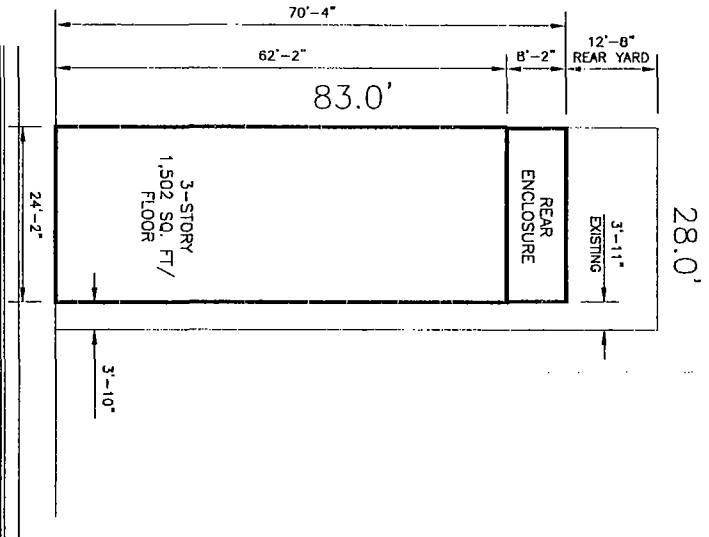
SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1853 South Western Avenue, Chicago

NARRATIVE FOR TYPE 1 REZONING FOR 1853 SOUTH WESTERN AVENUE, CHICAGO

The subject property is currently improved with a multi-unit residential building. The Applicant needs a zoning change to comply with the minimum lot area and maximum floor area requirements, in order to establish 6 dwelling units within the existing 3-story residential building. The subject property is located within 1,320 feet of a CTA rail station entrance and the Applicant is requesting the minimum off-street automobile parking ratio to be reduced by 100 percent from the otherwise applicable standards of the Zoning Ordinance.

Project Description:	Zoning Change from a C1-2 to a B2-5
Use:	Residential building with 6 dwelling units
Existing Floor Area Ratio:	2.2
Lot Area:	2,324 Square Feet
Existing Building Floor Area:	5,100 Square Feet
Density:	387 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: zero
Existing Set Backs:	Existing Front: 0 Feet Existing North Side: 0 Feet Existing South Side: 3 Feet 10 Inches Existing Rear: 12 Feet 8 Inches
Existing Building height:	38 Feet



SECTION DIAGRAM

SCALE: N.T.S.

SINGLE C1-2 LOT:
28'x83'

*NOTES: THIS PLAN SHOWS THE BUILDING FOOTPRINT, BUT DOES NOT INCLUDE THE
FLOOR, ROOF, CURBS, DRIVEWAYS, AND OTHER OFF-STREET
PAVING. THIS REPORT WAS PREPARED AS AN INITIAL ZONING ANALYSIS AND IS NOT TO
BE INTERPRETED AS A GUARANTEE THAT ALL ZONING REQUIREMENTS CAN BE MET ON THIS
LOT. FINAL APPROVAL TO BE MADE BY THE CITY OF CHICAGO DEPARTMENT OF ZONING.

ZONING ANALYSIS

1853 S. WESTERN AVE

CHICAGO, IL

5.11.2018

STUDIO
ARQ. LLC.

329 W 18TH ST.
SUITE 904A
CHICAGO, IL 60616



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