



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.

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| 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  |

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