



**Common address of property: 1300-02 North Artesian Avenue, Chicago IL.**

**S U 6ST I TUT13 pLArAo**

**A D NARRATIVE FOR TYPE 1 REZONING FOR 1300-02 NORTH  
ARTESIAN AVENUE CHICAGO, ILLINOIS**

The Applicant needs a zoning change from RS3 to B2-3 in order to comply with the minimum lot area and the maximum floor area to convert the existing church building into a 6 dwelling unit residential building.

**PROJECT DESCRIPTION:** Zoning Change from RS3 to B2-3  
**Land Use:** To convert the existing building into a 6 dwelling unit residential building  
**Floor Area Ratio:** Lot area: 6,318.8 SF Building Floor Area: 12,465 SF FAR: 1.98  
**Density:** 1,052 SF per DU  
**Off- Street parking:** 6 parking spaces  
**Set Backs** Existing Front: 2" Existing North Side Setback: 0' Existing South Side Setback: 1" Existing Rear Setback: 3'-3 15/16  
**Building height:** 59'-0"

16' ALLEY