



Office of the City Clerk

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Legislation Details (With Text)

File #: O2018-4119
Type: Ordinance
File created: 5/23/2018
Status: Passed
In control: City Council
Final action: 6/27/2018
Title: Zoning Reclassification Map No. 4-H at 1853 S Western Ave - App No. 19669T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-H
Attachments: 1. O2018-4119 (V1).pdf, 2. O2018-4119.pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed	Pass
5/23/2018	1	City Council	Referred	

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

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