



# Office of the City Clerk

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## Legislation Text

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**File #:** O2018-4119, **Version:** 1

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### **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.

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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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