



**SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 2744 North Southport Avenue, Chicago IL.**

**NARRATIVE FOR TYPE 1 REZONING FOR 2744 NORTH SOUTHPORT AVENUE, CHICAGO, ILLINOIS**

The subject property is currently improved with a commercial building. The applicant plans to demolish the existing building and build a new three-story, 3 dwelling unit residential building. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area requirements of the zoning ordinance.

Project Description:	Zoning Change from M2-2 to RT4
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.2
Lot Area:	3,045 SF
Building Floor Area:	3,650 SF
Density:	1,015 SF per DU
Off- Street Parking:	Parking spaces: 3
Set Backs:	Front: 9'-5 1/4" Side: South - 3'-0" / North - 1'-8 % " Rear: 36'-11 3/8" Rear Yard Open space: 252.8 SF
Building Height:	37'-10"

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