



**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 1822 North Kedzie Ave., Chicago.**

**FINAL FOR PUBLICATION**

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1822 NORTH KEDZIE AVE., CHICAGO, IL**

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with 4 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	Residential building with 4 dwelling units
Floor Area Ratio:	1.2
Lot Area:	4,425 Square Feet
Building Floor Area:	5,220 Square Feet
Density:	1,106 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 4
Set Backs:	Front: 15 Feet Side: North: 2 Feet / South: 3 Feet Rear: 53 Feet 1 Va Inches Rear Yard Open space: 318 Square Feet
Building height:	37 Feet 9 Inches

**FINAL FOR PUBLICATION**

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