



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

**address of property: 2449 West Haddon Avenue, Chicago**

## **FINAL FCR PUBLICATION**

### **NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 2449 WEST HADDON AVENUE, CHICAGO, IL**

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with three 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 RT4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM4.5, Residential Multi-Unit District
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.4
Lot Area:	2,882.16 Square Feet
Building Floor Area:	3,951 Square Feet
Density:	960 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 14 Feet, 7 <sup>1</sup> / <sub>4</sub> Inches West Side: 2 Feet / East Side: 3 Feet Rear: 36 Feet, 1 <sup>1</sup> / <sub>2</sub> Inches Rear Yard Open space: 196 Square Feet
Building height:	37 Feet 9 Inches

## **FINAL FCR PUBLICATION**