

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

address of property: 1504 West Walton Street, Chicago

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NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1504 WEST WALTON STREET, 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.

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| Project Description: | Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5, Residential Multi-Unit District |
| Use: | Residential building with three dwelling units |
| Floor Area Ratio: | 1.5 |
| Lot Area: | 3,072 Square Feet |
| Building Floor Area: | 4,560 Square Feet |
| Density: | 1,024 Square Feet per Dwelling Unit |
| Off- Street parking: | Parking spaces: 3 |
| Set Backs: | Front: 9 Feet 4 Inches East Side: 3 Feet / West Side: 2 Feet Rear: 40 Feet 4 Inches Rear Yard Open space: 216 Square Feet |
| Building height: | 37 Feet 11 Inches |

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W. WALTON ST

