



City of Chicago



O2016-7323

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/5/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-G at 3243-3247 S Green St - App No. 18998T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1899871
IPTNO DATE
OCT 05, 2016

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 8-G in the area bounded by

a line 119.60 feet north of and parallel to West 33rd Street; the alley next east of and parallel to South Green Street; a line 69.60 feet north of and parallel to West 33rd Street; and South Green Street,

to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3243-47 South Green Street

18998T1

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
3243-47 S Green Street**

FINAL FOR PUBLICATION

The Applicant wishes to change the zoning for 3243-47 S Green St from RS-3 to RT-4. The Applicant intends to build two townhouses with a 2-car attached garage per townhouse, no commercial space.

LOT AREA: 2,808 SQUARE FEET

FLOOR AREA RATIO: 1.2

BUILDING AREA: 3,360 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A 2-CAR ATTACHED GARAGE PER TOWNHOME

FRONT SETBACK: 3 FEET 2 INCHES

REAR SETBACK: NOT REQUIRED

SIDE SETBACK: 3 FEET- 3 FEET = 6 FEET TOTAL

PRIVATE YARD: 200 SQUARE FEET

BUILDING HEIGHT: 28 FEET 0 INCHES

Elevations are attached.

PROJECT ZONING NARRATIVE

THE SITE IS CURRENTLY ZONED RS-3 CONSISTING OF TWO LOTS BAYVIEW FROM S GREEN ST TO S 3241 S GREEN ST. BOTH LOTS ARE CURRENTLY VACANT. PREVIOUSLY OCCUPIED WITH SINGLE FAMILY HOMES. THE EXISTING BLOCK CONSISTS OF A MIX OF SINGLE FAMILY AND MULTIFAMILY DWELLING UNITS. THE PROJECT PROPOSES TO CONSTRUCT TOWNHOUSES W/ ATTACHED GARAGE PER THE ZONING INFORMATION BELOW AND SEEKS FOR ZONING GUIDELINES FOR THE PROJECT ALONG WITH THE INDICATED ZONING RELIEF.

CURRENT ZONING:

- ZONING RS-3
- PARK 89' 6" MAX SF
- LOT SIZE 2,808 SF
- MAX BLDG 2,527 SF

REQUESTED ZONING:

- ZONING RT-4
- PARK 12' 3" MAX SF
- LOT SIZE 3,394 SF
- MAX BLDG 3,394 SF

FINAL FOR PUBLICATION

PROPOSED ZONING CHANGES

(HARDSHIP)	REQUIRED	PROPOSED	PER SECTION
ZR	12'-0"	3'-2"	17-2-0500-E 2 (b)
ZR	12'-0"	3'-0" EACH SIDE	17-2-0500-F 2 (b)
ZR	NR	---	17-2-0500-F 4 (b)
	30'-0"	20'-0"	
	2	2	
	1000 SF	2800 SF	
	200 SF	200 SF	
	1 SPACE/ UNITS	2 SPACE/ UNITS	

BLOCK FRONT YARD SET BACKS

3239 S Green St	11'
3241 S Green St	11'
3243 S Green St	6'
3245 S Green St	4'
AVERAGE	6'-7 1/2"

BLOCK SIDE YARD SET BACKS

3239 S Green St	4'-1" TOTAL
3241 S Green St	6'-2" TOTAL
3243 S Green St	3'-6" TOTAL
3245 S Green St	2'-9" TOTAL
AVERAGE	4'-2" TOTAL

17-2-0500-E-2 (B)

Required end wall setbacks may be reduced to match the predominant setbacks of adjoining structures on the same side of the street between the corners intersecting streets or alleys, provided that a minimum setback of 3 feet is provided in all cases. Landscaping must be installed w/i.p. these required setbacks.

17-2-0500-E-4 (B)

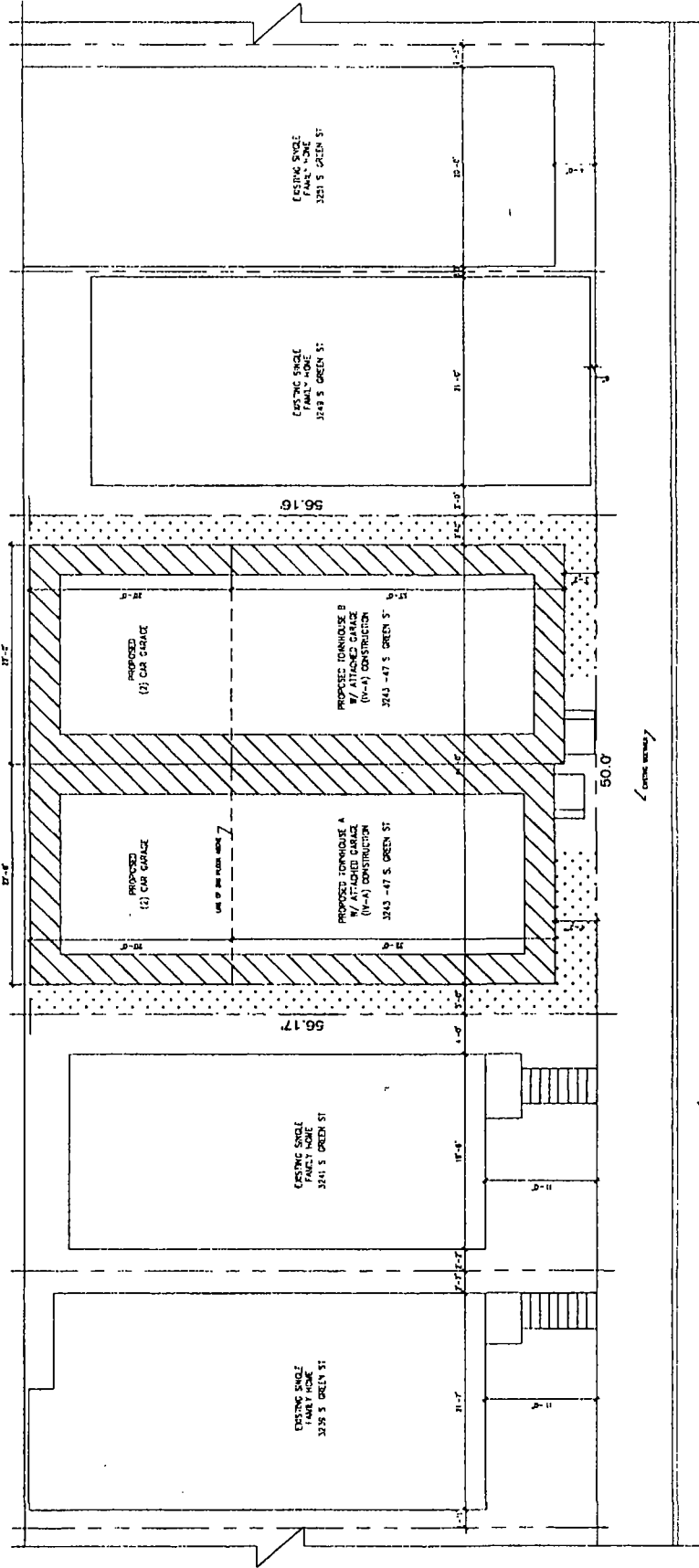
When a rear wall faces an alley, no building setback is required when the rear wall is set back a minimum of 5 feet from the alley. Landscaping must be installed and clearly identified on building plans.

17-2-0500-F-2 (B)

Required end wall setbacks may be reduced to match the predominant setbacks of adjoining structures on the same side of the street between the corners intersecting streets or alleys, provided that a minimum setback of 3 feet is provided in all cases. Landscaping must be installed w/i.p. these required setbacks.

ZR - ZONING RELIEF REQUESTED

20' EXISTING PUBLIC ALLEY



SITE PLAN

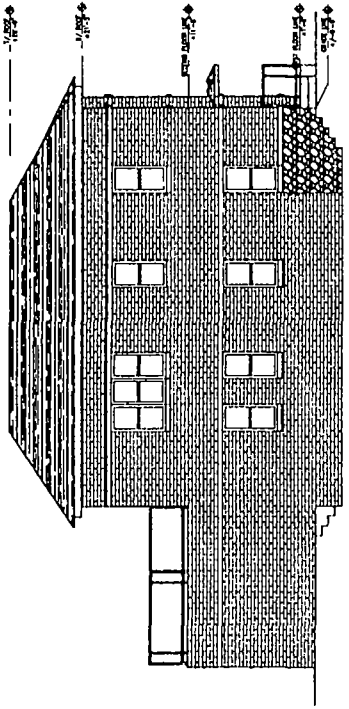
S. GREEN ST.

1/2" = 1'-0"

3243-7 S GREEN ST.
CHICAGO, IL

PROPOSED TOWNHOMES SITE PLAN

R. VARI AND ASSOCIATES
CHICAGO - OAK BROOK
312.735.0467



LEFT ELEVATION (WEST)
1/2" = 1'-0"

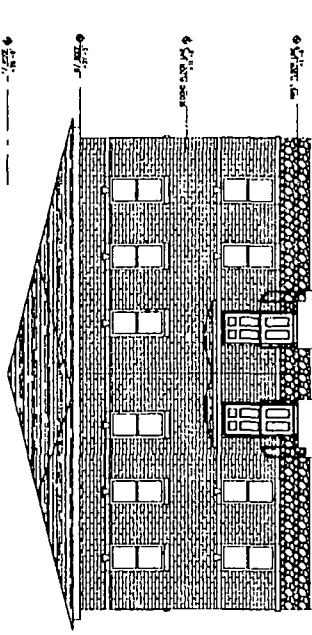
FINAL FOR PUBLICATION

BUILDING MATERIALS SUMMARY

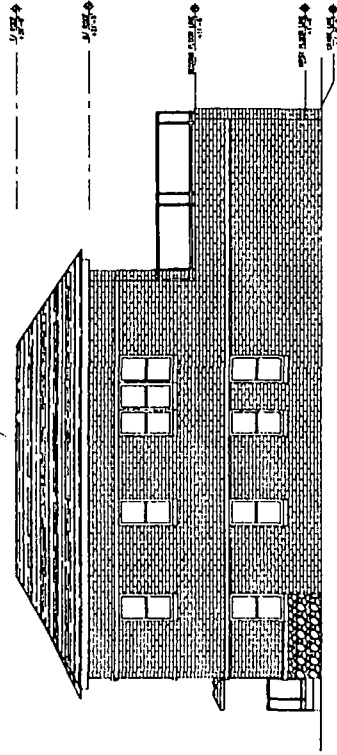
- MASONRY & BRICK CONSTRUCTION
- ALUMINUM CLAD WINDOWS
- GRANITE COUNTERTOPS
- HARDWOOD FLOORING
- STAINLESS STEEL APPLIANCES
- QUALITY FINISHES THROUGH OUT

NOTE

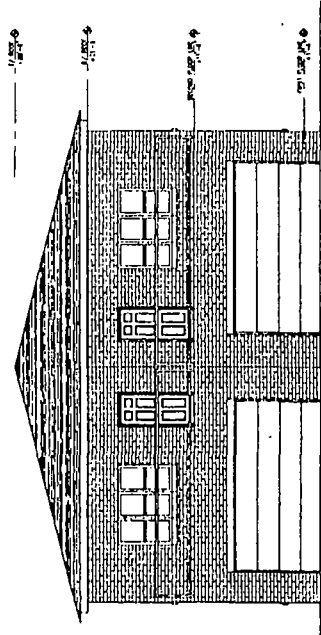
- RT-4 HEIGHT ALLOWANCES TO MEAN OF ROOF 38'-0"
- ACTUAL HEIGHT TO TOP OF ROOF 28'-0"



FRONT ELEVATION (SOUTH)
1/2" = 1'-0"



RIGHT ELEVATION (EAST)
1/2" = 1'-0"



REAR ELEVATION (NORTH)
1/2" = 1'-0"

**3243-7 S GREEN ST.
CHICAGO, IL**

PROPOSED TOWNHOME ELEVATIONS

R. VARI AND ASSOCIATES
CHICAGO · OAK BROOK 312.735.9401