



City of Chicago



SO2018-3177

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/18/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-G at 3040-3052 S Gratten Ave - App No. 19615T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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. 6-G in the area bounded by

the second alley next southeast of and parallel to South Lyman Street;
South Gratten Avenue; a line 75 feet southeast of and parallel to the
second alley next southeast of and parallel to South Lyman Street;
and the alley next southwest of and parallel to South Gratten Avenue,

to those of a B2-3 Neighborhood Mixed-Use 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 properties: 3034-40 South Gratten Avenue

FINAL FOR PUBLICATION

**SUBSTITUTE NARRATIVE
AND PLANS
FOR THE PROPOSED REZONING
AT
3034-3040 S GRATTEN AVE**

The Applicant intends to change the zoning from the existing RS-3 to B2-3 to construct a single-family home with a two car garage on the vacant lot at 3040 S Gratten. The existing structure located at 3034-3036 S. Gratten Avenue will remain unchanged.

ZONING: B2-3

LOT AREA: 2642.5 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 400 square feet

FLOOR AREA RATIO: .74

BUILDING AREA: 1976 square feet

OFF-STREET PARKING: 2 car garage

FRONT SETBACK: 4 feet 0 inches

REAR SETBACK: 49 feet 7 inches

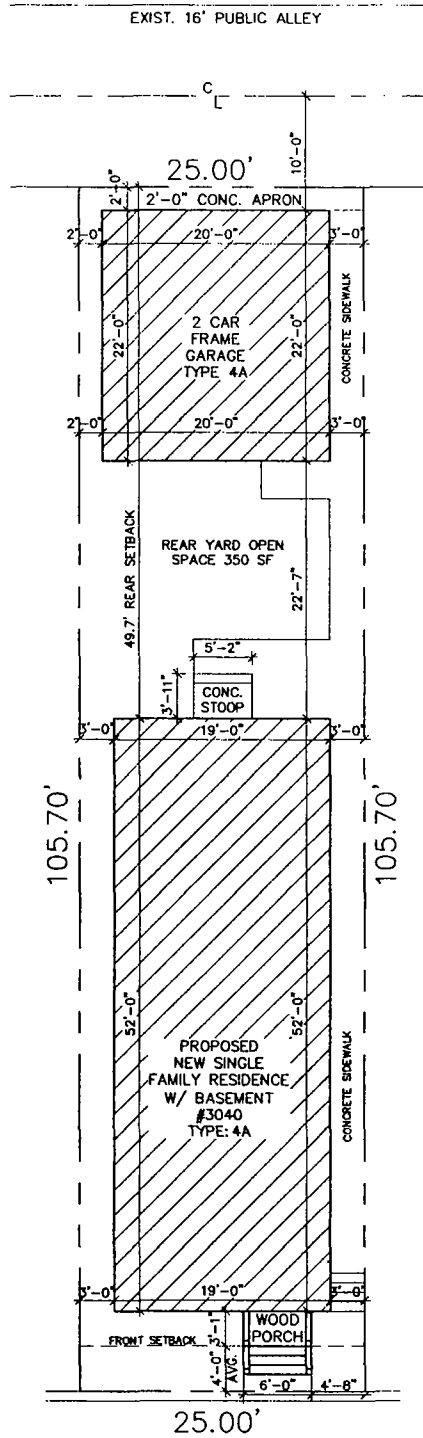
SIDE SETBACK: 3 feet inches & 3 feet 0 inches= 6 feet 0 inches

BUILDING HEIGHT: 24 feet 9 inches

Frame building

Elevations and plans are attached.

FINAL FOR PUBLICATION



S GRATTEN AVE

FINAL FOR PUBLICATION

SITE PLAN

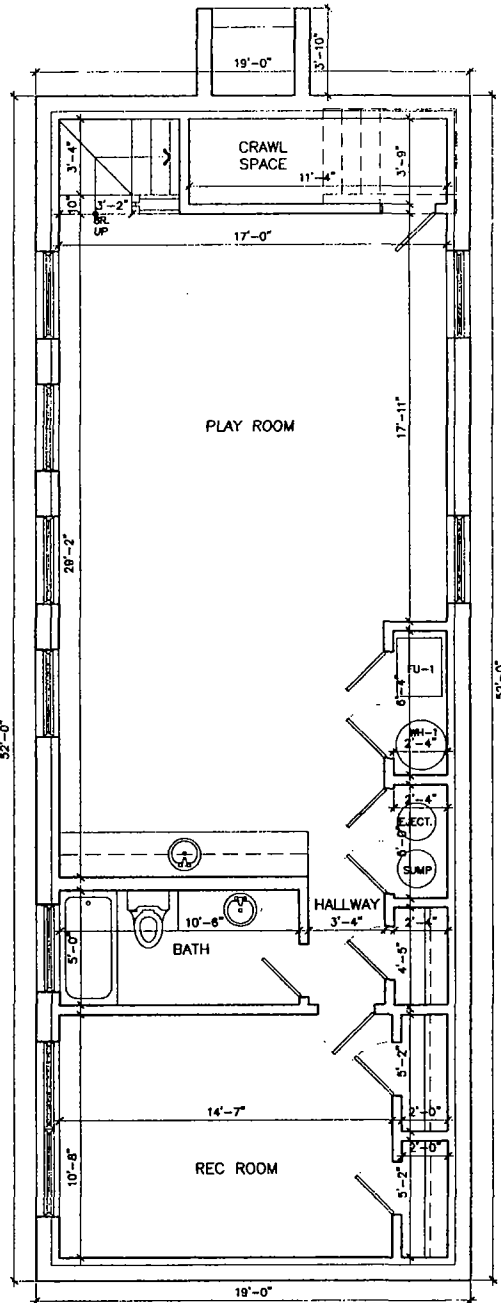
SCALE: 3/32" = 1'-0"



A-1

PROPOSED
SINGLE FAMILY HOME

3040 S GRATTEN AVE
CHICAGO ILLINOIS



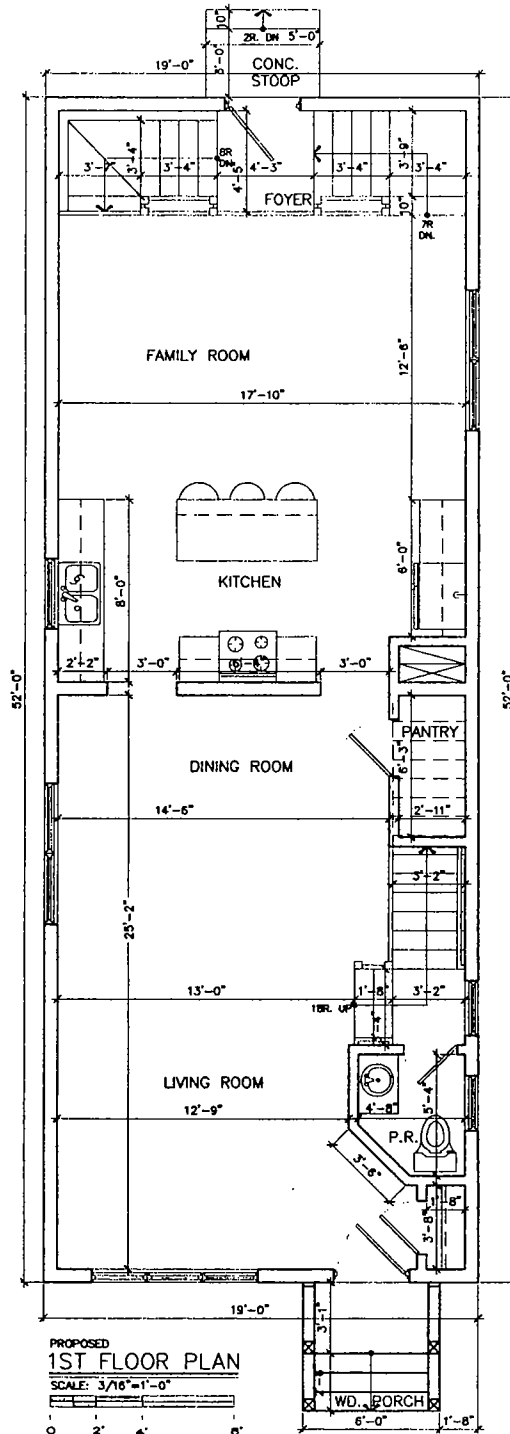
PROPOSED
BASEMENT PLAN
 SCALE: 3/16"=1'-0"
 0 2' 4' 6'

FINAL FOR PUBLICATION

A-2

PROPOSED
 SINGLE FAMILY HOME

3040 S GRATTEN AVE
 CHICAGO ILLINOIS

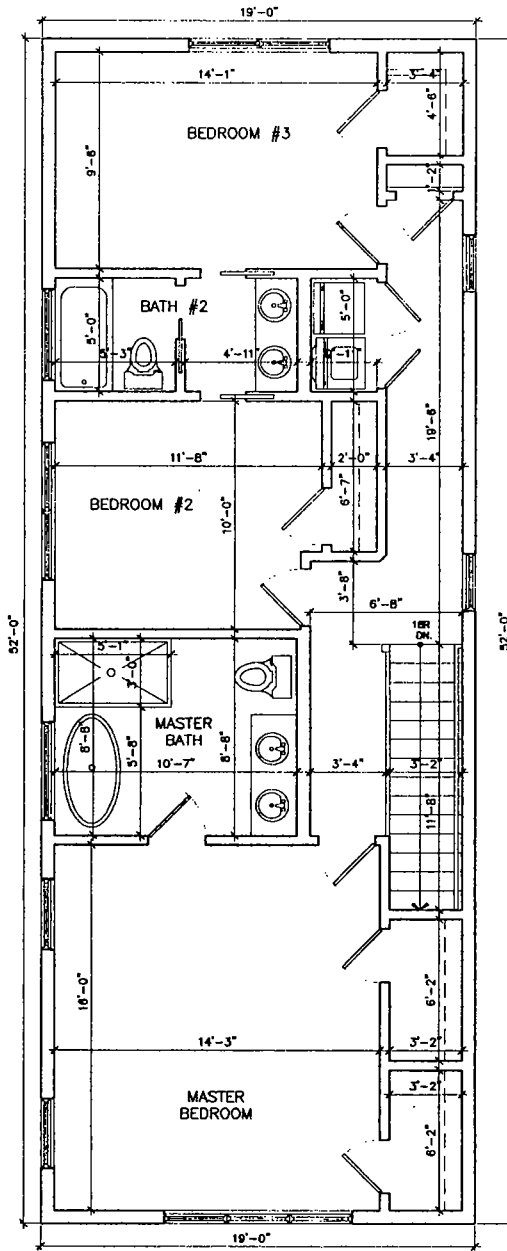


FINAL FOR PUBLICATION

A-3

PROPOSED
SINGLE FAMILY HOME

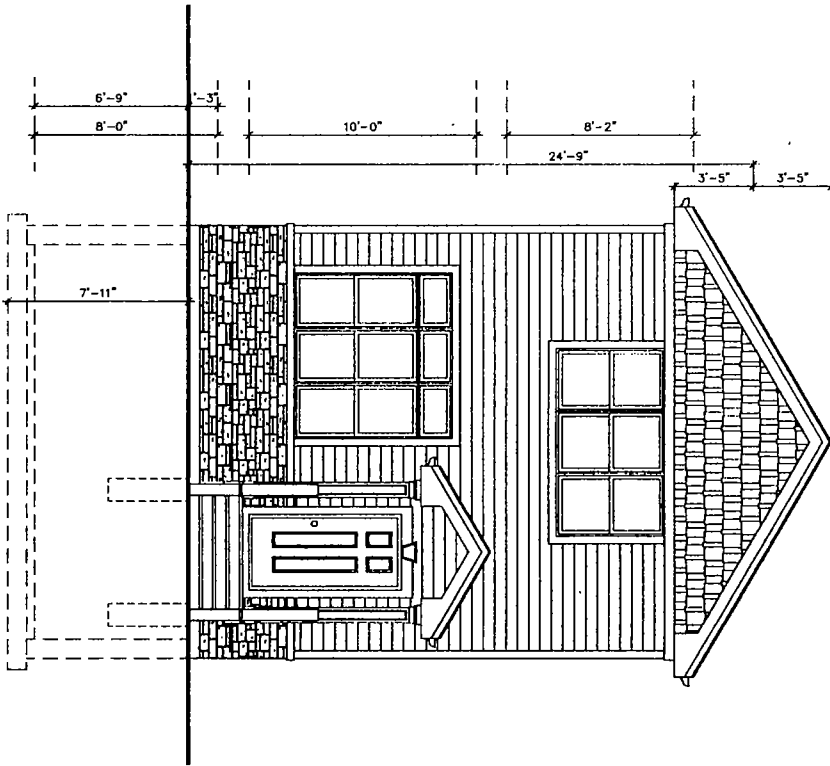
3040 S GRATTEN AVE
CHICAGO ILLINOIS



PROPOSED
 2ND FLOOR PLAN
 SCALE: 3/16"=1'-0"
 0 2' 4' 8'

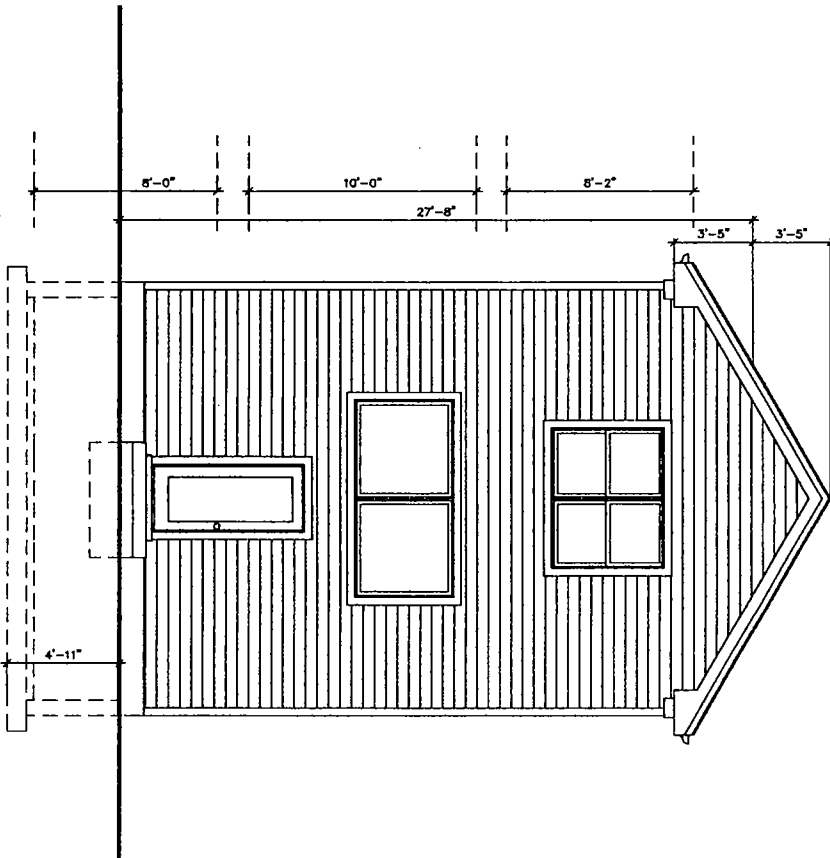
FINAL FOR PUBLICATION

FRONT ELEVATION
SCALE: 3/16"=1'-0"



FINAL FOR PUBLICATION

REAR ELEVATION
SCALE: 3/16"=1'-0"

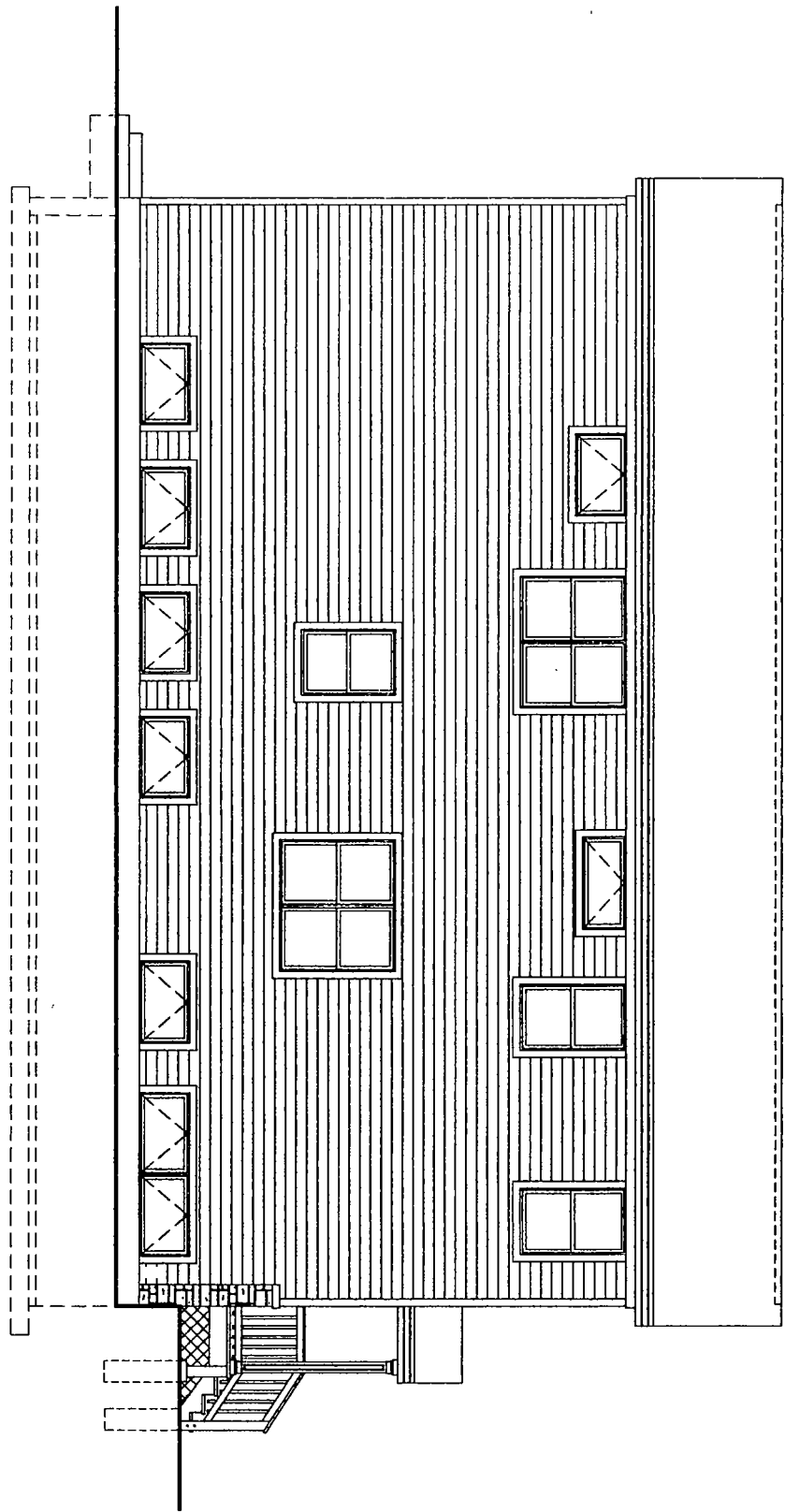
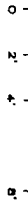


A-5

PROPOSED
SINGLE FAMILY HOME

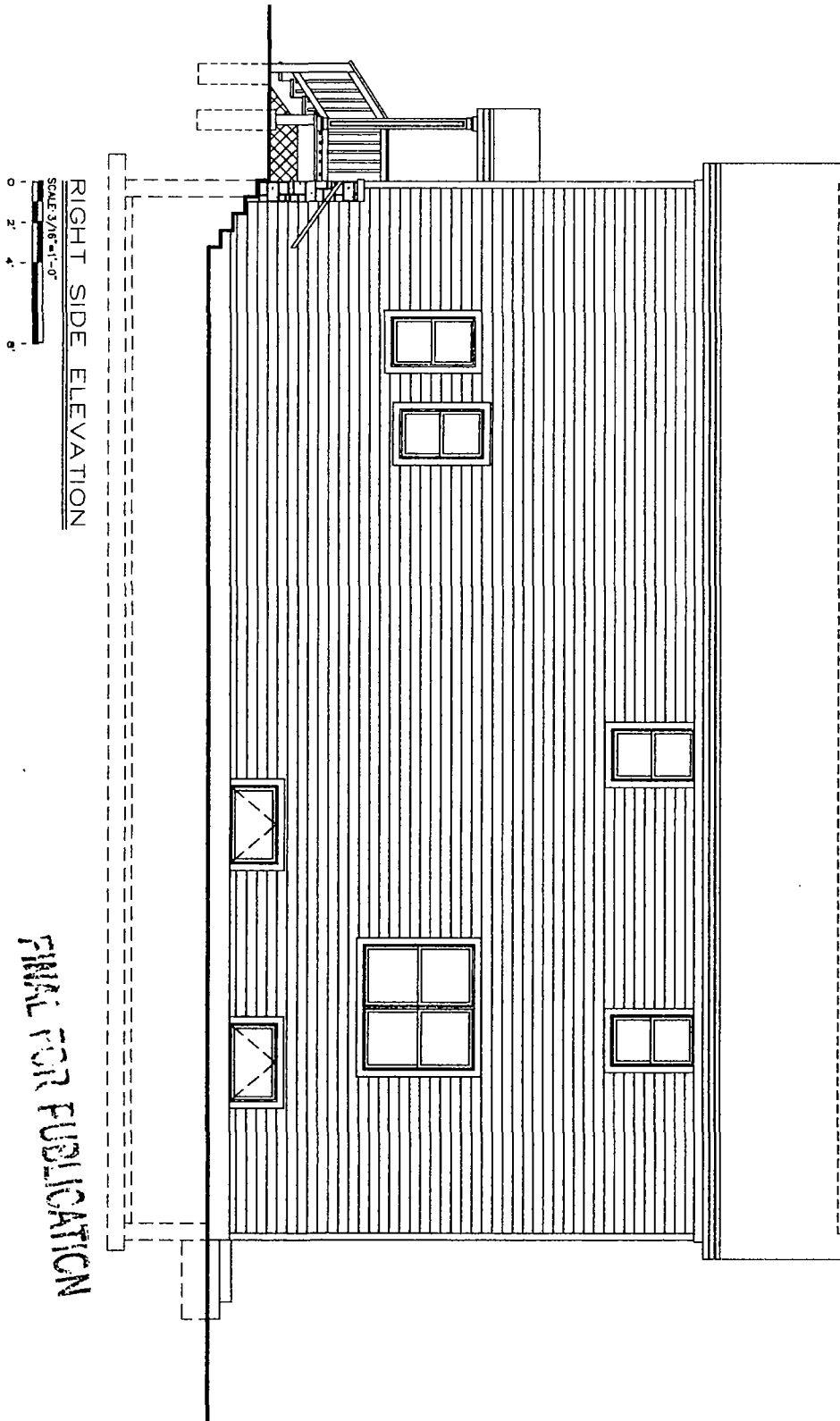
3040 S GRATTEN AVE
CHICAGO ILLINOIS

LEFT SIDE ELEVATION
SCALE 3/8" = 1'-0"



FINAL FOR PUBLICATION

A-6	PROPOSED SINGLE FAMILY HOME	3040 S GRATTEN AVE CHICAGO ILLINOIS
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A-7

PROPOSED
SINGLE FAMILY HOME

3040 S GRATTEN AVE
CHICAGO ILLINOIS