

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 TOR 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 TC/1 PUBLICATION

EXIST. 16' PUBLIC ALLEY

25.00

REAR YARD OPEN SPACE 350 SF

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7 CONC. STOOP
NEW SINGLE FAMILY RESI W/ BASEMENT #3040

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O

25.00'

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PROPOSED
SINGLE FAMILY HOME
3040 S GRATTEN AVE
CHICAGO ILLINOIS

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ILLINOIS

3040 S GRATTEN AVE
CHICAGO

BEDROOM #3

BATH #2

BEDROOM #2 b

MASTER
BATH • 10-r

MASTER BEDROOM

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

0 2'-0"

FINAL FOR PUBLICATION

PROPOSED
SINGLE FAMILY HOME
3040 S GRATTEN AVE
CHICAGO ILLINOIS

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PROPOSED
SINGLE FAMILY HOME
3040 S GRATTEN AVE
CHICAGO ILLINOIS