



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-7323
Type: Ordinance
File created: 10/5/2016
Status: Passed
In control: City Council
Final action: 12/14/2016
Title: Zoning Reclassification Map No. 8-G at 3243-3247 S Green St - App No. 18998T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-G
Attachments: 1. O2016-7323.pdf, 2. O2016-7323 (V1).pdf

Date	Ver.	Action By	Action	Result
12/14/2016	1	City Council	Passed	Pass
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
10/5/2016	1	City Council	Referred	

ORDINANCE

77 ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

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:

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**NARRATIVE AND PLANS FOR THE PROPOSED
REZONING FINAL FOR PUBLICATION**

AT

3243-47 S Green Street

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 TOWN
HOME

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.