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#### Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

#### Legislation Details (With Text)

File #: SO2018-3177

Type: Ordinance Status: Passed

File created: 4/18/2018 In control: City Council

**Final action:** 5/25/2018

Title: Zoning Reclassification Map No. 6-G at 3040-3052 S Gratten Ave - App No. 19615T1

**Sponsors:** Misc. Transmittal

Attachments: 1. SO2018-3177.pdf, 2. O2018-3177.pdf

Map No. 6-G

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed as Substitute	Pass
5/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/18/2018	1	City Council	Referred	

Application #19615

#### **SUBSTITUTE ORDINANCE**

BE IT 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. 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 hereby established in the area above described.

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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 FUBLICATION

# 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 i  $^{\rm o}$ 

0

25.00'

# FINAL FCi? FL'SLICATION

PROPOSED
SINGLE FAMILY HOME
3040 S GRATTEN AVE
CHICAGO ILLINOIS

## ?INAL FCR FUBLICATION

**ILLINOIS** 

### **3040 S GRATTEN AVE**

**CHICAGO** 

BEDROOM #3

BATH #2

BEDROOM #2 b

MASTER BATH • 10-r

MASTER BEDROOM



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## FINAL FOR FUBLICATION

PROPOSED SINGLE FAMILY HOME

### **3040 S GRATTEN AVE**

**CHICAGO ILLINOIS** 

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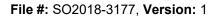
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PROPOSED
SINGLE FAMILY HOME
3040 S GRATTEN AVE
CHICAGO ILLINOIS

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