



# Office of the City Clerk

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

## Legislation Text

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File #: SO2018-3177, Version: 1

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Application #19615

### **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 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 TC/1 PUBLICATION**

EXIST. 16' PUBLIC ALLEY

25.00

REAR YARD OPEN SPACE 350 SF

LO  
O

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

25.00'

FINAL FCi? FL'SLICATIGN

PROPOSED  
SINGLE FAMILY HOME  
**3040 S GRATTEN AVE**  
CHICAGO ILLINOIS

?INAL FCR FUBLICATIGN

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"

O 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