



# City of Chicago



SO2021-1884

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/26/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 10-E at 3933-3935 S Prairie Ave - App No. 20692T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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, is hereby amended by changing all of the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 10-E in the area bounded by:

A line 190.42 feet north of and parallel to West 40th street; the alley next east of and parallel to South Prairie Avenue; a line 140.42 feet north of and parallel to West 40th Street; and South Prairie Avenue

to those of a RM-5 Residential Multi-Unit District

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

3933-35 S. Prairie  
Ave.Chicago, IL  
60653

**Type 1 Zoning Map Amendment**  
**Substitute Narrative and Plans**

3933-35 S. Prairie Ave.  
Chicago, IL 60663

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The applicant is seeking to rezone the property in order to comply with the use standards: bulk, and density to allow the subdivision of one zoning lot with the existing residential 2-story to remain at 3931 S. Prairie Ave. and allow the construction of a New 2 story single dwelling unit residential building with a new detached 2 car private garage at 3933-35 S. Prairie Ave. The lot size is 50' X 160' with a total measurement of 8000 SQ. FT.

- A) Floor area ratio: .37
- B) Density (Lot area per dwelling unit): 2,168 SQ. FT.
- C) Off street parking: 2 Car garage detached
- D) Setbacks:       Front: 20-0" feet zero inch  
                      Rear: 50 feet 8 inch  
                      North Side: 28 feet zero inch  
                      South Side: 3 feet zero inch
- E) Building height: 42 feet 4 inch (Top of ridge)

Attached Plans Provided.

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# FREEMAN RESIDENCE SFR PROJECT

## 3935 S. Prairie Ave. Chicago, IL

### ABBREVIATIONS

1	ADJACENT
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99	ADJACENT
100	ADJACENT

### GENERAL PROVISIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS BUILDING CODE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.

7. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

9. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

### SCOPE OF WORK SUMMARY

1. CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE (SFR) ON A 25.00' x 160.00' LOT.

2. THE PROJECT INCLUDES THE FOUNDATION, FRAMES, ROOFING, EXTERIOR FINISHES, INTERIOR FINISHES, AND MECHANICAL SYSTEMS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

4. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

### APPLICABLE CODES & STANDARDS

1. ILLINOIS BUILDING CODE (IBC) 2015

2. CHICAGO BUILDING CODE (CBC) 2012

3. CHICAGO PLUMBING CODE (CPC) 2012

4. CHICAGO ELECTRICAL CODE (CEC) 2012

5. CHICAGO MECHANICAL CODE (CMC) 2012

6. CHICAGO FIRE CODE (CFC) 2012

7. CHICAGO ENERGY CODE (CEC) 2012

8. CHICAGO SAFETY CODE (CSC) 2012

9. CHICAGO SIGNAGE CODE (CSC) 2012

10. CHICAGO TRAFFIC CODE (CTC) 2012

### BUILDING AREA (FAR)

1. TOTAL BUILDING AREA: 1,600.00 SQ. FT.

2. GROUND COVER: 10.00%

3. MAXIMUM HEIGHT: 35.00 FT.

4. MAXIMUM SETBACK: 5.00 FT.

5. MAXIMUM LOT COVERAGE: 10.00%

### SYMBOLS LEGEND



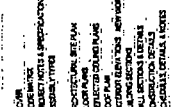
### CERTIFICATION STATEMENT

I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Illinois and that I am the author of the design shown on this drawing.

### LOCATION MAP



### FRONT SETBACK ANALYSIS



### EXTERIOR PHOTO - VIEW FROM PRAIRIE AVE



### STREET NAME

9. STREET NAME

### SD/CONCEPT REVIEW

SD/CONCEPT REVIEW

### ISSUED FOR: SD/CONCEPT REVIEW

ISSUED FOR: SD/CONCEPT REVIEW

### DATE: 08/15/2024

DATE: 08/15/2024

### PROJECT: FREEMAN RESIDENCE SFR PROJECT

PROJECT: FREEMAN RESIDENCE SFR PROJECT

### 3935 S. PRAIRIE AVE. CHICAGO, IL

3935 S. PRAIRIE AVE. CHICAGO, IL

### OWNER: G000

OWNER: G000

### DATE: 08/15/2024

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### PROJECT: FREEMAN RESIDENCE SFR PROJECT

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### 3935 S. PRAIRIE AVE. CHICAGO, IL

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### OWNER: G000

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### DATE: 08/15/2024

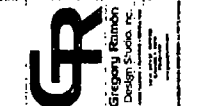
DATE: 08/15/2024

### PROJECT: FREEMAN RESIDENCE SFR PROJECT

PROJECT: FREEMAN RESIDENCE SFR PROJECT

### 3935 S. PRAIRIE AVE. CHICAGO, IL

3935 S. PRAIRIE AVE. CHICAGO, IL



Gregory Richmond  
Design Studio, Inc.  
1111 N. Dearborn St., Suite 200  
Chicago, IL 60610  
Tel: (773) 327-1111  
www.gregoryrichmond.com

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3935 S. PRAIRIE AVE. CHICAGO, IL

SD/CONCEPT REVIEW

1 SITE PLAN

1/1

DATE: 08/15/2024

PROJECT: FREEMAN RESIDENCE SFR PROJECT

3935 S. PRAIRIE AVE. CHICAGO, IL

OWNER: G000

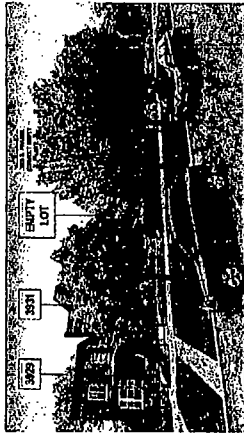
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PROJECT: FREEMAN RESIDENCE SFR PROJECT

3935 S. PRAIRIE AVE. CHICAGO, IL

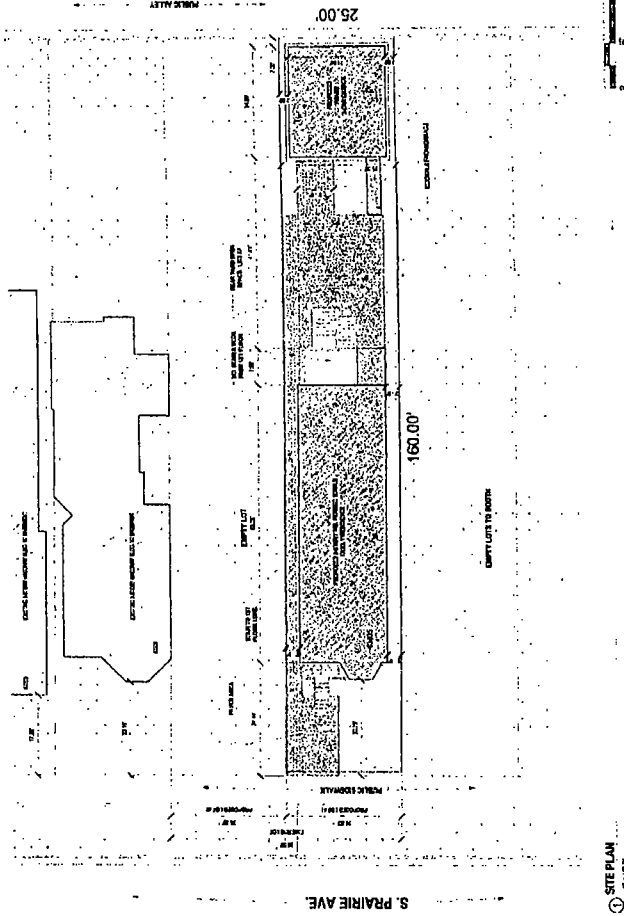
OWNER: G000

SD/CONCEPT REVIEW



CONTEXT PHOTOS: ADJACENT PROPERTIES  
NOT TO SCALE

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SITE PLAN  
1/8" = 1'-0"



Gregory, Rasmussen & Associates, Inc.  
1000 North Lincoln Avenue  
Chicago, Illinois 60642  
Tel: 312.963.2200  
Fax: 312.963.2201  
www.gra.com

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SD/CONCEPT  
REVIEW



DATE: 05/03/11  
CHECKED BY: JRM  
PROJECT: FREEMAN RESIDENCE  
SRI PROJECT

1000 North Lincoln Avenue, Chicago, IL  
60642  
PROJECT NO: 2011-05-01  
ARCHITECTURAL DATE:  
PLAN

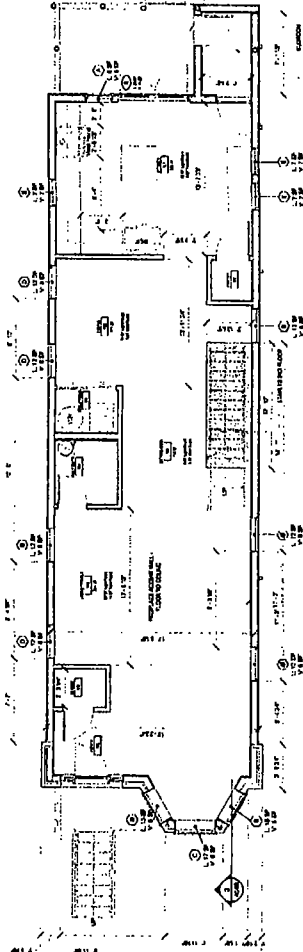
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PLOTTER: HP DesignJet T1100PS

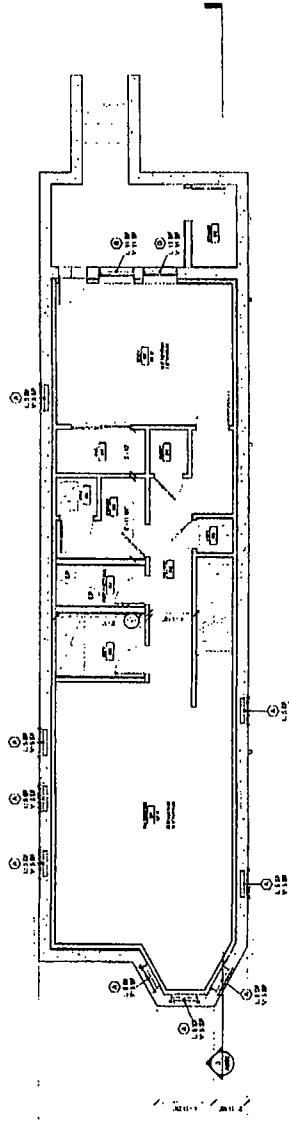
PROJECT NO: 2011-05-01

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SD/CONCEPT REVIEW



① FIRST FLOOR PLAN  
SF +1.1F



① BASEMENT FLOOR PLAN  
SF -1.2F

GENERAL NEW WORK NOTES  
SEE SHEET 100 FOR GENERAL NOTES

NEW WORK KEYNOTES



Gregory Ramon  
Design Studio, Inc.  
1000 N. Dearborn Ave., Suite 100  
Chicago, IL 60610  
Tel: 312.329.1100  
www.gregoryramon.com

ISSUED FOR:  
SD/CONCEPT  
REVIEW

DATE: 08/14/18



PROJECT:  
FREEMAN RESIDENCE  
SFR PROJECT

3823 S. Park Ave., Chicago, IL

ARCHITECT:  
GREGORY RAMON  
DESIGN STUDIO, INC.

PROJECT NO.:  
A100

DATE:  
08/14/18

SCALE:  
AS SHOWN

DATE PLOTTED:  
08/14/18

PLotted by:  
GREGORY RAMON

NEW WORK PLAN LEGEND

NEW WORK KEYNOTES

NEW WORK KEYNOTES

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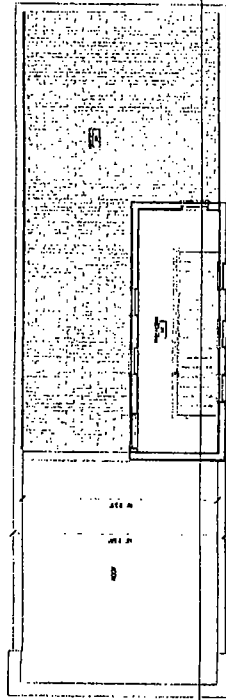
NEW WORK KEYNOTES

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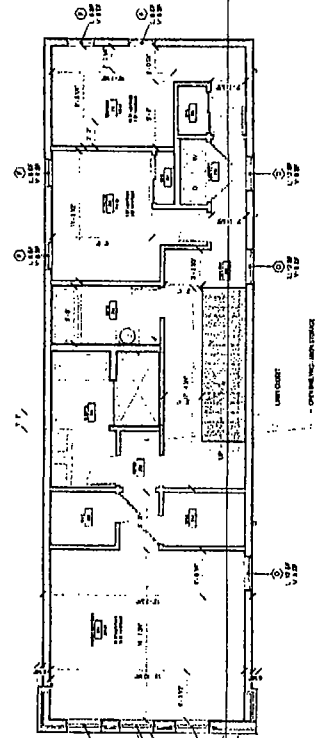
NEW WORK KEYNOTES

NEW WORK KEYNOTES

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② LOFT / ROOF ACCESS PLAN  
1st floor



① 2ND FLOOR PLAN  
1st floor

SD/CONCEPT REVIEW



ISSUED FOR:  
SD/CONCEPT  
REVIEW

PROJECT NO. 12-001



PROJECT NAME: FREEMAN RESIDENCE  
SFR PROJECT

1201 S. PULASKI AVE., CHICAGO, IL

DATE: 12/15/12

SCALE: 1/8" = 1'-0"

PROJECT NO. 12-001

ARCHITECT: GREGORY RAMON DESIGN STUDIO, INC.

A101

PROJECT NO. 12-001

PROJECT NO. 12-001

SD/CONCEPT REVIEW

07/02/14 2:29

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NEW WORK KEYNOTES



Gregory Remon  
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1100 N. Dearborn Ave., Suite 200  
Chicago, IL 60610  
Tel: 773.338.1100  
www.gregoryremon.com

ISSUED FOR:  
SD/CONCEPT  
REVIEW

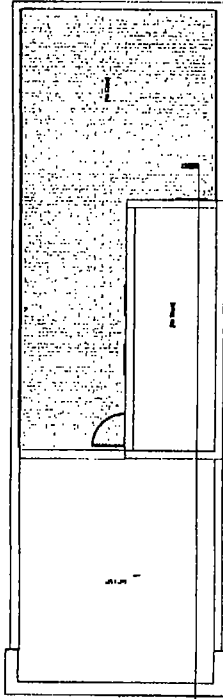
DATE: 07/02/14  
PROJECT: CHICAGO  
FREEMAN RESIDENCE  
SPR PROJECT

2201 S. Dearborn Ave., Chicago, IL  
CHICAGO PROJECT NO. 20147  
ARCHITECT:  
GREGORY REMON

SCALE:  
A300  
DATE: 07/02/14  
BY: GREGORY REMON

07/02/14 2:29

- ROOF PLAN LEGEND
- 3/8" - 1/2" MATERIALS RELIEF
  - 1/2" - 3/4" ROOFING MATERIALS
  - 3/4" - 1" ROOFING MATERIALS
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  - 49" - 49 1/2" ROOFING MATERIALS
  - 49 1/2" - 50" ROOFING MATERIALS



1 ROOF PLAN  
1/8" = 1'-0"



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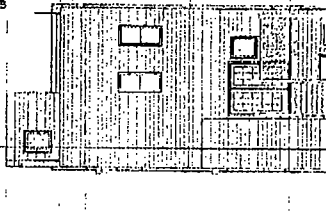
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SD/CONCEPT  
REVIEW

UPPER MARKET 28'-0" ⑧  
PROJECT 31'-0" ⑨  
ROOF ACCESS 28'-0" ⑩  
ROOF 28'-0" ⑪  
2ND FLOOR 18'-11" ⑫  
1ST FLOOR 9'-0" ⑬  
GRADE ⑭



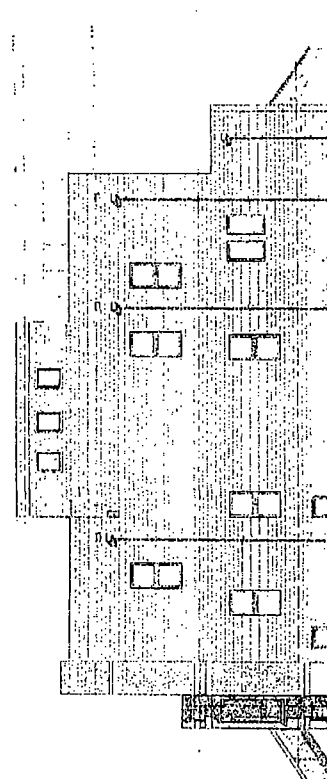
② NEW WORK - NORTH ELEVATION  
28'-0" ⑫

UPPER MARKET 28'-0" ⑧  
PROJECT 31'-0" ⑨  
ROOF ACCESS 28'-0" ⑩  
ROOF 28'-0" ⑪  
2ND FLOOR 18'-11" ⑫  
1ST FLOOR 9'-0" ⑬  
GRADE ⑭



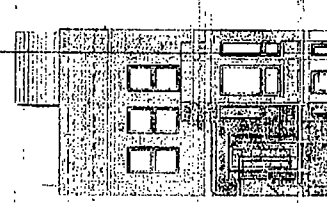
① NEW WORK - EAST ELEVATION  
28'-0" ⑫

UPPER MARKET 28'-0" ⑧  
PROJECT 31'-0" ⑨  
ROOF ACCESS 28'-0" ⑩  
ROOF 28'-0" ⑪  
2ND FLOOR 18'-11" ⑫  
1ST FLOOR 9'-0" ⑬  
GRADE ⑭



④ NEW WORK - SOUTH ELEVATION  
28'-0" ⑫

UPPER MARKET 28'-0" ⑧  
PROJECT 31'-0" ⑨  
ROOF ACCESS 28'-0" ⑩  
ROOF 28'-0" ⑪  
2ND FLOOR 18'-11" ⑫  
1ST FLOOR 9'-0" ⑬  
GRADE ⑭



③ NEW WORK - WEST ELEVATION  
28'-0" ⑫

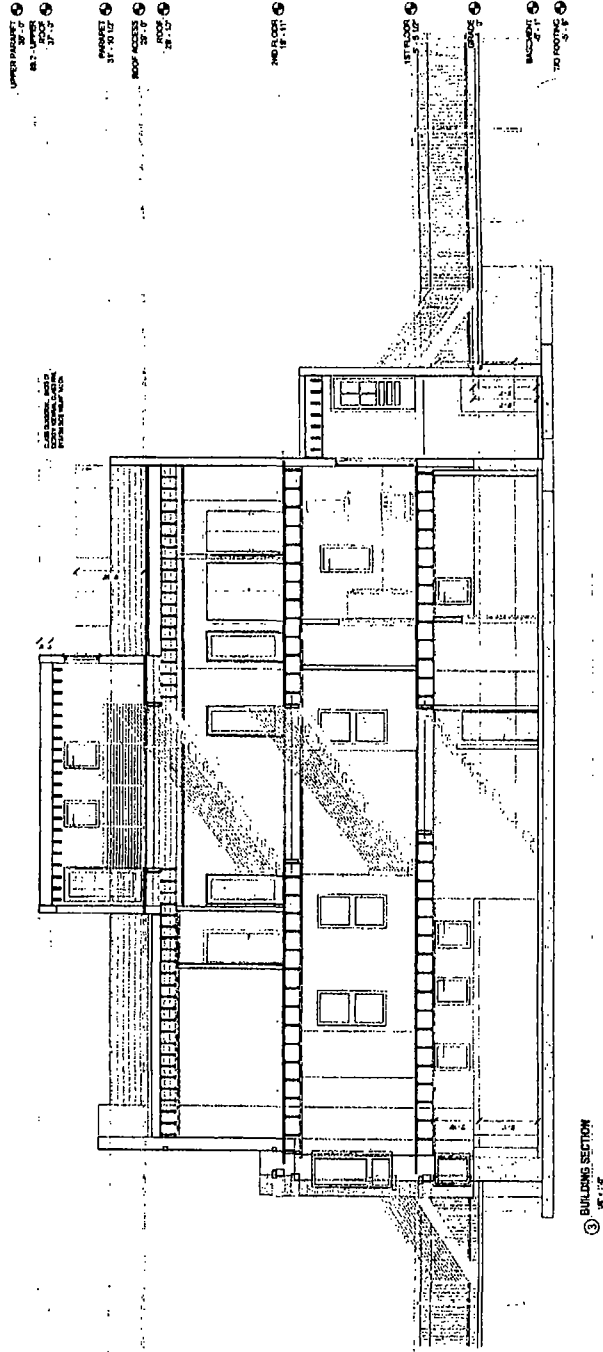
SD/CONCEPT REVIEW

DATE PLOTTED: 11/11/11

DATE PLOTTED: 11/11/11

2011.1.11  
UPPER MARKET 28'-0" ⑧  
PROJECT 31'-0" ⑨  
ROOF ACCESS 28'-0" ⑩  
ROOF 28'-0" ⑪  
2ND FLOOR 18'-11" ⑫  
1ST FLOOR 9'-0" ⑬  
GRADE ⑭  
A401  
FREEMAN RESIDENCE  
SER PROJECT

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ISSUED FOR SD/CONCEPT REVIEW

DATE: 09/10/2011  
 TIME: 1:44:27 PM  
 PROJECT: FREEBORN RESIDENCE  
 SHEET: 1-1

NO. 1500  
**A500**  
 DATE: 09/10/2011  
 TIME: 1:44:27 PM  
 PROJECT: FREEBORN RESIDENCE

EXPIRES: 09/10/2011