



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2021-1884
Type: Ordinance **Status:** Passed
File created: 5/26/2021 **In control:** City Council
Final action: 6/25/2021
Title: Zoning Reclassification Map No. 10-E at 3933-3935 S Prairie Ave - App No. 20692T1
Sponsors: Misc. Transmittal
Indexes: Map No. 10-E
Attachments: 1. O2021-1884.pdf, 2. SO2021-1884.pdf

Date	Ver.	Action By	Action	Result
6/25/2021	1	City Council	Passed as Substitute	Pass
6/22/2021	1	Committee on Zoning, Landmarks and Building Standards		
5/26/2021	1	City Council	Referred	

ORDINAKICF

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:

Aline 190.42 feet north of and parallel to West40th 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.

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

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.

O O
-s

HZ O

55; Cu '

O UJ ->

O

O CSN

IUL

CC O

ma O

C/3

UJ

LU 0£

Or
8 o

E
CO
m_{CO}
o>

III
1

· t \$! Lfil Li fj L !i§:i!liiiiilliiS!
yir^smsss? ii n in

6?

»: | *mm*

|

5 !! t

B' s!! £ gig

I: HI

I \

r

© ■

© ■: is;

I 1 fi

s»§ IP a r

I Si!

lifi:

rruaism

i§!iMiaiiibJi^flil33sSi_eiJiil!sau8iiiLd^3lI§ifi3Ji

Mam immoim