



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
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[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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**File #:** SO2021-1884, **Version:** 1

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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.

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.

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