



City of Chicago



O2016-5576

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 14-I at 2712 W 59th St - App No. 18901T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1890171
INTRO. DATE
JULY 20, 2016

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 B3-1, Community Shopping District symbols and indications as shown on Map No. 14-I in an area bound by

A line 108.21 feet east of and parallel to South Fairfield Avenue, the public alley next north and parallel to West 59th Street, a line 133.21 feet east of and parallel to South Fairfield Avenue, West 59th Street

FILE #
WARD
MAP #

to those of a B3-3, Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2712 W 59th St.

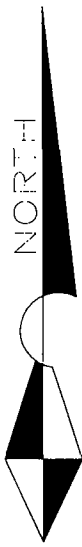
18901 T1

NARRATIVE
2712 W 59th Street
B3-1 to B3-3

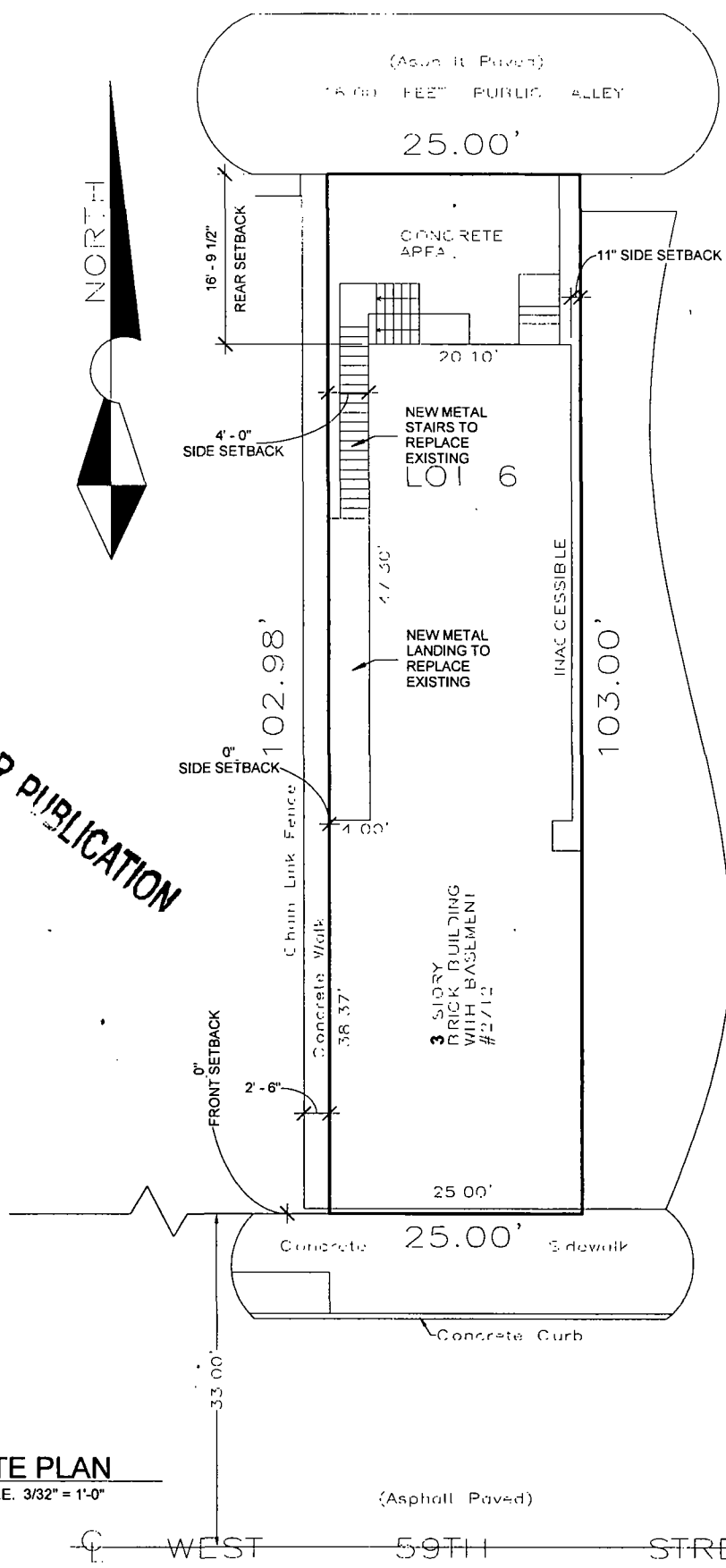
The applicant requests a zoning change in order to convert the existing retail commercial and 2 dwelling units to retail commercial and 3 dwelling units. The height of the building will be 39 feet and 4 inches.

	B3-3
FAR	1.51
Lot Area	2,575 square feet
Building Area	3,894 square feet
No. of Units	3
Bldg Height	39 feet – 4 inches
Front Setback	0
Rear Setback	16 Feet 9.5 Inches
West Side Setback	0
East Side Setback	0
Parking	none

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



2 **SITE PLAN**
 Z1 SCALE: 3/32" = 1'-0"

(Asphalt Paved)

WEST 59TH STREET

Senga Architects

SENGA ARCHITECTS | WWW.SENGAARCH.COM
 659 W Randolph Street #1205 |
 Chicago, Illinois 60661 | C 773-656-8946

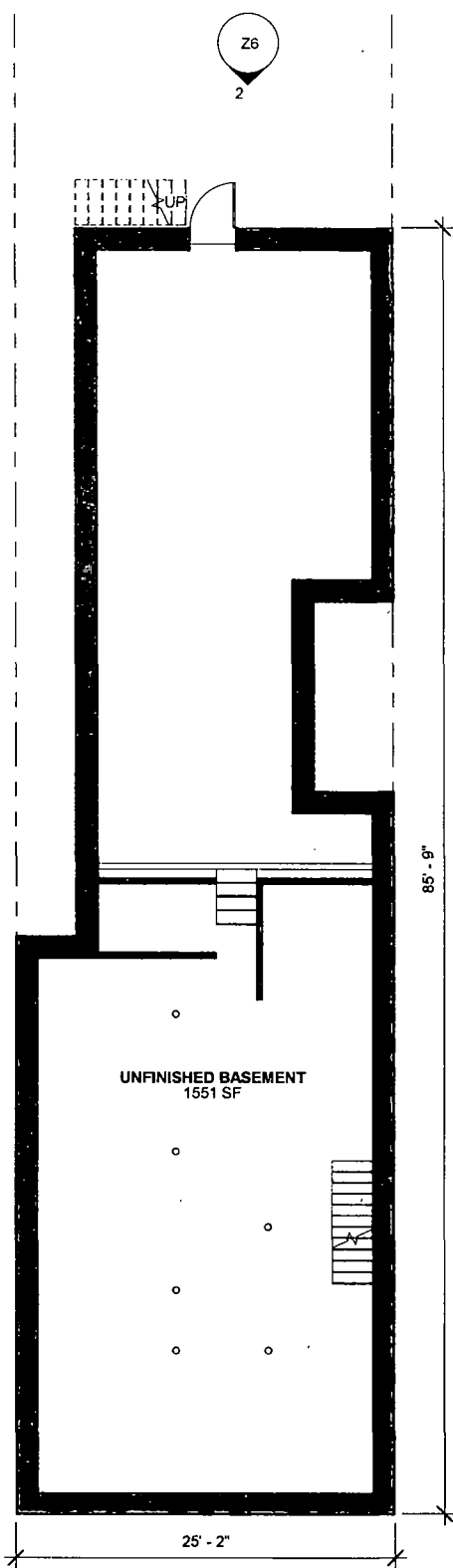
CHICAGOLAND INVESTMENT PROPERTIES LLC
 2712 W 59th St, Chicago, IL 60629

SITE PLAN
 Date Issue Date
 Scale 3/32" = 1'-0"

Z1

6/29/2016 1:05:27 PM

FINAL FOR PUBLICATION



BASEMENT AREA : 1551 SF

UNFINISHED BASEMENT
1551 SF

1 ZONING - BASEMENT
Z2 SCALE: 1/8" = 1'-0"



Senga Architects

SENGA ARCHITECTS | WWW.SENGAARCH.COM
659 W Randolph Street #1205 |
Chicago, Illinois 60661 | C 773-656-8946

CHICAGOLAND INVESTMENT PROPERTIES LLC
2712 W 59th St, Chicago, IL 60629

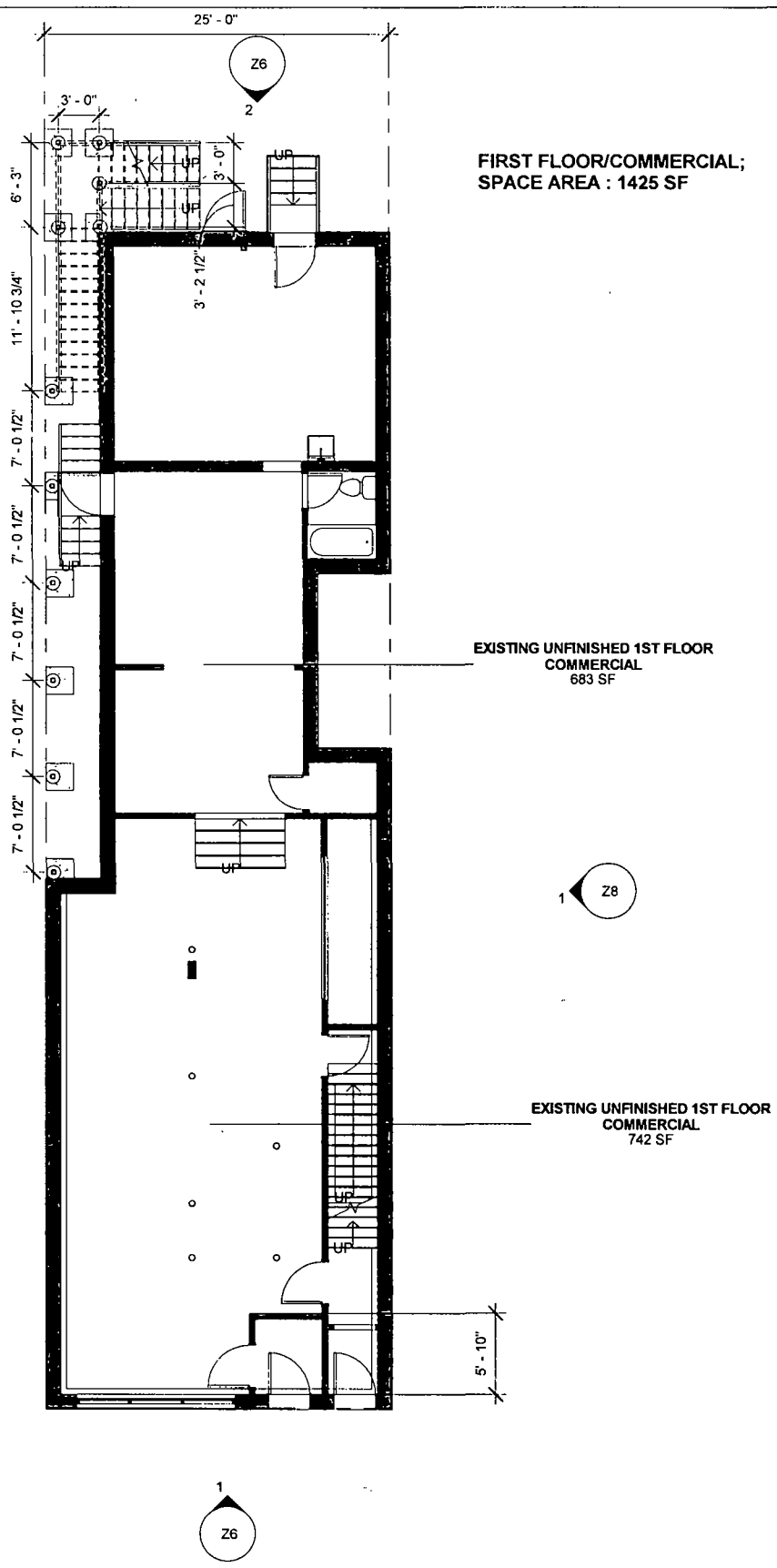
BASEMENT FLOOR PLAN

Date Issue Date
Scale 1/8" = 1'-0"

Z2

6/29/2016 1:05:27 PM

FINAL FOR PUBLICATION



1 ZONING-1ST FLOOR PLAN
Z3 SCALE: 1/8" = 1'-0"

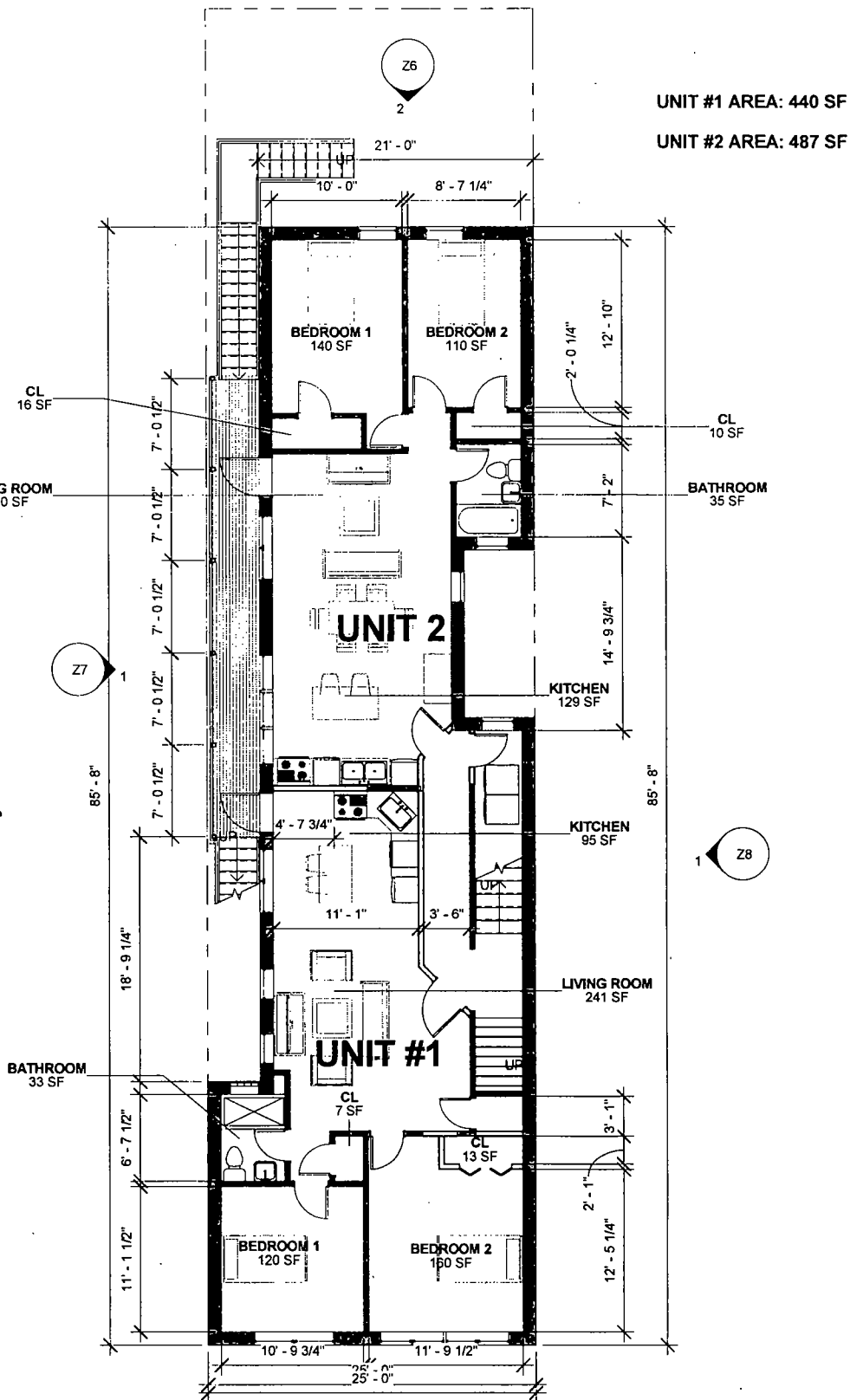
Senga Architects
SENGA ARCHITECTS | WWW.SENGAARCH.COM
659 W Randolph Street #1205 |
Chicago, Illinois 60661 | C:773-656-8946

CHICAGOLAND INVESTMENT PROPERTIES LLC
2712 W 59th St, Chicago, IL 60629
FIRST FLOOR PLAN
Date Issue Date
Scale 1/8" = 1'-0"

Z3

6/29/2016 1:05:27 PM

FINAL FOR PUBLICATION



UNIT #1 AREA: 440 SF
 UNIT #2 AREA: 487 SF

1 ZONING- 2ND FLOOR
 Z4 SCALE 1/8" = 1'-0"

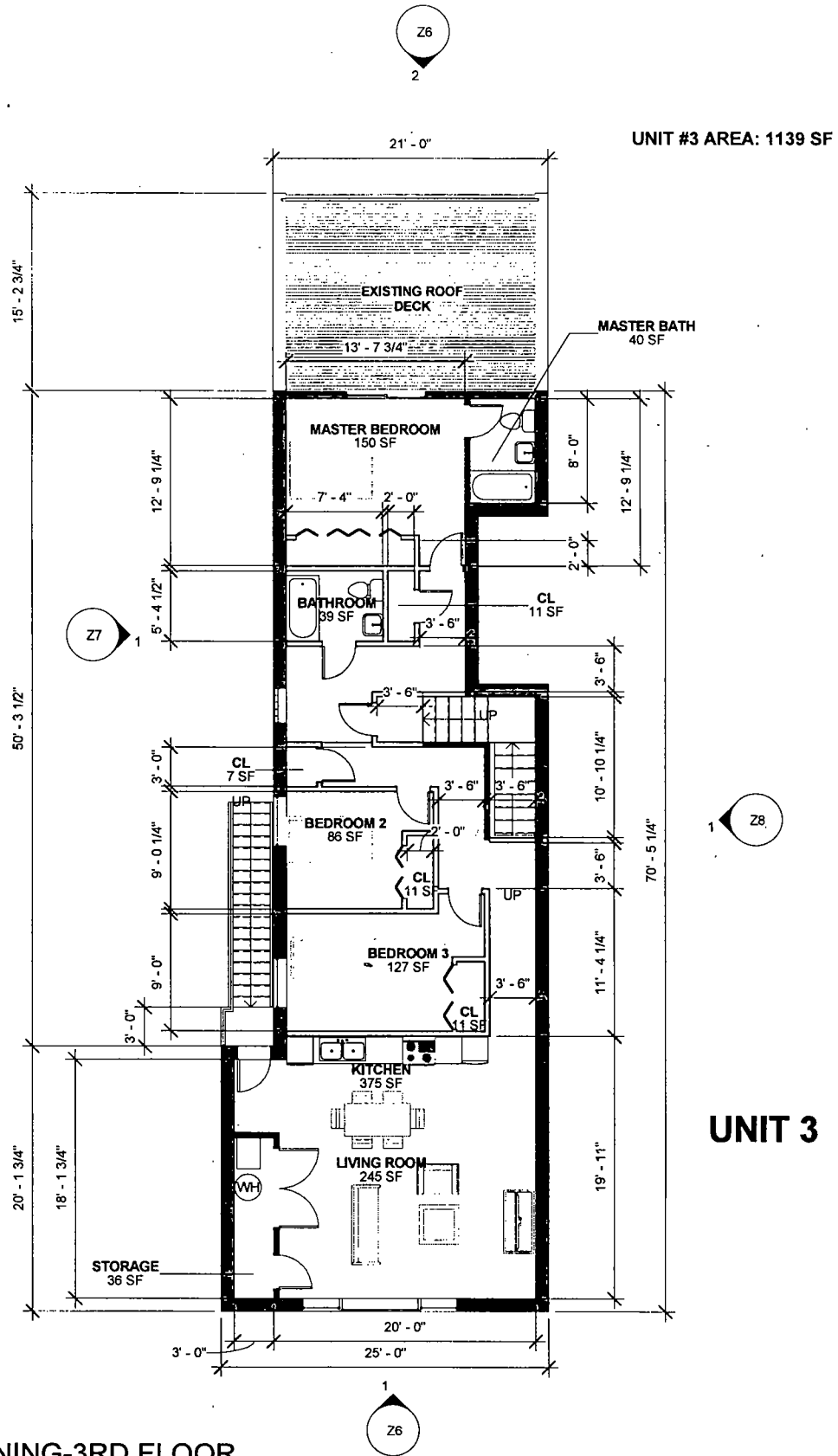
Senga Architects
 Senga Architects | WWW.SENGAARCH.COM
 659 W Randolph Street #1205 |
 Chicago, Illinois 60661 | C 773-656-8946

CHICAGOLAND INVESTMENT PROPERTIES LLC
 2712 W 59th St, Chicago, IL 60629
 SECOND FLOOR PLAN
 Date Issue Date
 Scale 1/8" = 1'-0"

Z4

6/29/2016 1 05 27 PM

FINAL FOR PUBLICATION



1 ZONING-3RD FLOOR
 Z5 SCALE 1/8" = 1'-0"

Senga Architects

SENGA ARCHITECTS | WWW.SENGAARCH.COM
 659 W Randolph Street #1205 |
 Chicago, Illinois 60661 | C 773-656-8946

CHICAGOLAND INVESTMENT PROPERTIES LLC
 2712 W 59th St, Chicago, IL 60629

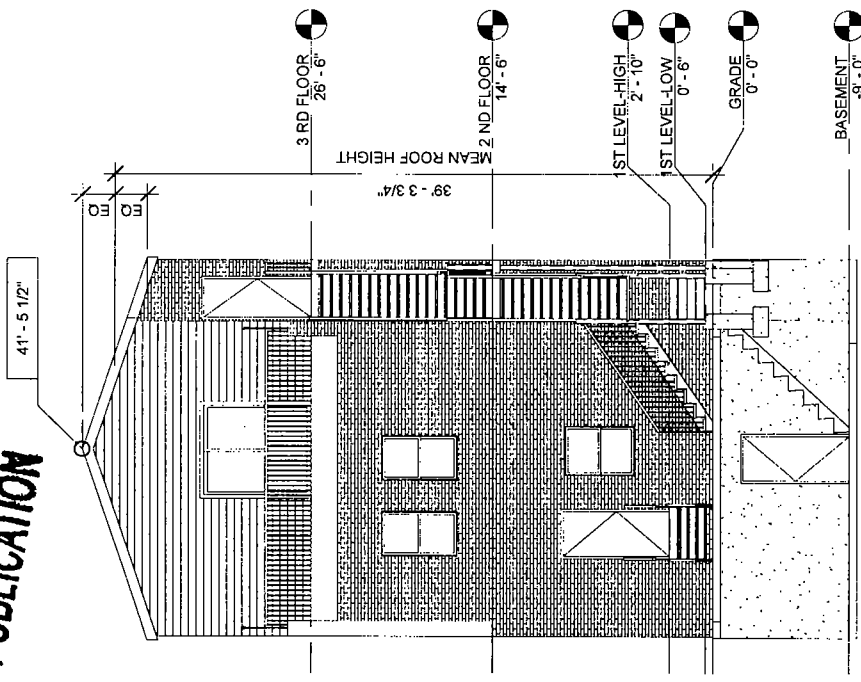
THIRD FLOOR PLAN

Date Issue Date
 Scale 1/8" = 1'-0"

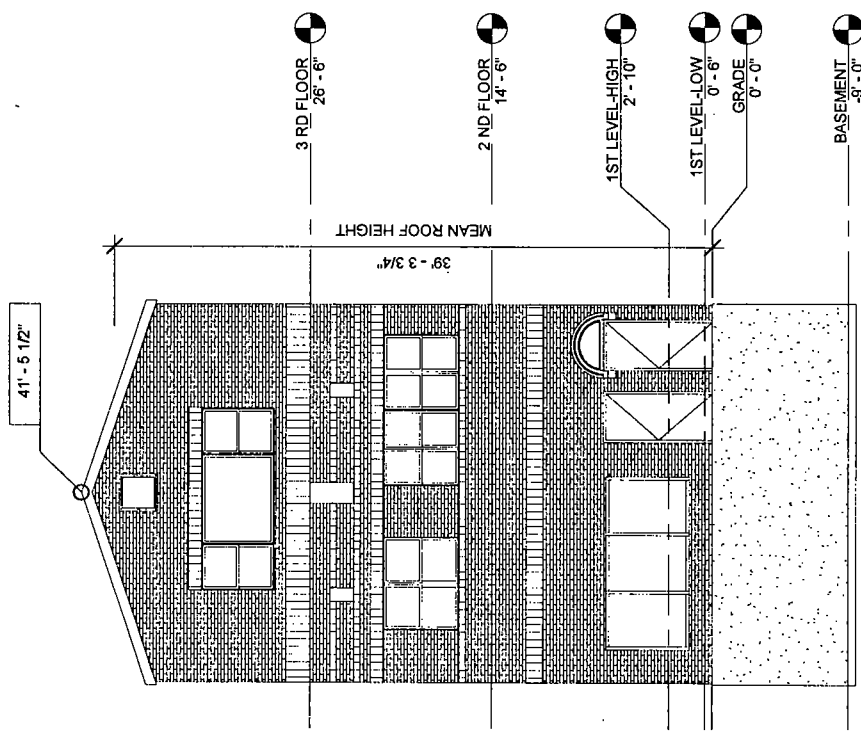
Z5

6/29/2016 1 05:27 PM

FINAL FOR PUBLICATION



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



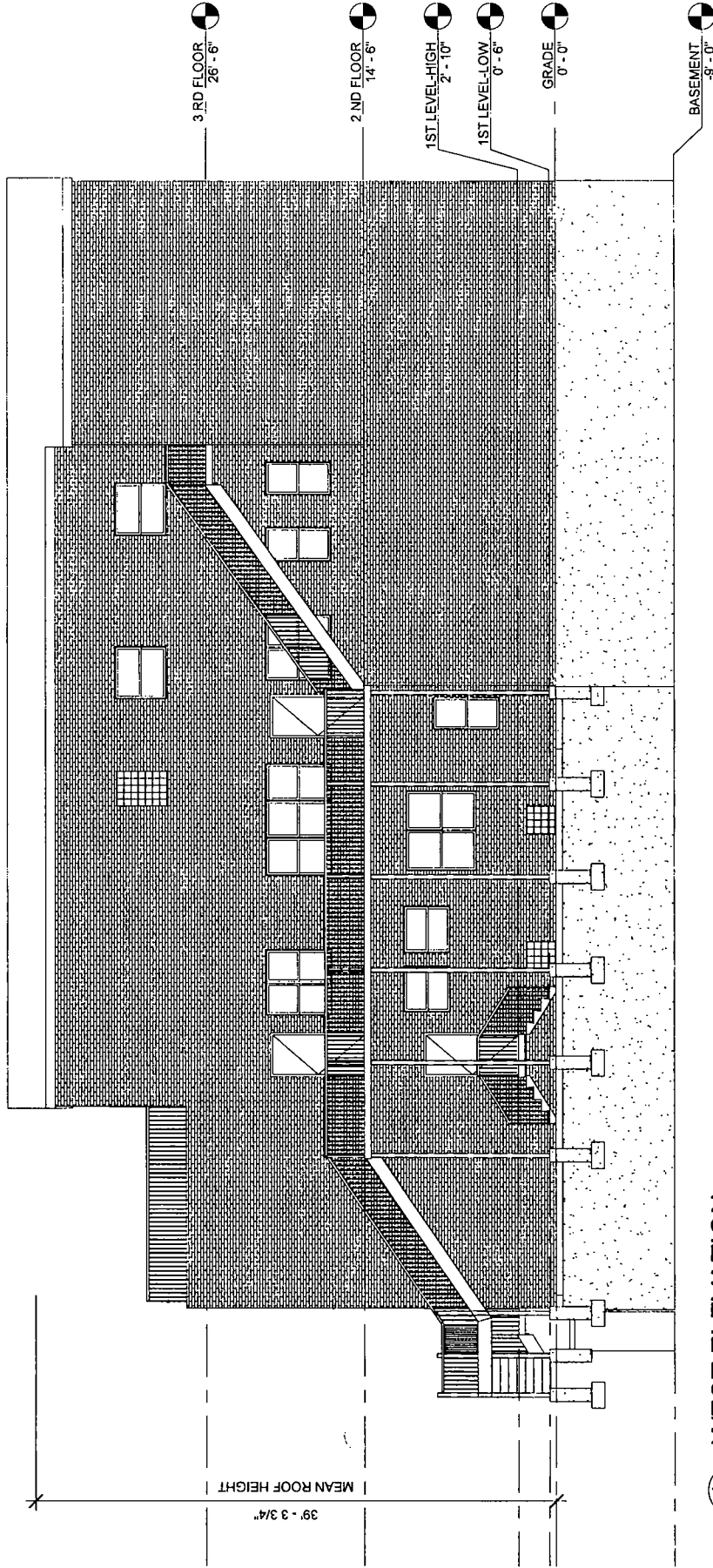
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Senga Architects
 SENGA ARCHITECTS | WWW.SENGAARCH.COM
 659 W Randolph Street #1205 |
 Chicago, Illinois 60661 | C 773-656-9946

CHICAGOLAND INVESTMENT PROPERTIES LLC
 2712 W 59th St, Chicago, IL 60629
 ELEVATIONS
 Date _____ Issue Date _____
 Scale 1/8" = 1'-0"

Z6

FINAL FOR PUBLICATION



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



SENGA ARCHITECTS | WWW.SENGAARCH.COM
659 W Randolph Street #1205 |
Chicago, Illinois 60661 | C.773-656-8946

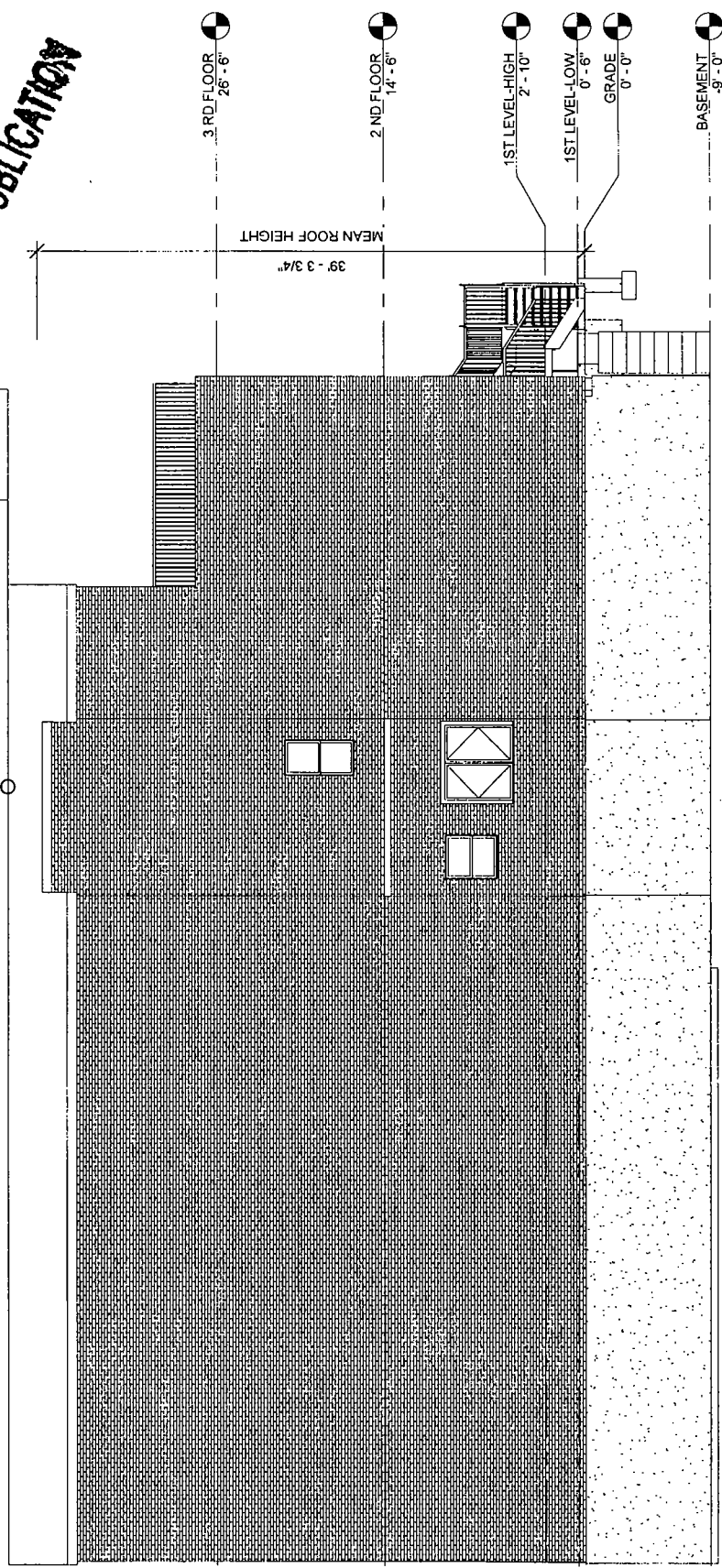
CHICAGOLAND INVESTMENT PROPERTIES LLC
2712 W 59th St, Chicago, IL 60629

ELEVATIONS
Date Issue Date
Scale 1/8" = 1'-0"

Z7

FINAL FOR PUBLICATION

41' - 5 1/2"



1 EAST ELEVATION

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

Z8



SENGA ARCHITECTS | WWW.SENGAARCH.COM
659 W Randolph Street #1205 |
Chicago, Illinois 60661 | C 773-656-8946

CHICAGOLAND INVESTMENT PROPERTIES LLC
2712 W 59th St, Chicago, IL 60629

ELEVATIONS

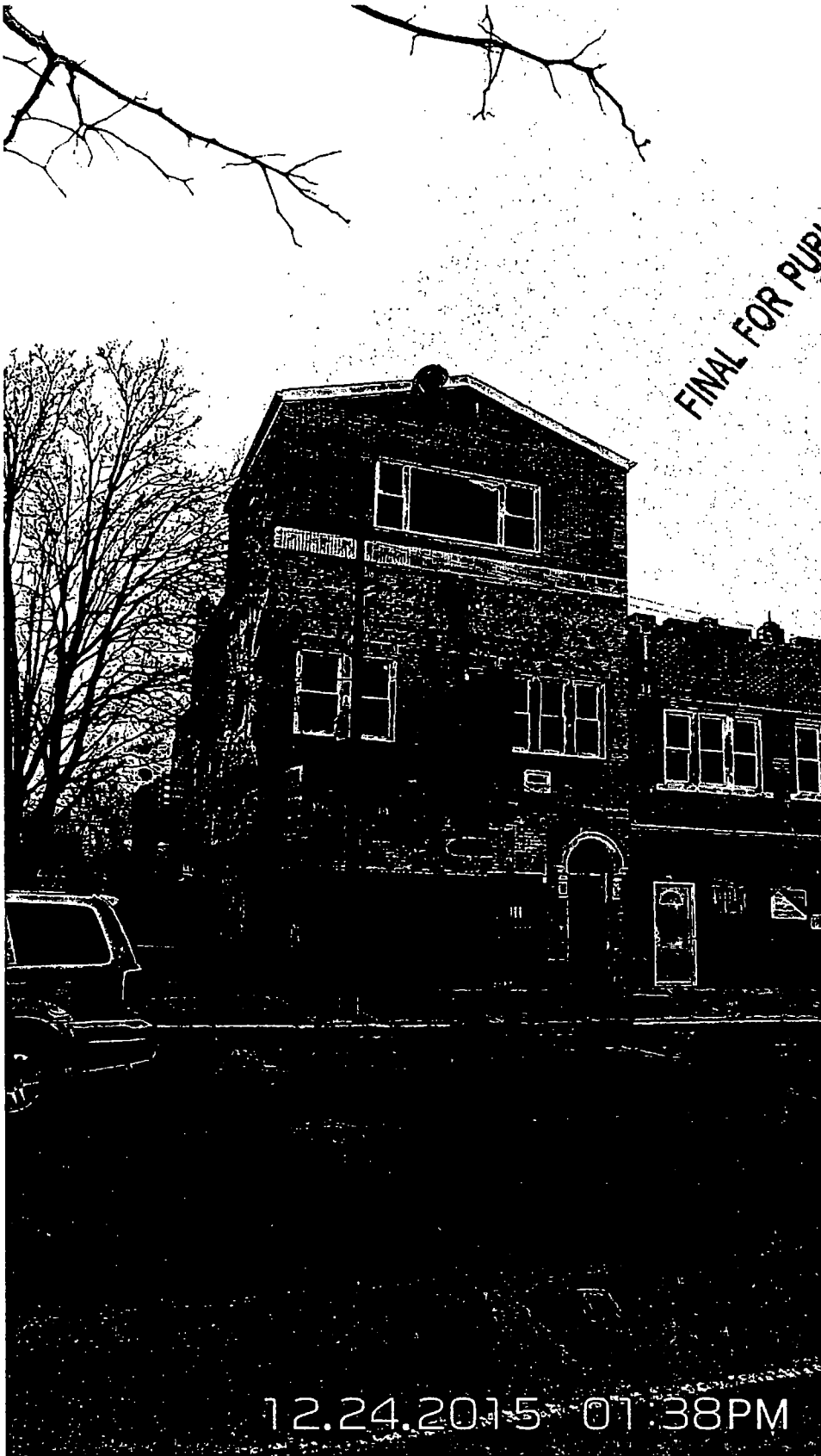
Date

Issue Date

Scale

1/8" = 1'-0"

Z8



FINAL FOR PUBLICATION

12.24.2015 01:38PM

Senga Architects

SENGA ARCHITECTS | WWW.SENGAARCH.COM
659 W Randolph Street #1205 |
Chicago, Illinois 60661 | C 773-656-8946

CHICAGOLAND INVESTMENT PROPERTIES LLC
2712 W 59th St, Chicago, IL 60629

EXISTING BUILDING PICTURES

Date Issue Date
Scale

Z9

6/29/2016 1:05 28 PM