



City of Chicago



O2017-8286

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/15/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-N at 3557-3559 N Neenah Ave - App No. 19444T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 the RS1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.9-N in the area bounded by

West Addison Street; the alley next east of and parallel to North Neenah Avenue; a line 61 feet south of and parallel to West Addison Street; and North Neenah Avenue,

to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding uses district is 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 property: 3555-3559 North Neenah Avenue

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**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
3557-59 N NEENAH AVENUE**

The Applicant intends to change the zoning from the existing RS-1 to RT-4 to divide the existing lot 61' x 123.25' into 2 lots each 30.50' x 123.50' to construct two 3-story masonry building with 3 dwelling units, no commercial space. In each lot there will be 3 off street garage spaces.

NARRATIVE AND PLANS FOR 3557 N NEENAH AVE

ZONING: RT-4

LOT AREA: 30.50' X 123.25' (3,759.125 square feet)

MINIMUM LOT AREA PER DWELLING UNIT: 1,000 square feet

FLOOR AREA RATIO: 4,510.95 square feet MAX

BUILDING AREA: 4,452 square feet

OFF-STREET PARKING: 3 OFF STREET GARAGE SPACES

FRONT SETBACK: 15 feet 0 inches

REAR SETBACK: 41 feet 9 inches

SIDE SETBACK: 3 feet 0 inches NORTH, 4 feet 6 inches SOUTH, 7 feet 6 inches TOTAL

BUILDING HEIGHT: 32 feet 10 inches

NARRATIVE AND PLANS FOR 3559 N NEENAH AVE

ZONING: RT-4

LOT AREA: 30.50' X 123.25' (3,759.125 square feet)

MINIMUM LOT AREA PER DWELLING UNIT: 1,000 square feet

FLOOR AREA RATIO: 4,510.95 square feet MAX

BUILDING AREA: 4,452 square feet

OFF-STREET PARKING: 3 OFF STREET GARAGE SPACES

FRONT SETBACK: 15 feet 0 inches

REAR SETBACK: 41 feet 9 inches

SIDE SETBACK: 4 feet 6 inches NORTH, 3 feet 0 inches SOUTH, 7 feet 6 inches TOTAL

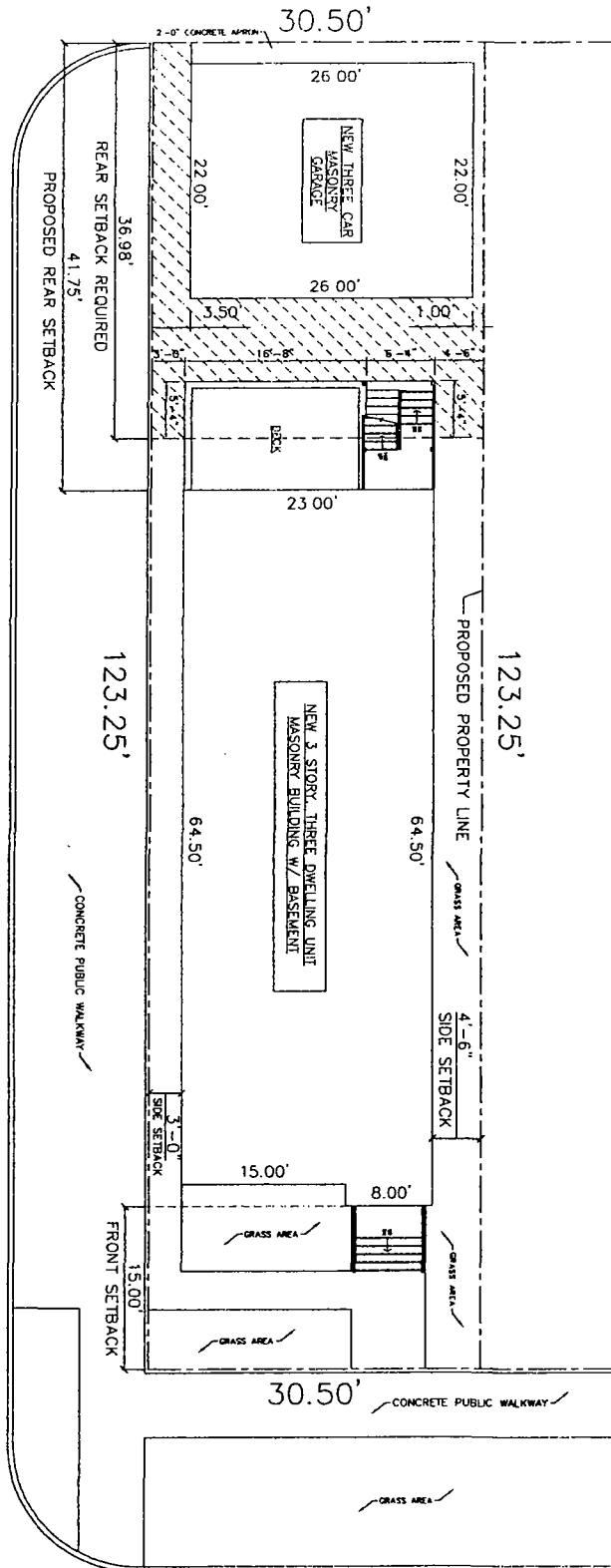
BUILDING HEIGHT: 32 feet 10 inches

Masonry building.

Set of plans are attached.

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16'.0 ASPHALT ALLEY



SCALE: 3/16" = 1'-0"

SITE PLAN

FINAL FOR PUBLICATION

W. ADDISON ST

N. NEENAH AVE

UN-SIGNALIZED
INTERSECTION



ARCHITECTS
PLANNING
ARCHITECTURAL ENGINEERING

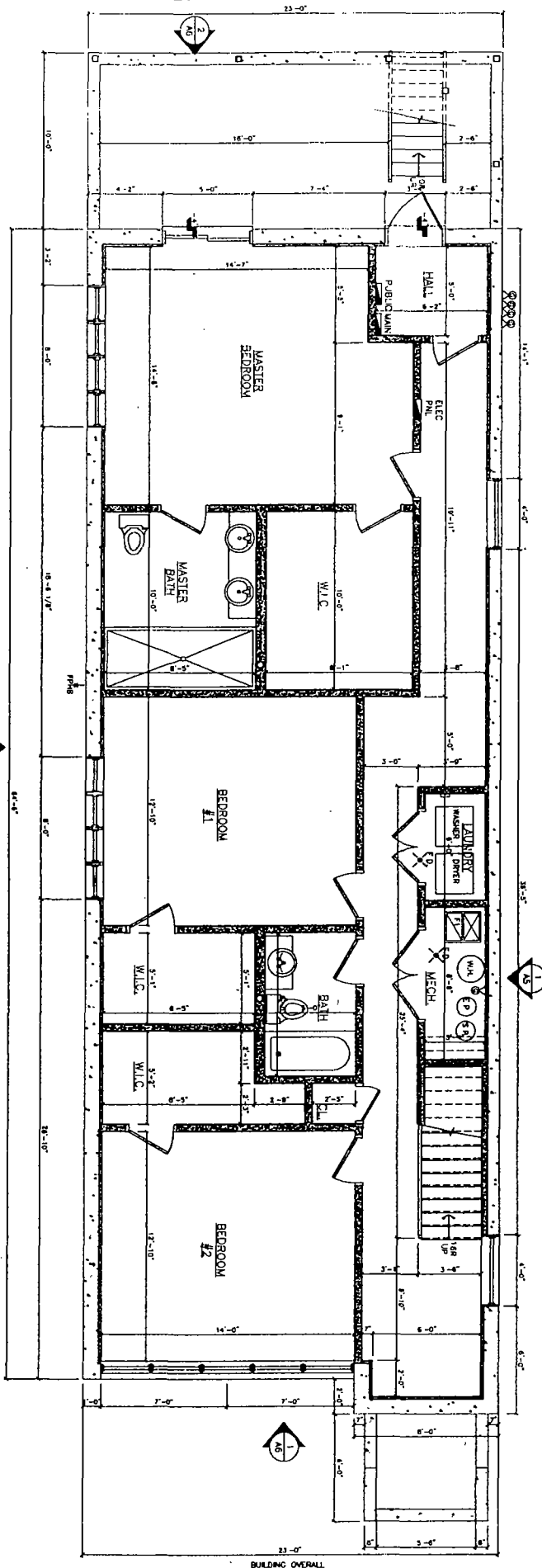
828 N. DOWNS AVE.
ST. JOSEPH, MO. 64504
773.772.2844

OWNER: ST. JOSEPH
PROJECT: ST. JOSEPH
SCALE: 3/16" = 1'-0"

DATE: 10/1/11
SHEET: T1
1 OF 2

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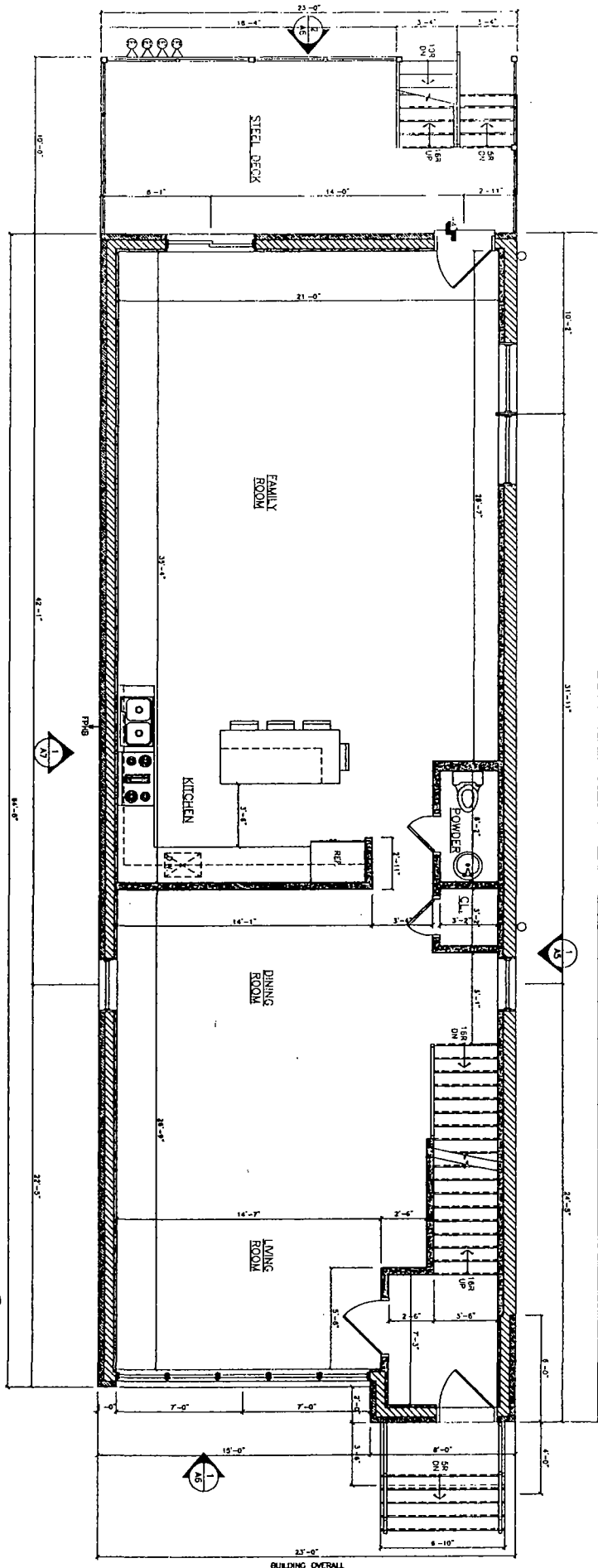
BASEMENT PLAN
SCALE: 1/4" = 1'-0"



<p>A1</p>	<p>PROJECT: 3559 N. NEENAH AVE. SCALE: 1/4" = 1'-0" DATE: 05-24-2017</p>	<p>ARCHITECTURE ARCHITECTS PLANNING ARCHITECTURAL ENGINEERING</p>	<p>3559 N. Neenah Ave. Chicago, IL 60622 773.772.2136 (office) 773.772.2054 (fax)</p>	<p>PROPOSED FLOOR PLAN</p>
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



BUILDING OVERALL

A2

PROJECT:
3559 N. NEENAH AVE.
SCALE:
1/4" = 1'-0"
DATE:
06-26-2017

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

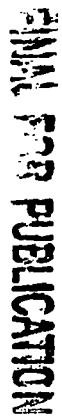
ARCHITECTS

220 N. Dearborn Ave.
Chicago, IL 60612
773.775.2796
773.775.2654

3559 N. NEENAH AVE.
CHICAGO, IL

PROPOSED
FLOOR PLAN

CLIENT: J. L. K.
OWNER: J. L. K.

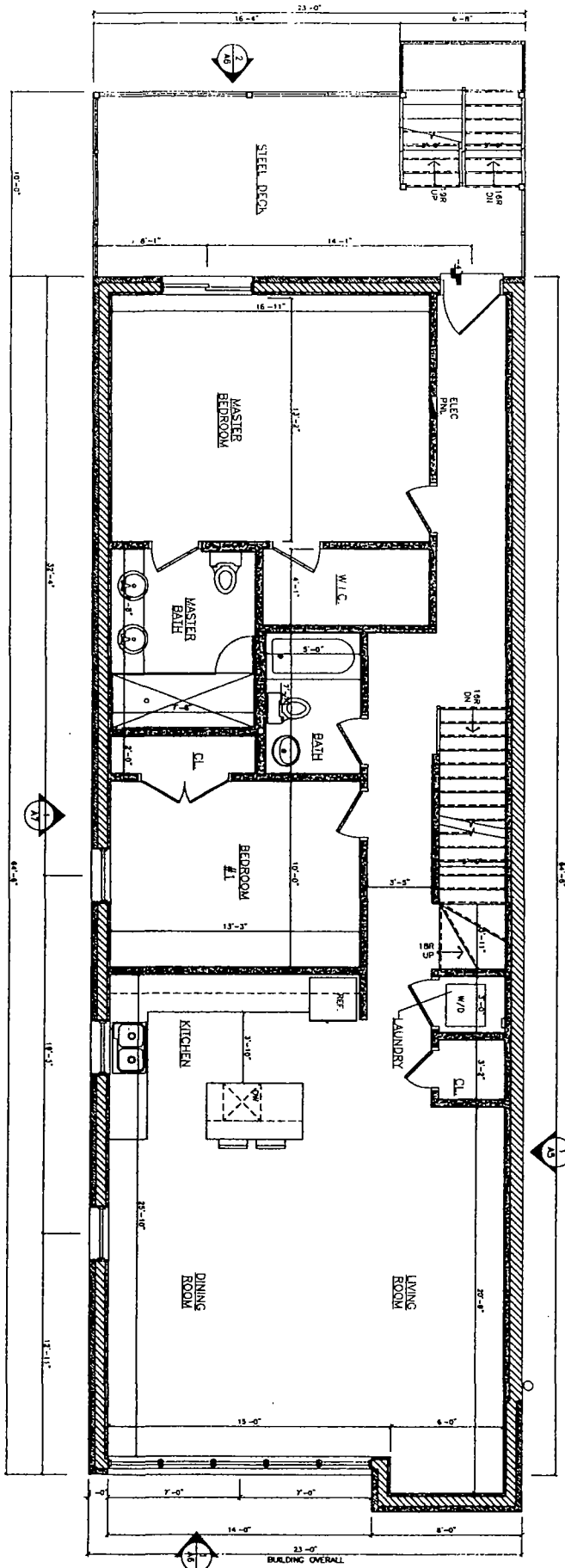
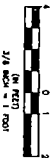


SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

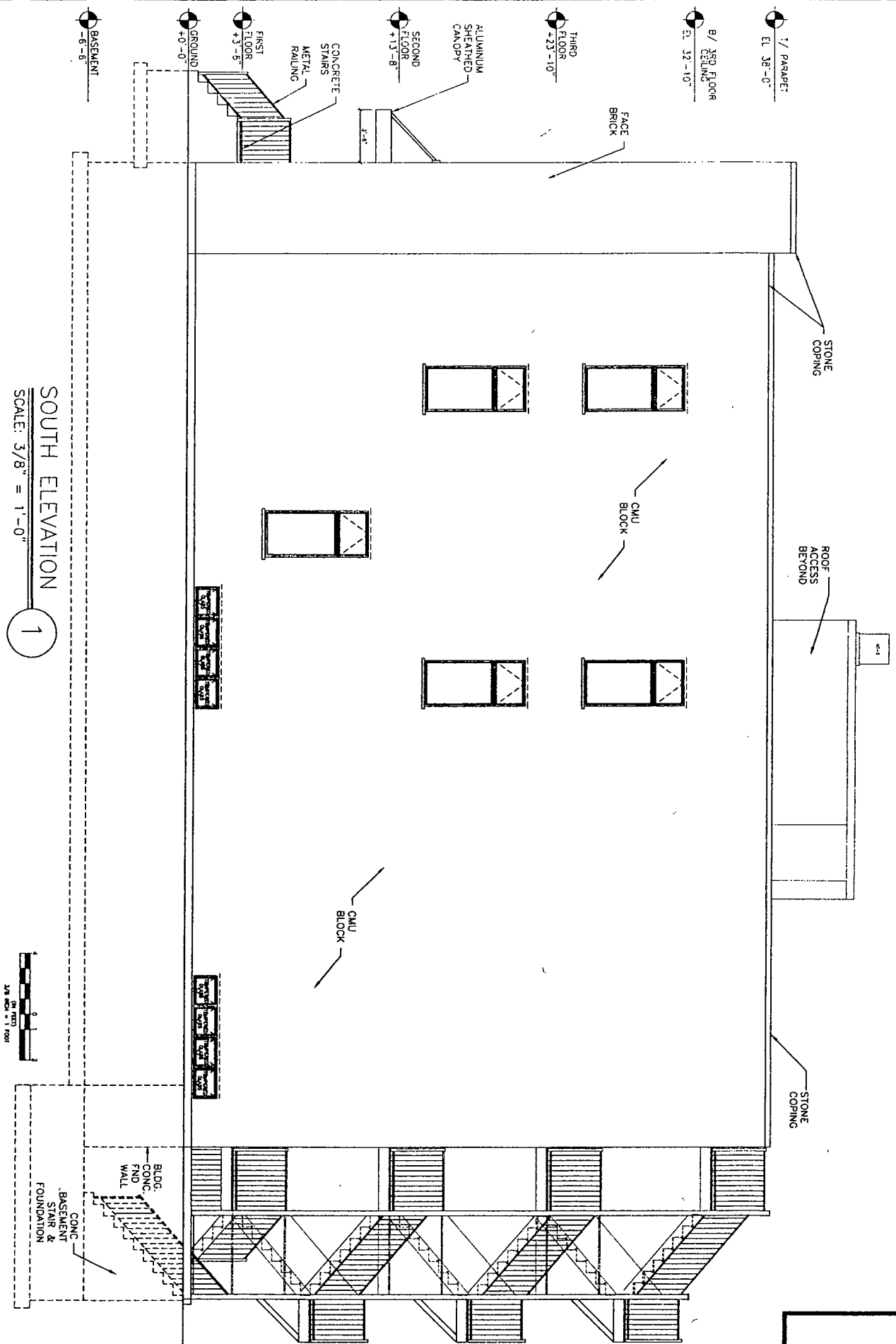


FINAL FOR PUBLICATION

THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



<p>A4</p>	<p>PROJECT: 3559 N. NEENAH AVE. SCALE: 1/4" = 1'-0" DATE: 10-22-2017</p>	<p>ARCHITECTURE ARCHITECTS PLANNING ARCHITECTURAL ENGINEERING</p> <p>829 N. Green Ave. Chicago, IL 60622</p> <p>773.772.2756 office 773.772.2024 fax</p>	<p>3559 N. NEENAH AVE. CHICAGO, IL</p>	<p>PROPOSED FLOOR PLAN</p>
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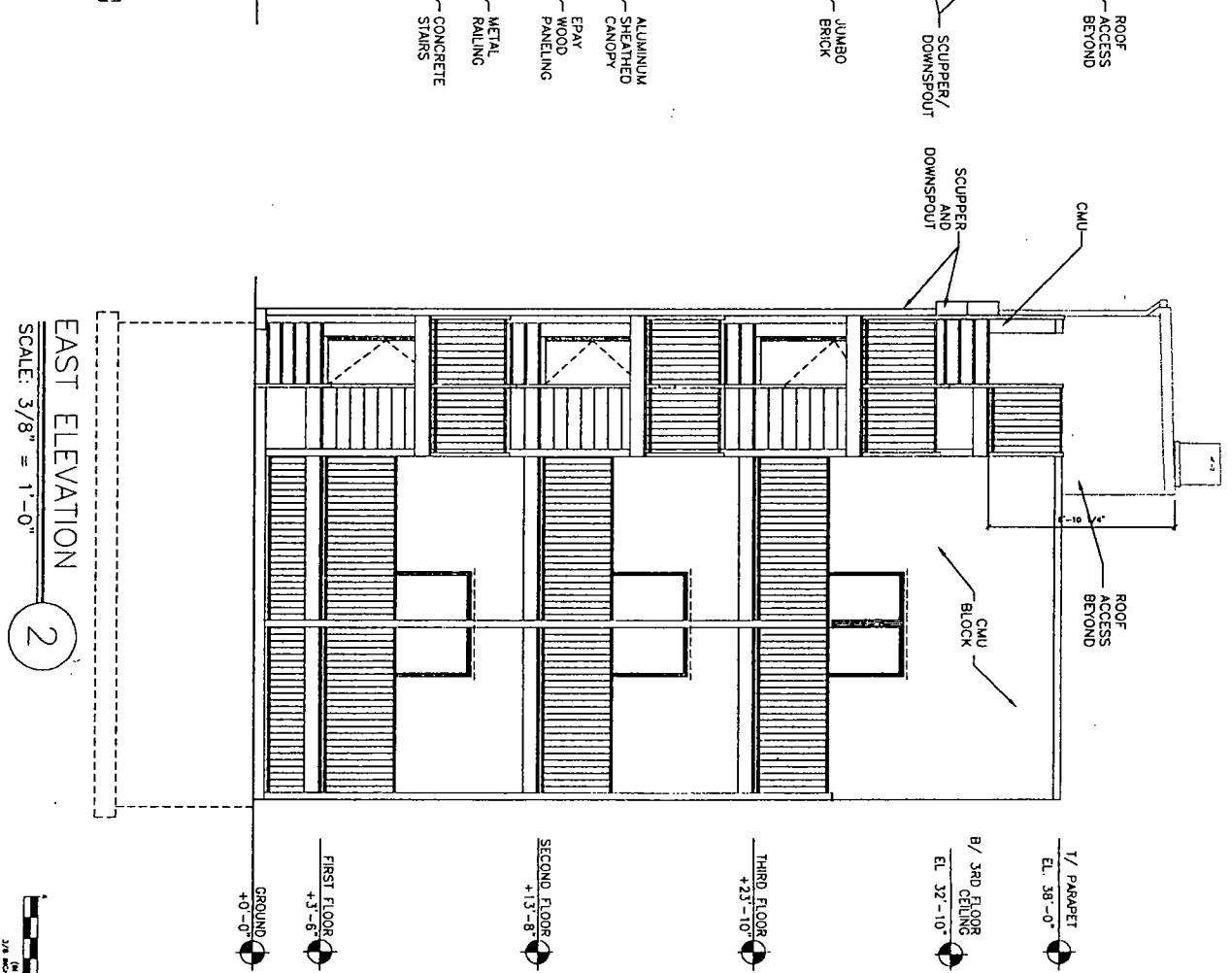
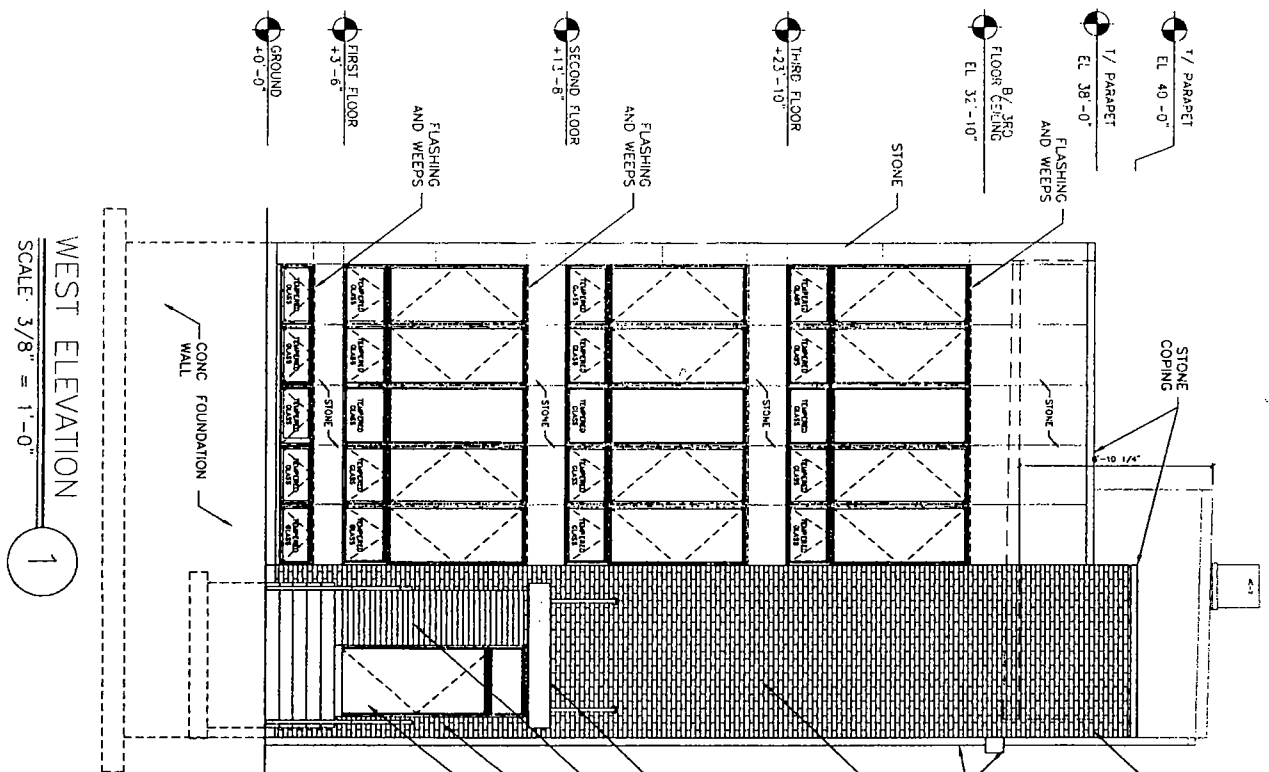
SOUTH ELEVATION
SCALE: 3/8" = 1'-0"
1

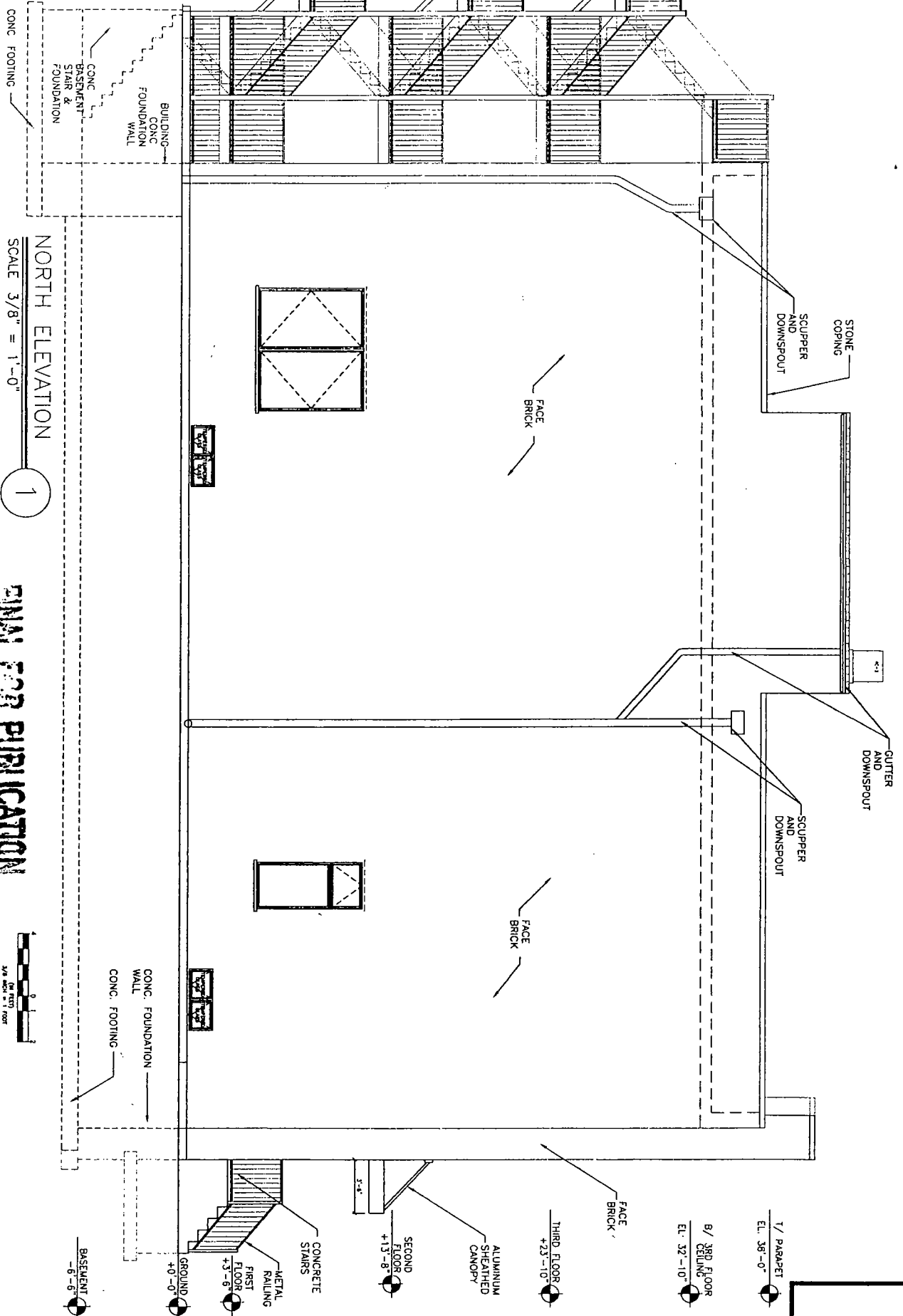
3/8" = 1'-0"
1" = 1'-0"

BLDG.
CONC.
FND
WALL
CONC.
BASEMENT
STAIR &
FOUNDATION

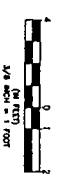
FINAL FOR PUBLICATION

<p>PROJECT: 3559 N. NEENAH AVE. SCALE: DATE: 10-25-2011</p>	<p>ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING</p>	<p>ARCHITECTS 820 N. Dearborn Ave. Chicago, IL 60612 773.772.2796 office 773.772.2854 fax</p>	<p>3559 N. NEENAH AVE. CHICAGO, IL</p>	<p>PROPOSED SOUTH ELEVATION</p>	<p>REVISIONS: DATE: 10-25-2011 BY: [Signature] CHECKED BY: [Signature] DRAWN BY: [Signature]</p>
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A7 <small>8 OF 8</small>	PROJECT 3559 N. NEENAH AVE. CHICAGO, IL 60647 SCALE: 1/8" = 1'-0" DATE: 06-26-2017	ARCHITECTS ARCHITECTURAL ENGINEERING 626 N. Dearborn Ave. Chicago, IL 60642 773.773.2276, 4800m 773.773.2254 Fax	3559 N. NEENAH AVE. CHICAGO, IL	PROPOSED NORTH ELEVATION
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