



Office of the City Clerk

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

Legislation Text

File #: O2016-5576, Version: 1

ORDINANCE

C7 <^ V-Z >, ^0

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. 14-1 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

.QRAW ft SAM

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.

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

yso

I-tri"" F-Um_l'-, =J.E'i

25.00'

:: i-.mc =*ETE 1PF.3.

PO 10

SIDE SETBACK
NEW METAL STAIRS TO REPLACE EXISTING

LO 16

4' -

03
cn
CN O

SIDE SETBACK^
NEW METAL LANDING TO REPLACE EXISTING
O O

O

L

O_2 z r jJ

nc>*

25 00'

25.00'

€oncr>tn Curb

2^ SITE PLAN

Z1 / SCALE: 3/32" = V-0"

5-shft-

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

Date Scale

SITE PLAN

Issue Date 3/32" = V-0"

n ZONING-2ND FLOOR

Z4 J SCALE 1/8" = 1'-0"

SENGA ARCHITECTS | WWW.SENGAARCH.COM <http://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" = V-0"

2

UNIT #3 AREA: 1139 SF

V

^EXISTING ROOT-
-_-=_DECK y

1?

<3

4r-
STORAGE_

36 SF

1> ZONING-3RD FLOOR

Z5 J SCALE 1/8"= V-0"
MASTER BATH
40 SF

SENGA ARCHITECTS | WWW.SENGAARCH.COM <http://WWW.SENGAARCH.COM>659 W Randolph Street #1205 | Chicago, Illinois 6 0 6 6 1 | C 773-656-8946

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

THIRD FLOOR PLAN

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

Wd 6V 90 I 9102/6J/9

CO
N