



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2017-8286
Type: Ordinance
File created: 11/15/2017
Status: Passed
In control: City Council
Final action: 1/17/2018
Title: Zoning Reclassification Map No. 9-N at 3557-3559 N Neenah Ave - App No. 19444T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-N
Attachments: 1. O2017-8286.pdf, 2. O2017-8286 (V1).pdf

Date	Ver.	Action By	Action	Result
1/17/2018	1	City Council	Passed	Pass
1/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/15/2017	1	City Council	Referred	

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 RSI 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

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

N. NEENAH AVE -

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3559 N. NEENAH AVE. CHICAGO, IL

PROPOSED FLOOR PLAN