

Office of the City Clerk

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

Legislation Details (With Text)

File #: 02017-8286

Type: Ordinance Status: Passed

File created: 11/15/2017 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.

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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 todivide 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

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Masonry building. _

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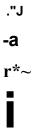
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N. NEENAH AVE -



R ECTS

3559 N. NEENAH AVE. CHICAGO, IL

PROPOSED FLOOR PLAN