



City of Chicago



O2016-6355

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/14/2016

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 13-G at 5029 N Kenmore Ave - App No. 18960T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

#18960 T1

Intro. DATE:
9-14-16

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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 13-G in the area bounded by:

North Kenmore Avenue; a line parallel to and 224.85 feet north of the north line of the right of way of West Argyle Avenue; the public alley parallel to and east of North Kenmore Avenue; and a line parallel to and 350.35 feet north of the north line of the right of way of West Argyle Avenue

to those of an RM 5.5 Residential Multi-Unit District, and a corresponding use 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:
5029 N. Kenmore Ave.

**Narrative
Type I Rezoning Attachment
5029 N. Kenmore**

The Project

Kenmore 5029 LLC, an Illinois limited liability company, the owner of the subject site (the "Applicant"), is proposing an adaptive reuse to an existing, historically significant 3 story brick building, originally built as a Synagogue and listed as a contributing building to the West Argyle Street Historic District on the National Register of Historic Places. The overall development will consist of approximately 28,420 square feet, inclusive of approximately 4550 square feet to be added to the mezzanine level within the existing building. The Applicant proposes to build 40 residential dwelling units, with on-site parking for 21 cars and 1 loading space. The Applicant's proposed multi-family residential development is an appropriate land use at this location.

To construct the proposed Project, the Applicant seeks a change of zoning classification for the subject property from RT-4 to RM 5.5. Parking reduction is provided under Mun. Code Section 17-10-0102-A.3(3), which provides that "[m]inimum off-street automobile parking ratios for all uses may be reduced by up to 50 percent from the otherwise applicable standards for the rehabilitation of existing buildings which are ... 3) listed as a "contributing building" to a Historic District that is listed on the National Register of Historic Places."

The Site

The 18,832 square foot site (125.5 feet along Kenmore and 150.06 feet deep) is located at 5029 N. Kenmore. The land use in the immediate area of the proposed rezoning is multi-family residential to the north, multi-family residential to the south, multi-family to the west across of Kenmore, and a self-storage facility, a restaurant and a bar – all to the east across the alley.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: 1.5;

lot area per dwelling unit : 470.8 square feet per dwelling unit;

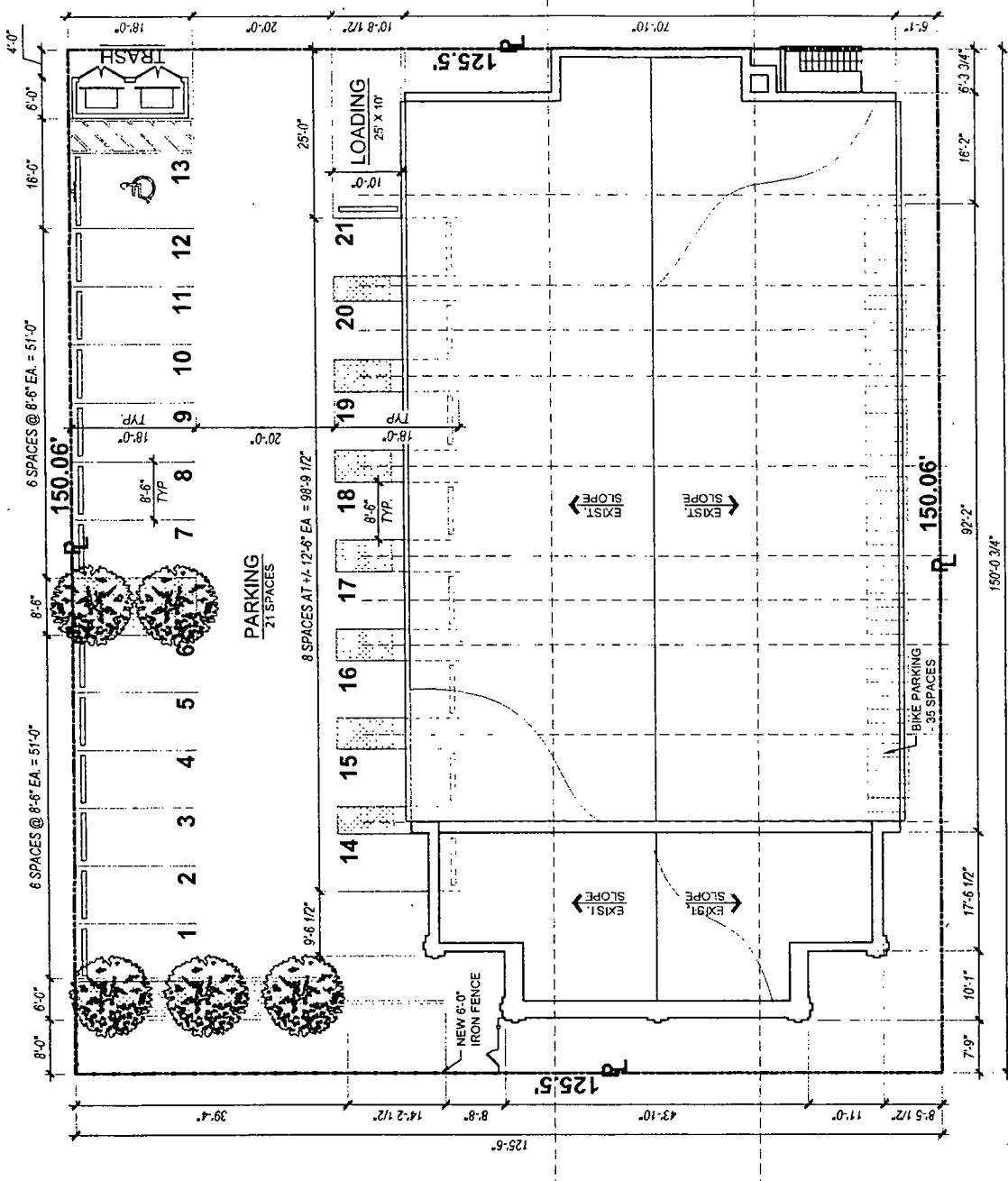
off-street parking: 21 parking spaces; 1 loading zone

setbacks:
front = 7 feet, 9 inches
rear = 0 feet
side/north = 0 feet
side/south = 5 feet, 8 inches

building height: 59 feet 6 inches to the midpoint of the roof

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PUBLIC ALLEY



W. KENMORE AVE.

PROPOSED UNIT MIX ENTIRE BUILDING

40 UNITS TOTAL

- (8) EFFICIENT UNITS
- (74) 1 BEDROOMS
- (8) 1 BEDROOMS + MEZZANINE

PROPOSED PARKING

- (21) RESIDENTIAL SPA

REQ LANDSCAPING CALCULATION

7,228 TOTAL SQ FT OF PARKING
② 7.5% LANDSCAPED = 542 SQ FT REQ. (630 SQ FT PROVIDED)

SITE / ROOF PLAN

SCALE 1/16" = 1'-0"

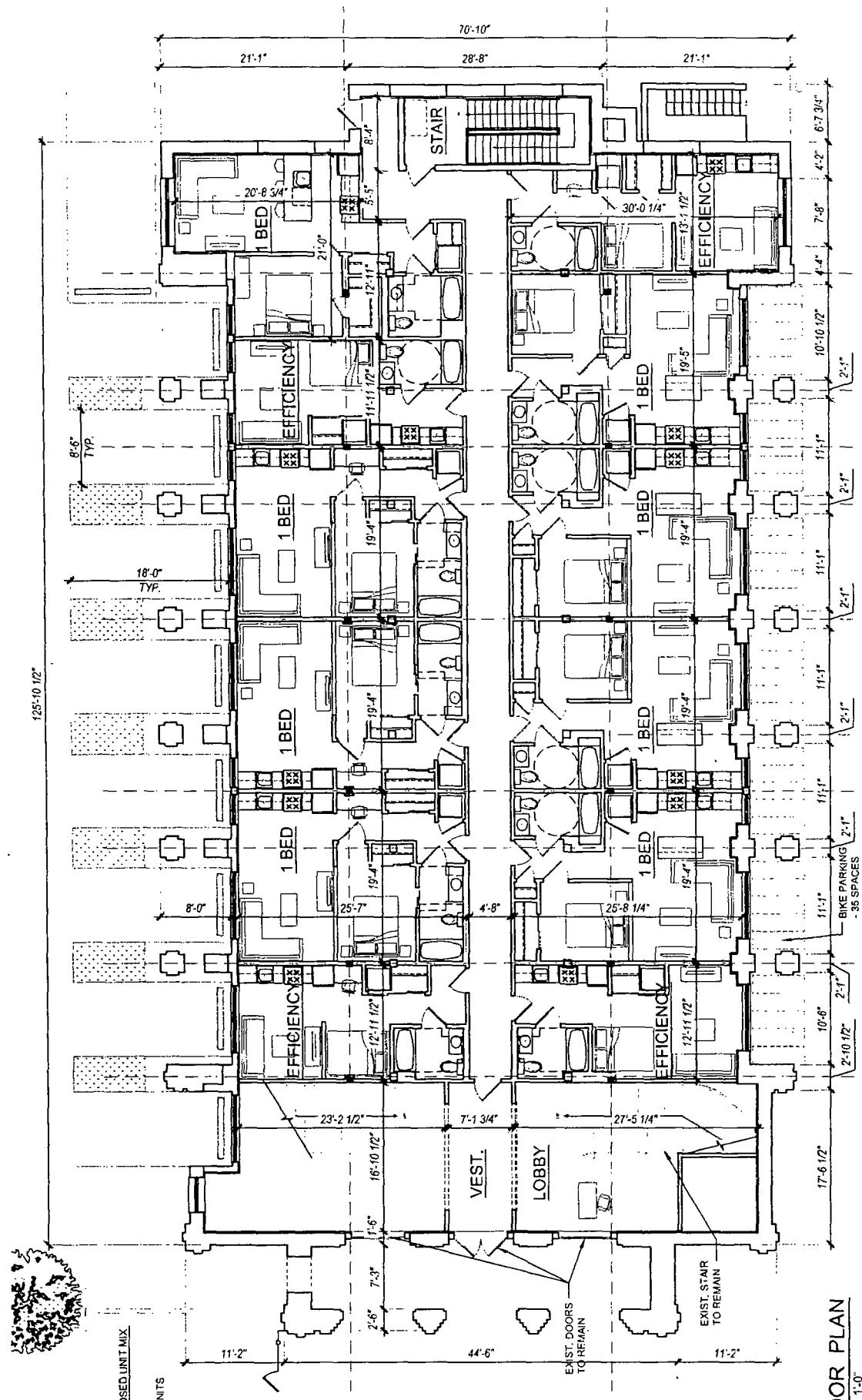
16' 8' 16'

UPTOWN SYNAGOGUE
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640

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CHICAGO, ILLINOIS 60640



UPTOWN SYNAGOGUE
5029 N KENMORE AVE

SUZY N KENMORE AVE.
CHICAGO, ILLINOIS 60640

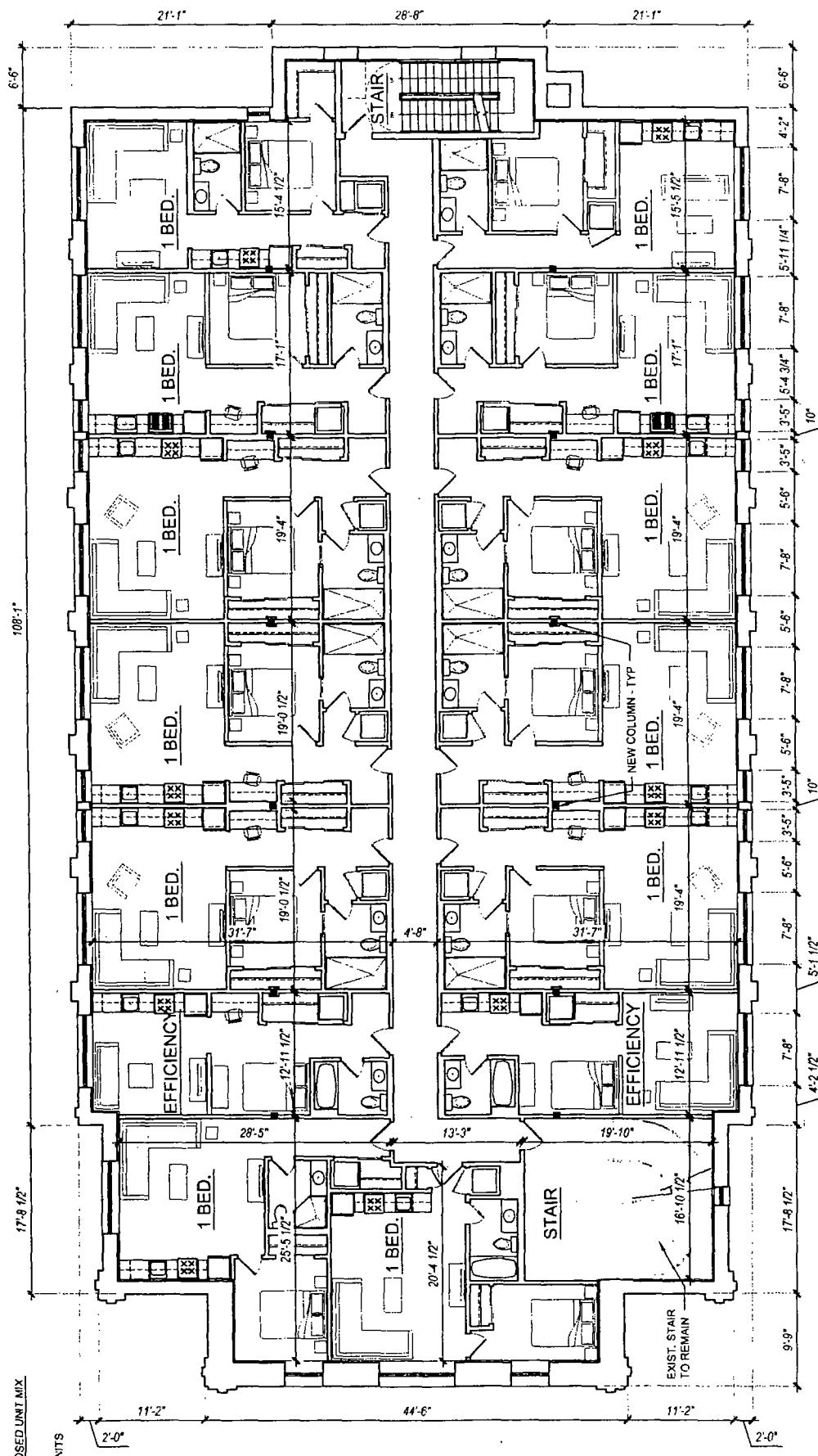
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2ND FLOOR PLAN

2ND FLOOR PLAN

UPTOWN SYNA
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60644

DOWNTOWN SYRACUSE

A1.2
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IMAGES • PLANS
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3RD FLOOR PROPOSED UNIT MIX

14 UNITS TOTAL
- (2) EFFICIENCY UNITS
- (8) 1 BEDROOMS W/ MEZZANINE
- (4) 1 BEDROOMS

3RD FLOOR PLAN
SCALE: 3'-0" = 1'-0"

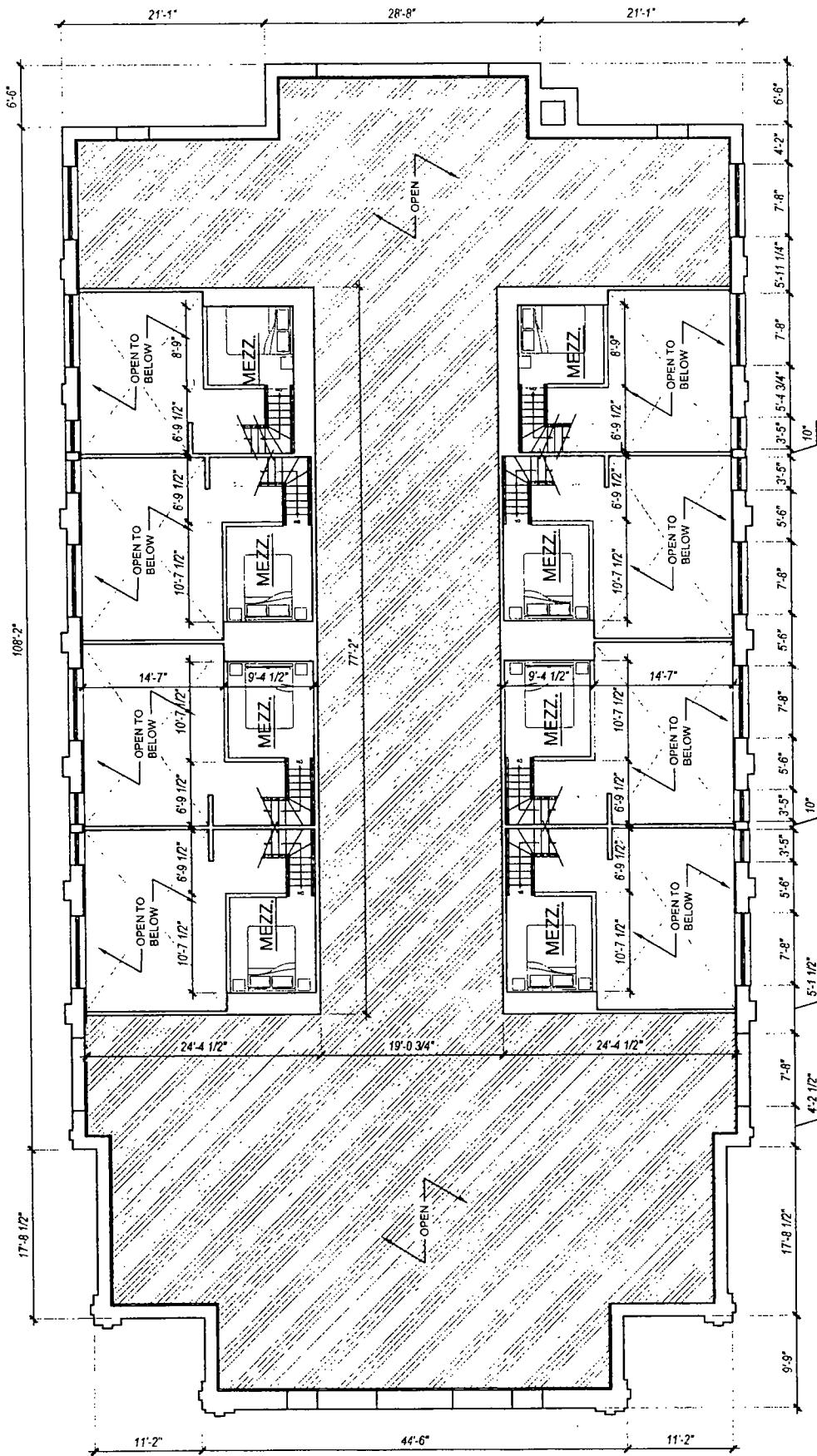
3RD FLOOR

UPTOWN SYNAGOGUE
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640

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A1.3
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SPECIETIS. PLANTAE

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MEZZANINE PLAN
SCALE 3/32" = 1'-0"

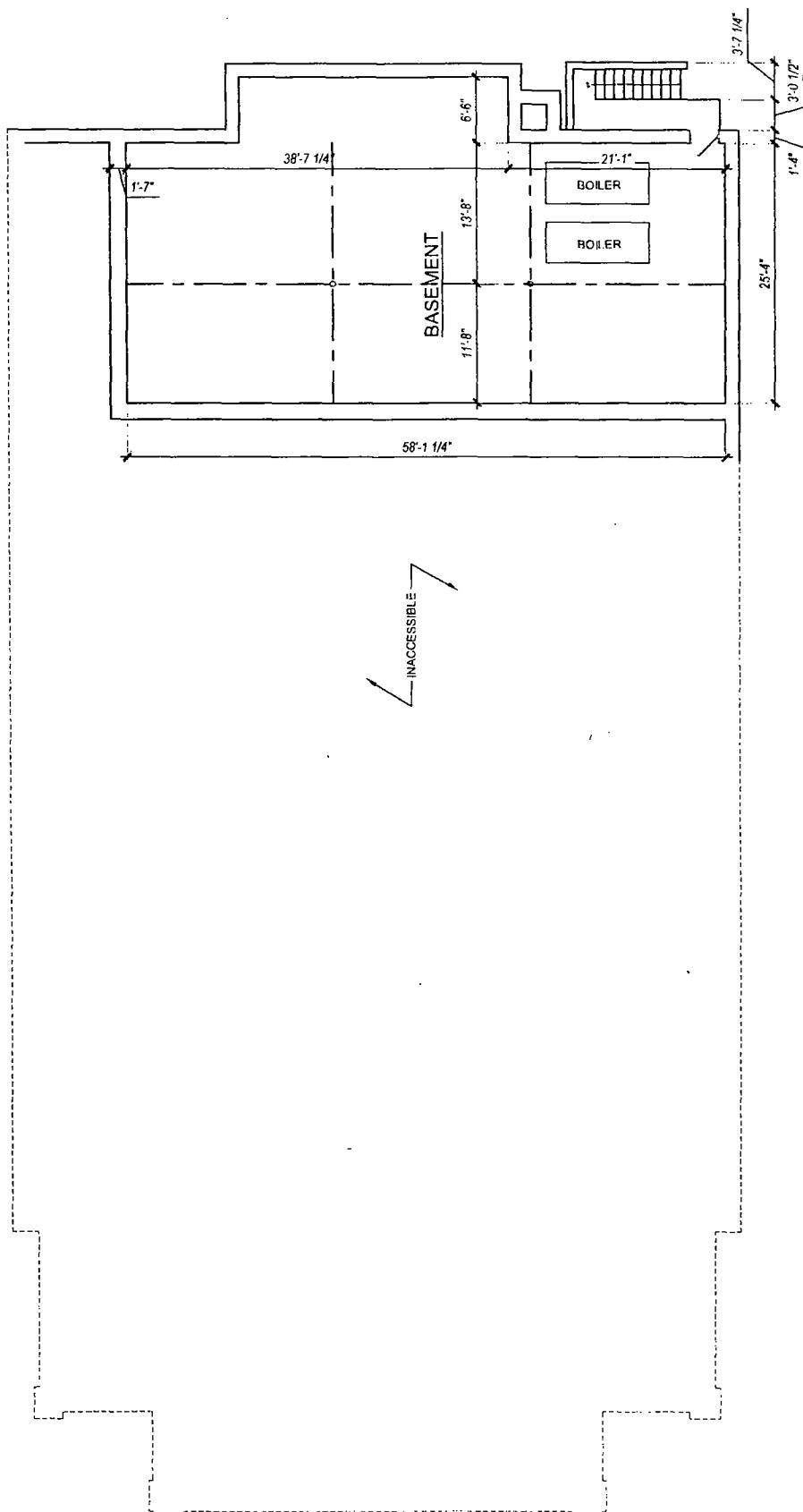


UPTOWN SYNAGOGUE
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640
www.uptownsynagogue.com

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SPACE
ARCHITECTS + PLANNERS
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A1.4



BASEMENT PLAN

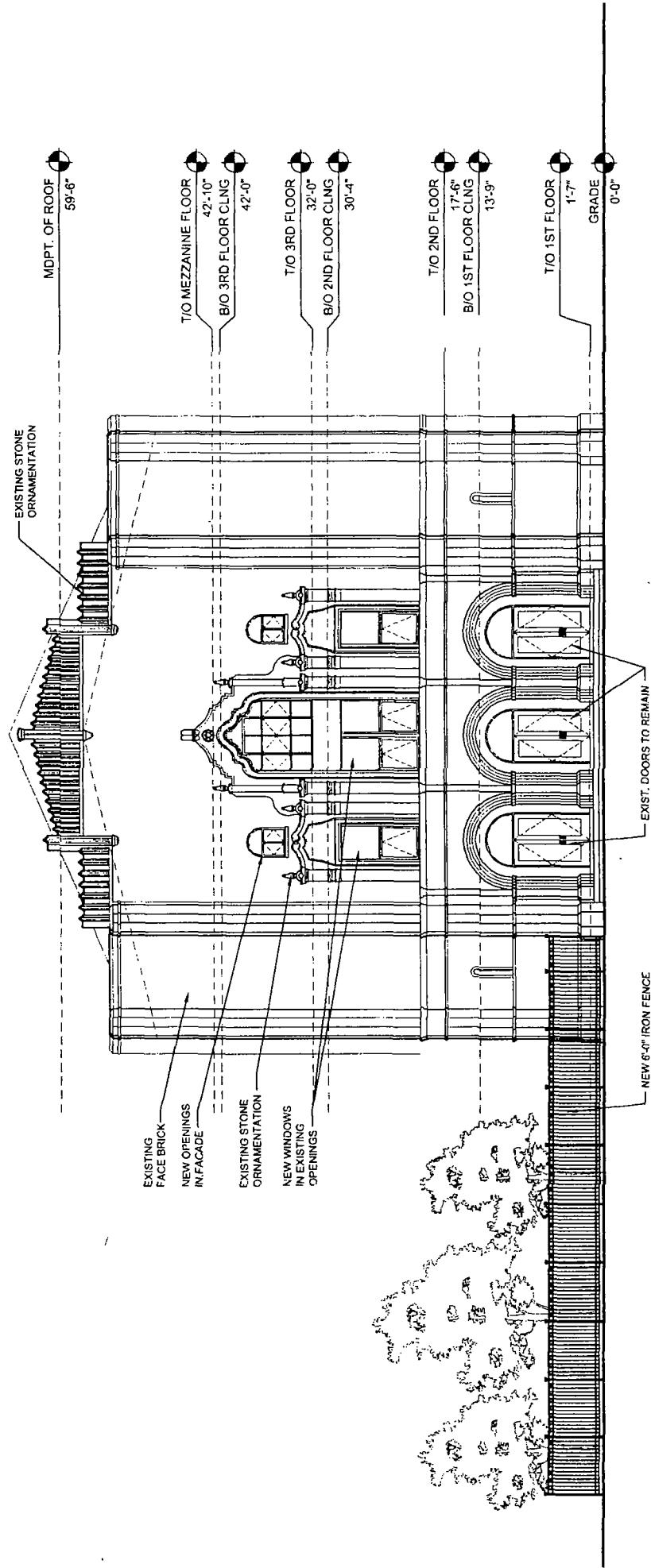


UPTOWN SYNAGOGUE
5029 N KENMORE AVE
CHICAGO, ILLINOIS 60640
SCALE 3/32" = 1'-0"

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SPACE
VERSION
A1.5

APPROVED - BY - ARCHITECT
PRINTED - BY - THE
PRINTING & PUBLISHING
DEPARTMENT



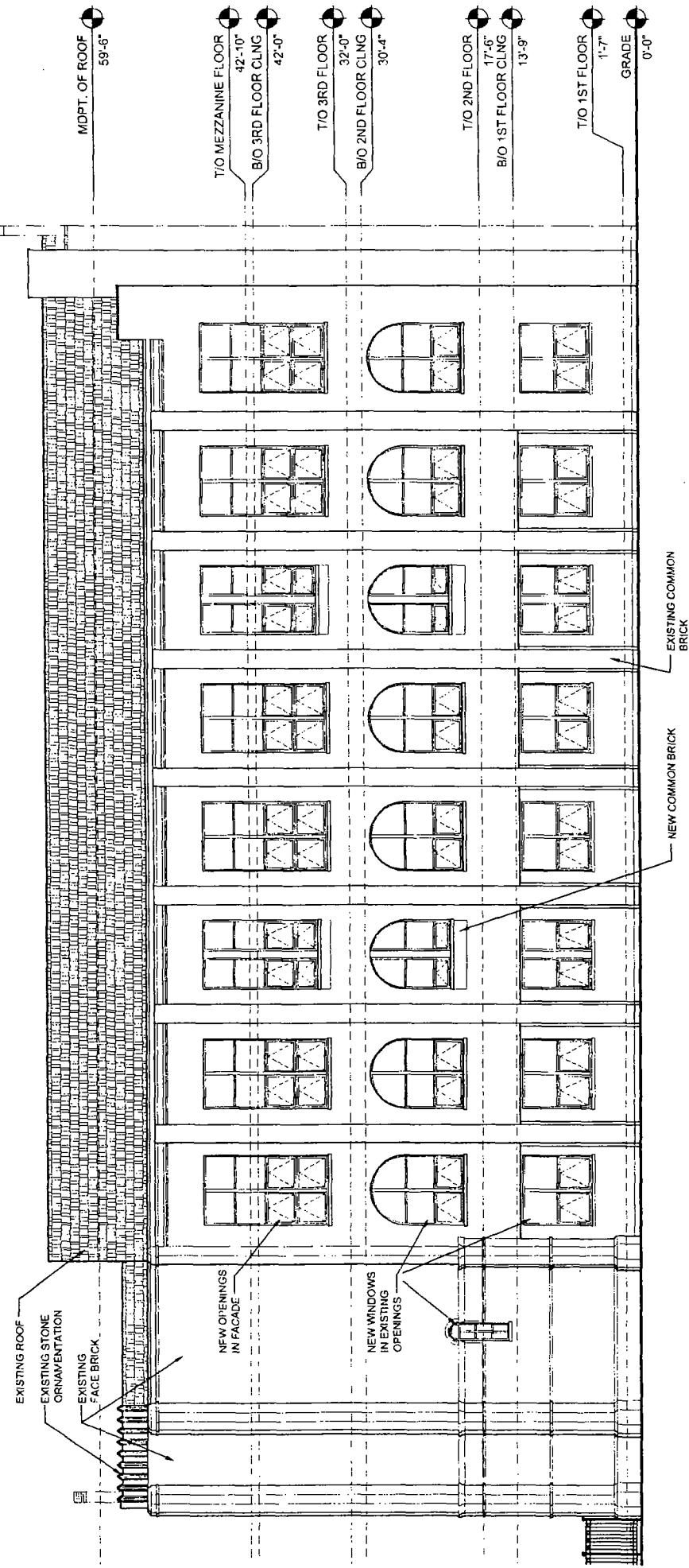
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

UPTOWN SYNAGOGUE
5029 N KENMORE AVE.
CHICAGO IL 60640

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SPACE
VERSION
A2.0

Architectural Drawing
by [unclear]
for [unclear]



1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

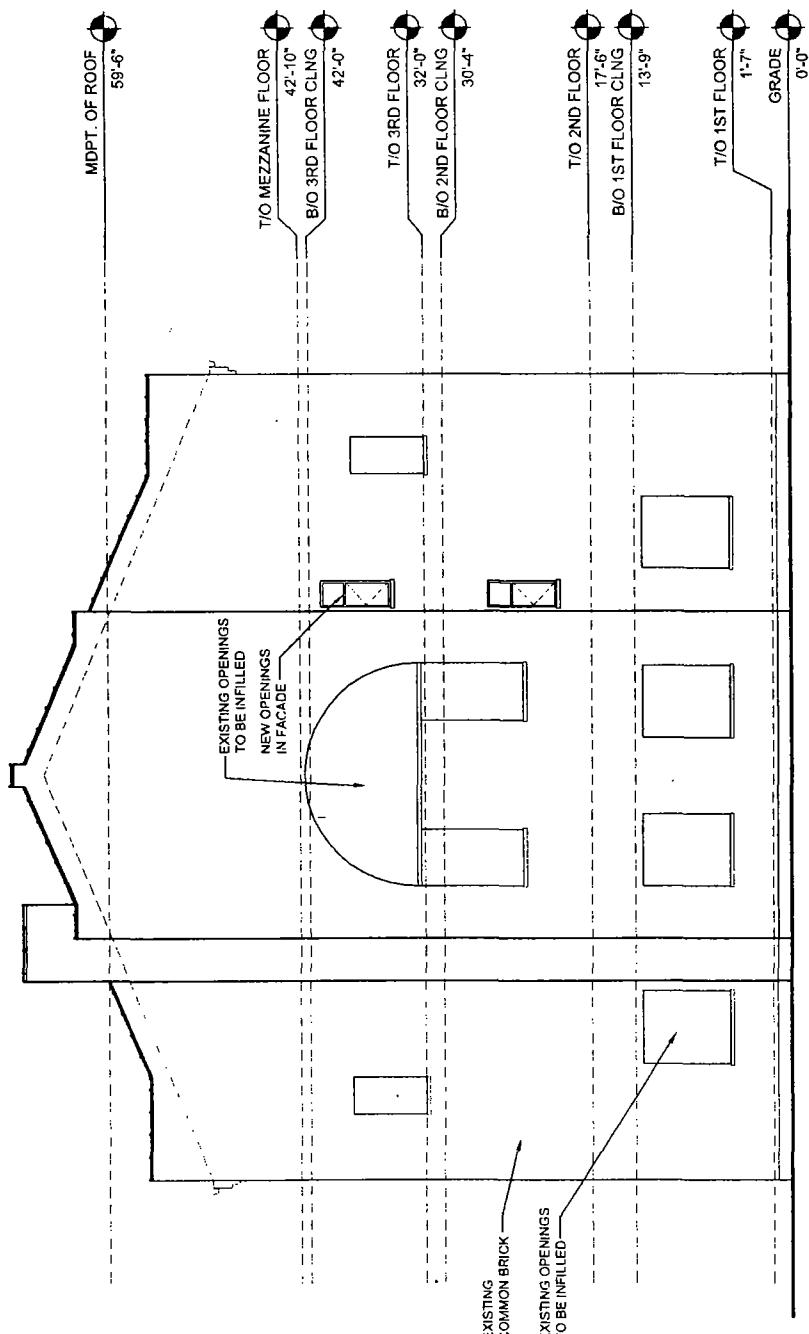
UPTOWN SYNAGOGUE
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640

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A2.1

SECTION
LEGEND

Existing
New
Common



1 EAST ELEVATION

0 2 4' 6' 16'

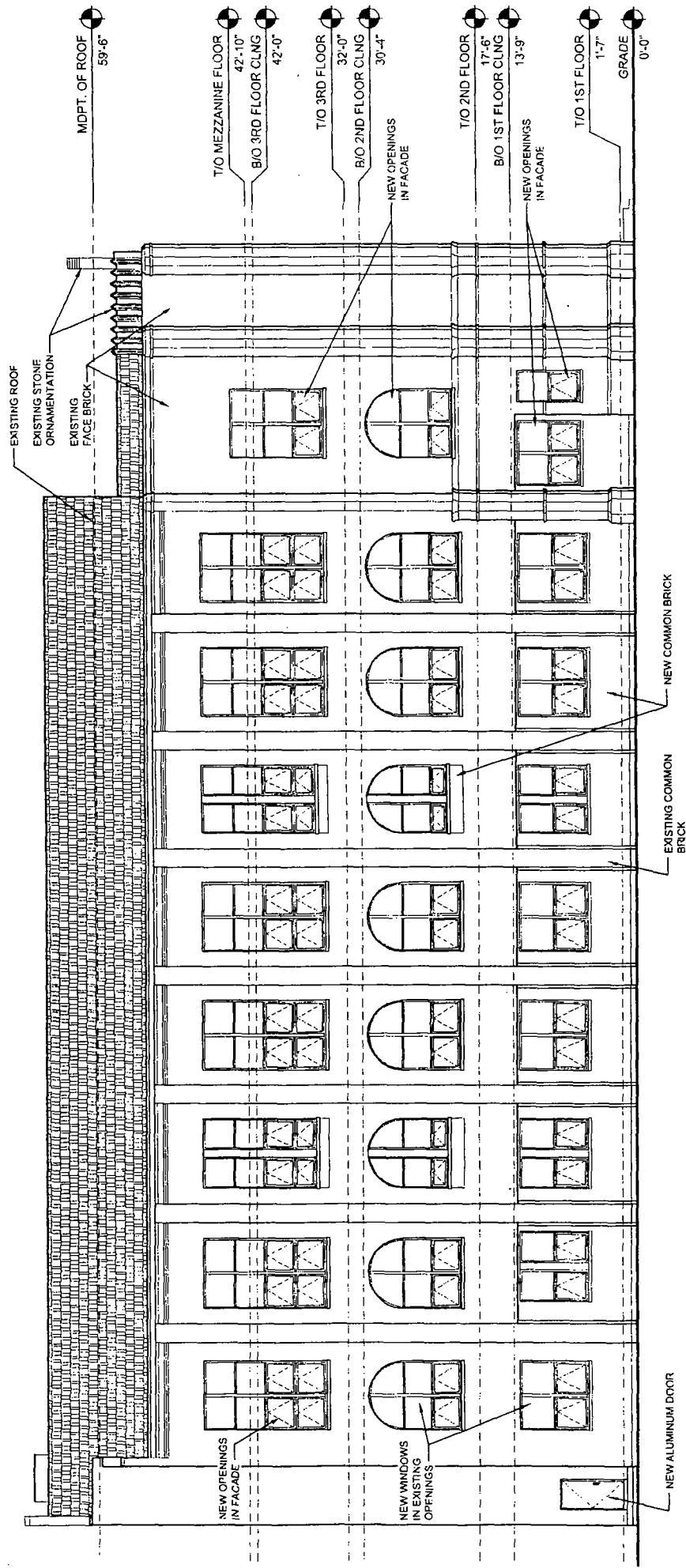
UPTOWN SYNAGOGUE
SCALE: 3/32" = 1'-0"

5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640

SPACE
VERSION
A2.2

ARCHITECT: OLTNER & ASSOCIATES
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640
PHONE: (312) 274-1222
FAX: (312) 274-1223

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1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

UPTOWN SYNAGOGUE

5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640

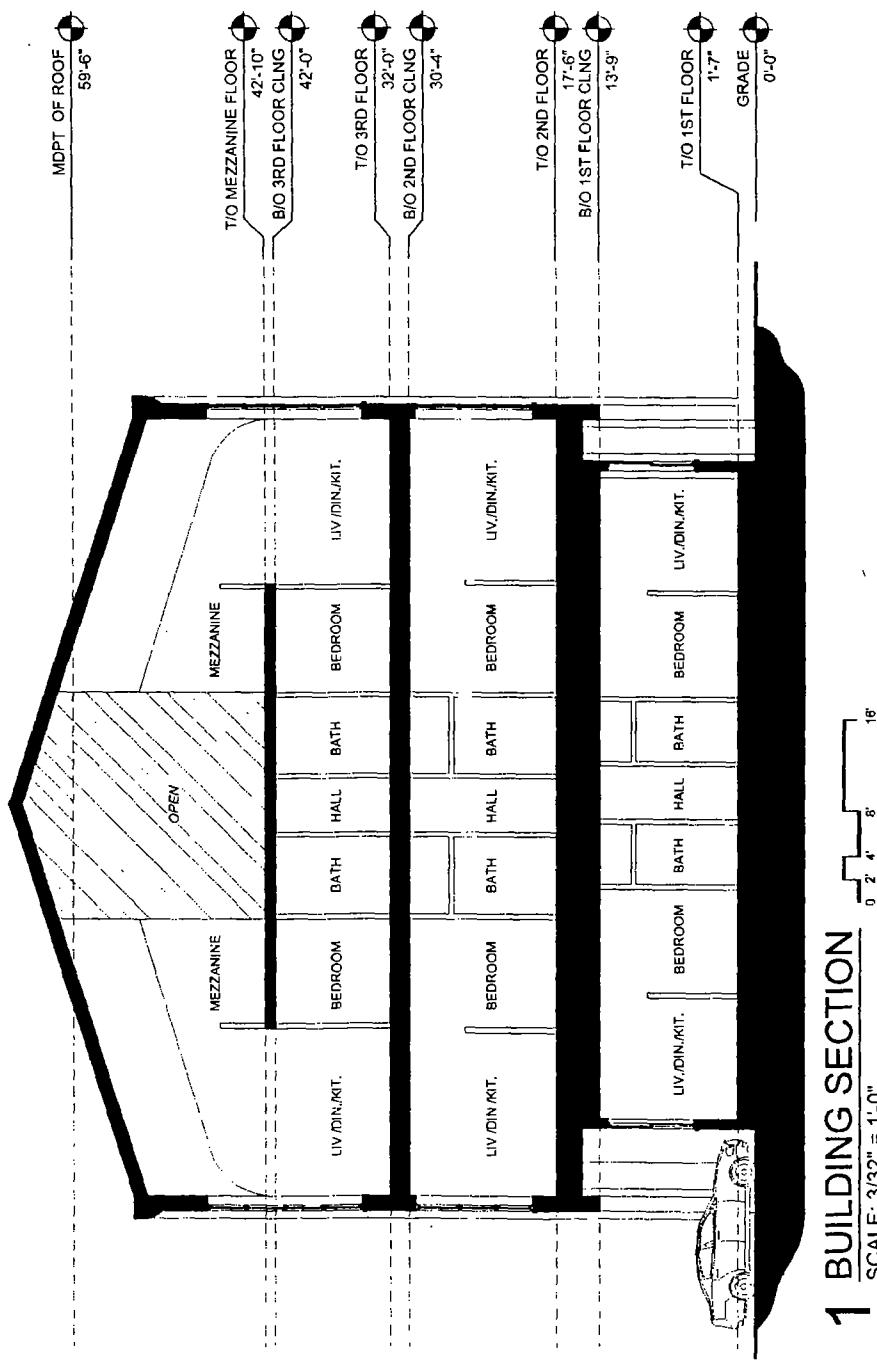
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SPACE VERSION
A2.3

Architectural Drawing
by [unclear]
for [unclear]

1 BUILDING SECTION

SCALE: 3/32" = 1'-0"



UPTOWN SYNAGOGUE
5028 N KENMORE AVE

VERSION
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