



City of Chicago



SO2017-5524

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/26/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3358 N Kenmore Ave - App No. 19331T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19331 T1
INTRO. DATE:
JULY 26, 2017

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.9-G in the area bounded by

West Roscoe Street; North Kenmore Avenue; a line 25.22 feet south of West Roscoe Street; and the alley next west of and parallel to North Kenmore Avenue,

to those of a RM5.5 Residential 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: 3358 North Kenmore Avenue

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) Narrative Zoning Analysis – 3358 N. Kenmore, Chicago, IL

Proposed Zoning: RM-5.5

Lot Area: 3,108.58 square feet

Proposed Land Use: The Applicant is proposing to increase the number of residential units within the existing building from five (5) to seven (7). The existing building will remain 38 feet 8 inches in height. Onsite surface parking for three (3) cars will be located at the rear of the subject lot. As part of this project, the Applicant will be constructing a new metal deck and stair at the rear of the subject building. No other changes are proposed to the existing building's footprint.

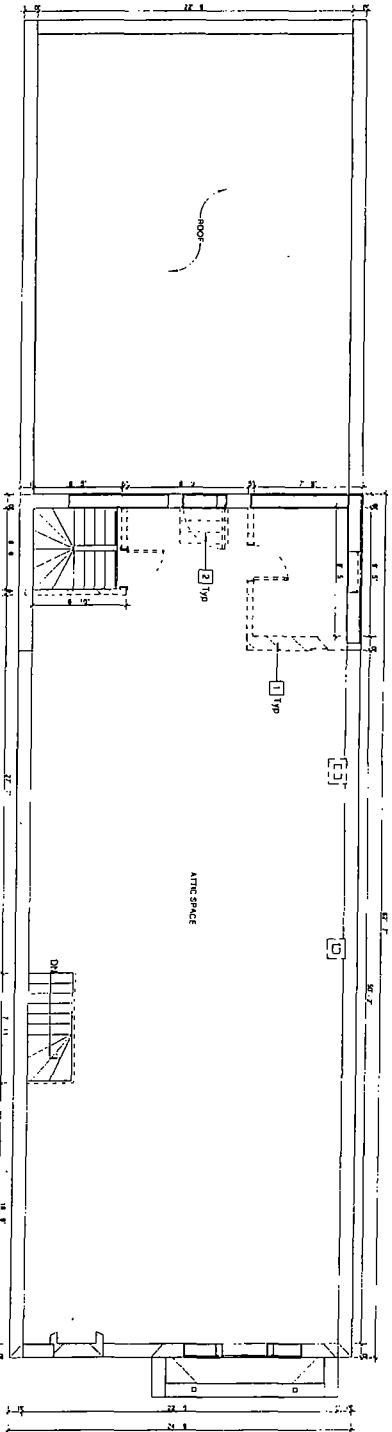
- (a) The Project's floor area ratio: 2.84
- (b) The project's density (Lot Area Per Dwelling Unit): 444 square feet
- (c) The amount of off-street parking: 3
- (d) Setbacks:
 - Front Setback: 7 feet 0 inches
 - North Side Setback: 0
 - South Side Setback: 0
 - Rear Setback: 20 feet
- (e) Building Height: 38 feet 8 inches

*17-10-0207-A

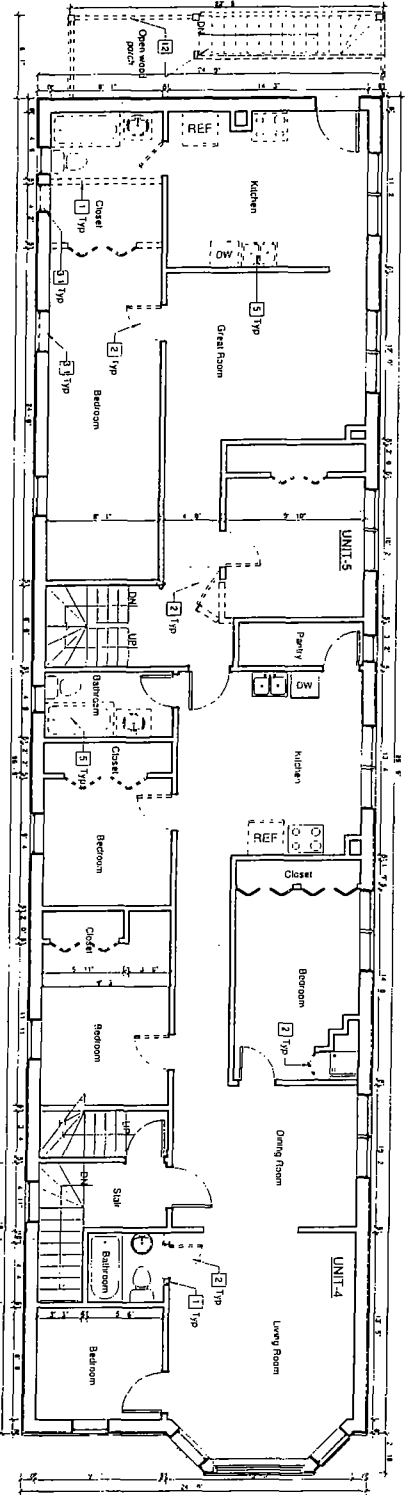
*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION



② Existing Ebor Layout (Level 2)
3/16" = 1'-0"

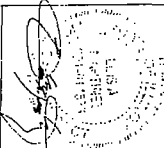


① Existing Ebor Layout (Level 2)
3/16" = 1'-0"

LAW
LUIS A. MARTINEZ
ASSOCIATES INC.
ARCHITECTS & CONSULTANTS
MIAMI D. CORUJANORTECH

ARCHITECTS CONSULTANTS
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Luis A. Martinez, P.E.
Sole Practitioner

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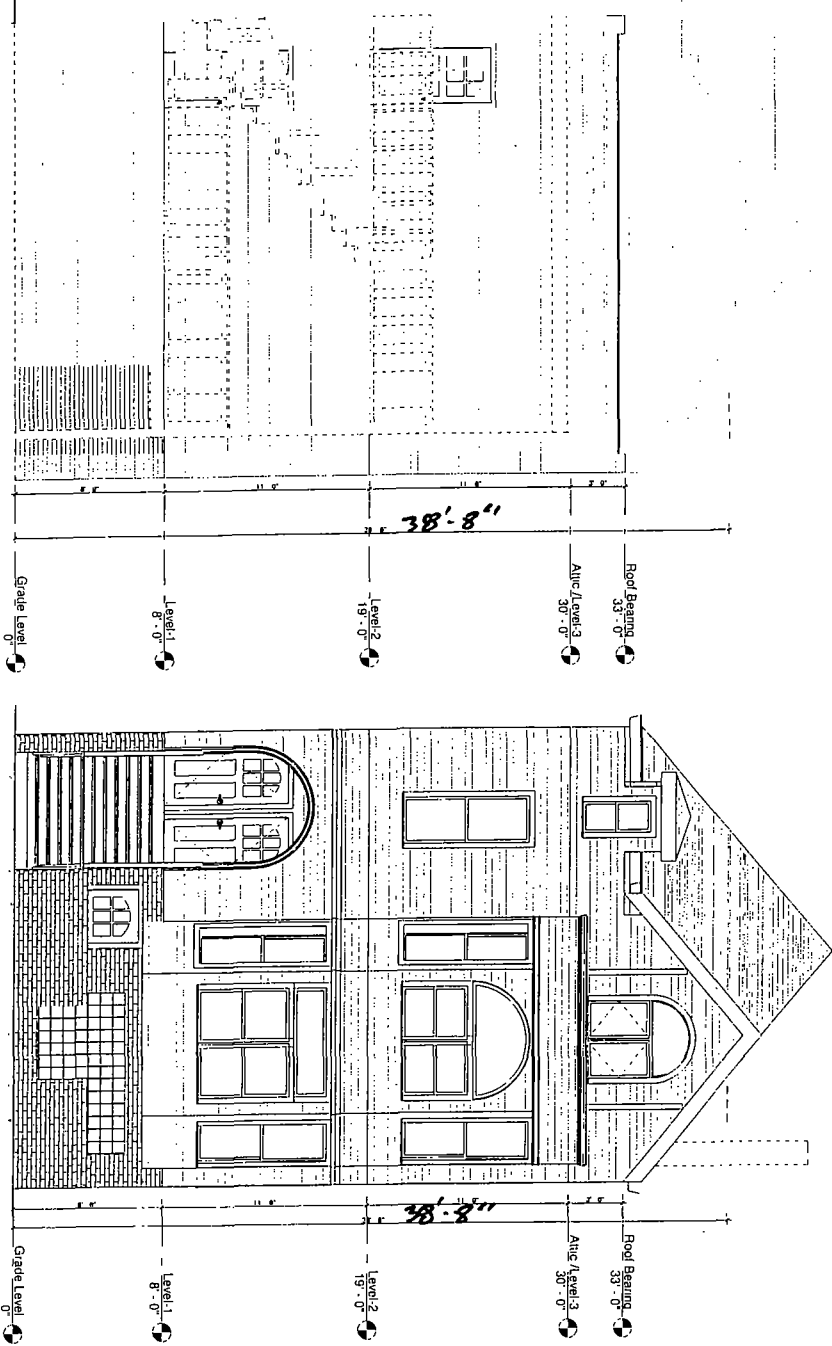
DATE: 04/24/2011
DRAWN BY: MC
CHECKED BY: MC
PROJECT: 3358 N. KENMORE AVENUE

3358 N.
Kenmore Ave.
CINCINNATI, OH 45202

Sheet Title:
Existing Floor
Layouts
(Demo-Plans)
Sheet Number:

D-102

FINAL FOR PUBLICATION



2 Existing West Elevation
1/4\"/>

1 Existing East Elevation
1/4\"/>

LUIS A MARTINEZ
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CHICAGO, ILLINOIS
MARIO CRUZ ARCHITECT
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ARCHITECT'S CONSULTANTS
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MARIO CRUZ ARCHITECT
CHICAGO, ILLINOIS

INHERENT CERTAIN THAT THESE
DRAWINGS HAVE BEEN
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OR UNDER HIS CLOSE
SUPERVISION AND TO THE BEST
OF HIS KNOWLEDGE AND BELIEF
THEY COMPLY WITH ALL CITY,
STATE AND FEDERAL
REGULATIONS AND CODES
AND ORDINANCES

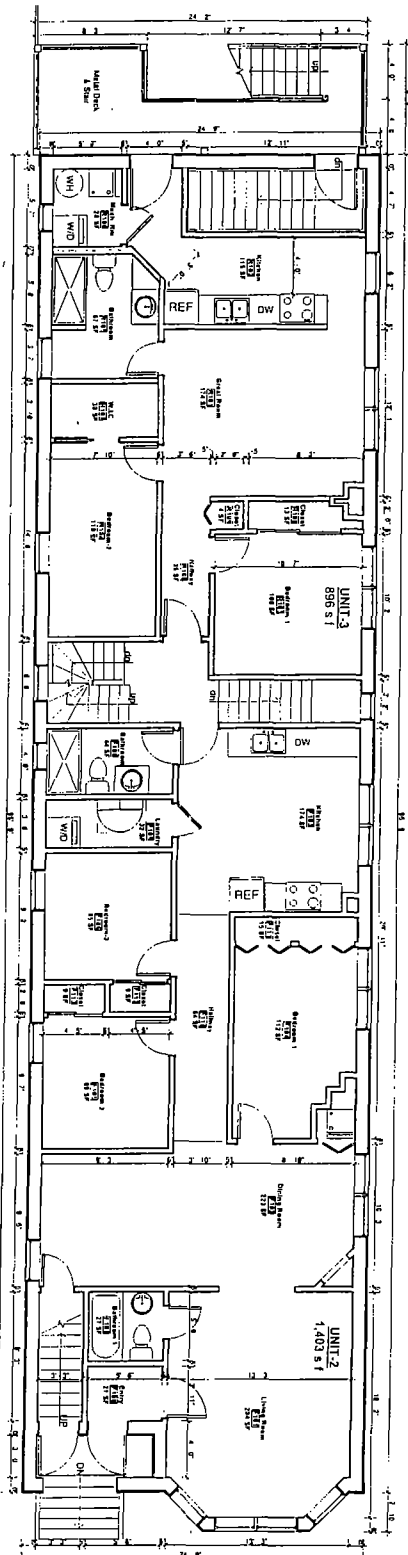
1. RESURFACE SEAL AND
SCUM LINE
Luis A Martinez Elms
L.A. 2012.01.01.01
DATE: March 2012
Drawn By: LAM
Checked By: LAM
PROJECT NUMBER: 12-103

NO.	DESCRIPTION	DATE

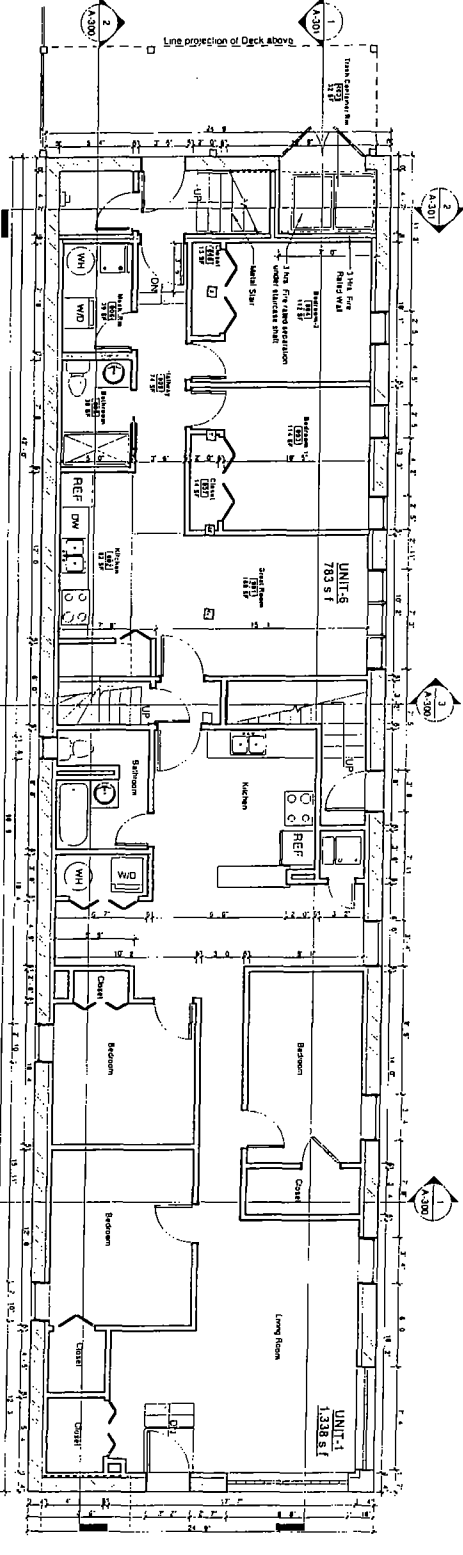
3358 N
Kenmore Ave
CHICAGO, ILLINOIS

Sheet Title
Existing
Elevations
D-103

FINAL FOR PUBLICATION



(2) Proposed Floor Layout (Level 1)
3/16" = 1'-0"



(1) Proposed Floor Layout (Basement Level)
3/16" = 1'-0"

LUIS A. MARTINEZ
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CONTRACT DESIGN & CONSULTANTS
NORWICH, CONNECTICUT

ARCHITECT'S CONSULTANTS
121 W. MADISON ST. SUITE # 1202
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PH: 312.243.3842 FAX: 312.243.3843
E-MAIL: LAM@LAWOFFICE.COM
REGISTERED STATEMENT
I, THE NEW GUYTON, HAVE THESE
PREPARED UNDER MY PROFESSIONAL
DESIGN AND PROFESSIONAL SEAL
AND I AM A LICENSED ARCHITECT
IN THE STATE OF ILLINOIS
DATE: 08/20/2013
DRAWING NO. A-100

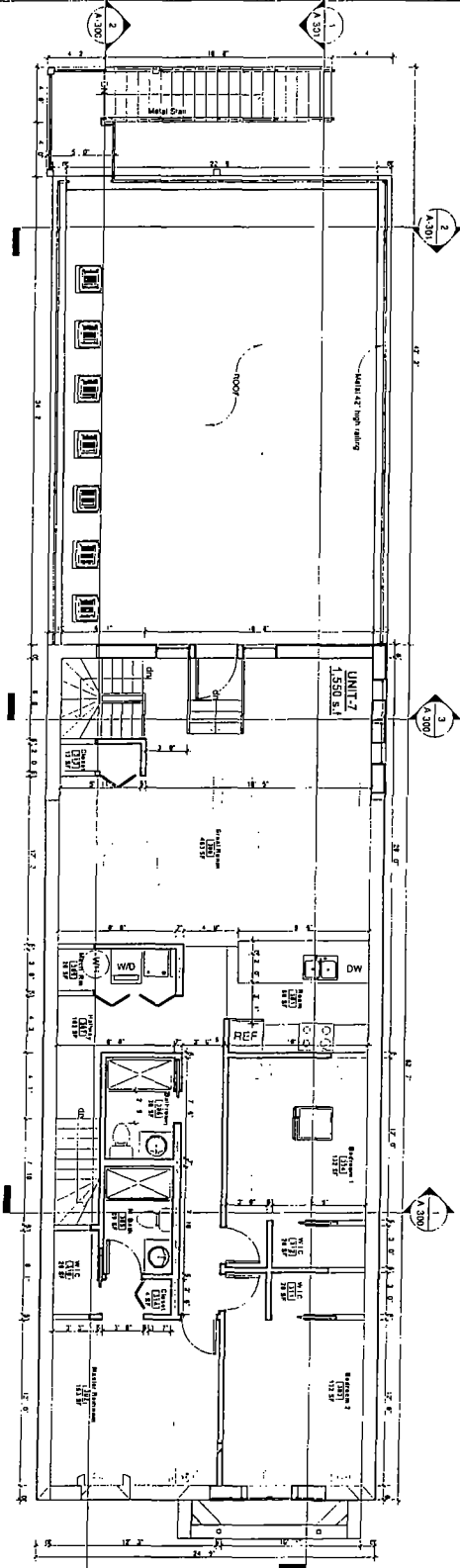
SECTION TITLE: 1st FLR PLAN
DATE: 08/20/2013
DRAWN BY: LAM
CHECKED BY: LAM
PROJECT NUMBER: A-100

3358 N.
KENMORE AVE.
CHICAGO, ILLINOIS

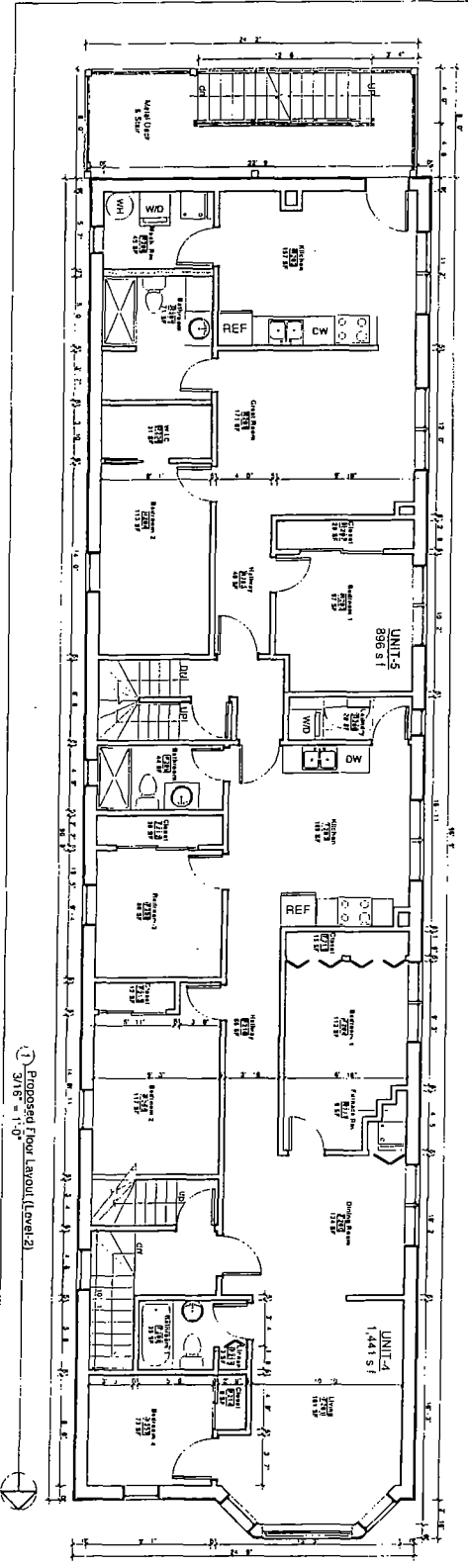
SHOWN FOR
PROPOSED FLOOR
LAYOUTS

A-100

FINAL FOR PERMITS



② Proposed Floor Layout (Level 2)
SWS = 1/8"



① Proposed Floor Layout (Level 3)
SWS = 1/8"

LUIS A. MARTINEZ

ASSOCIATES, INC.

ARCHITECTS & CONSULTANTS
MARK O. CRUZ (ARCHITECT)

ARCHITECT'S CONSULTANTS
1311 W. MADISON ST. SUITE 4100
CHICAGO, IL 60604
PH: 312.263.2348 FAX: 312.263.2343
WWW: WWW.LAMARTINEZ.COM

DESIGNED BY: ARCHITECT
DRAWN BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 08/14/2013

DATE: 08/14/2013
DRAWN BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 08/14/2013

DESIGNED BY: ARCHITECT
DRAWN BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 08/14/2013

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DATE: 08/14/2013

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CHECKED BY: ARCHITECT
DATE: 08/14/2013

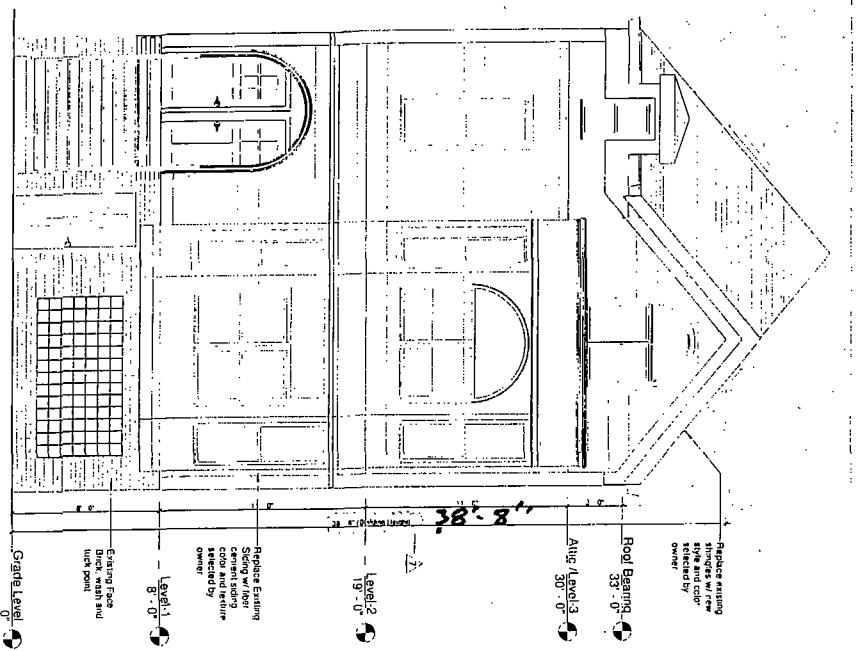
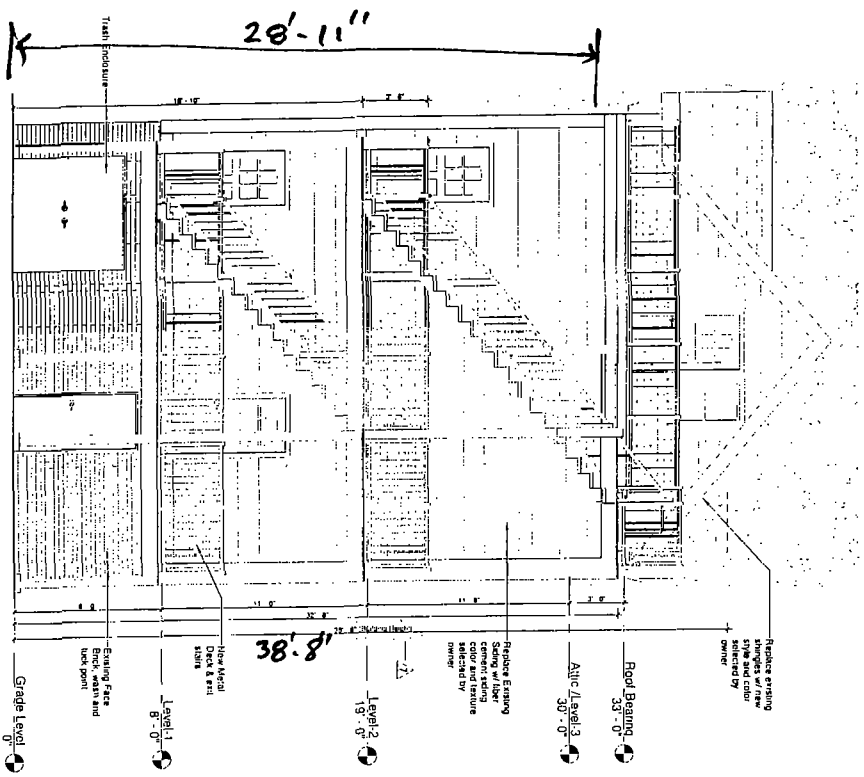
DESIGNED BY: ARCHITECT
DRAWN BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 08/14/2013

DESIGNED BY: ARCHITECT
DRAWN BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 08/14/2013

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DRAWN BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 08/14/2013

CHICAGO ILLINOIS
3358 N. Kenmore Ave.
A-101

FINAL FOR PUBLICATION



LUIS A. MARTINEZ
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ARCHITECT'S STATEMENT
 I HEREBY CERTIFY THAT THESE
 DRAWINGS AND SPECIFICATIONS
 WERE PREPARED UNDER MY DIRECT
 SUPERVISION AND I AM A LICENSED
 ARCHITECT WITH THE CITY OF CHICAGO
 BOARD OF ARCHITECTS

10.15.13
 10/15/13
 10/15/13
 10/15/13

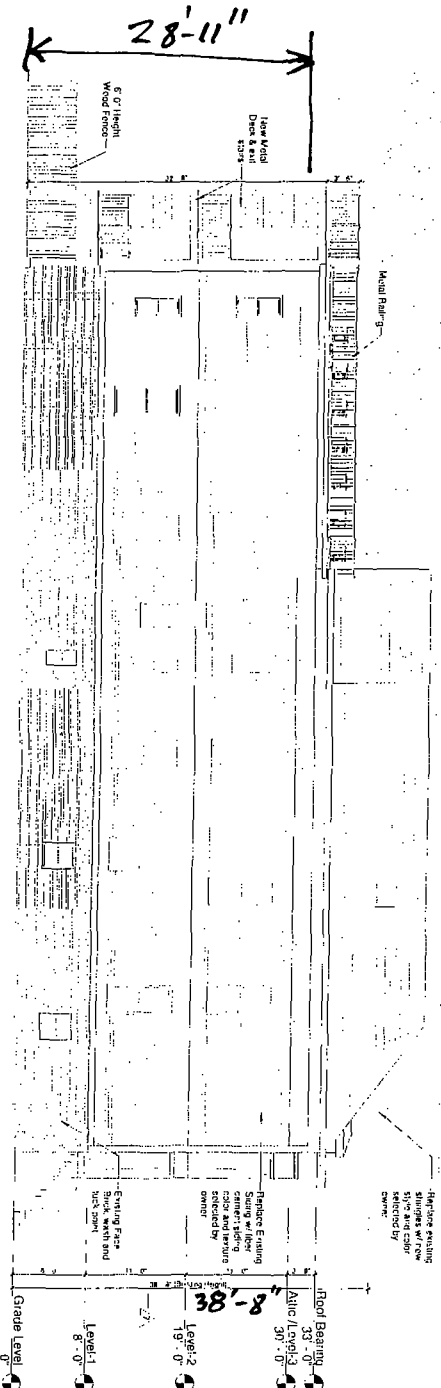
LICENSED SEAL AND
 SIGNATURE
 LUIS A. MARTINEZ
 License No. 000000000
 Date 10/15/13

3358 N.
 Kenmore Ave.
 CHICAGO IL 60641

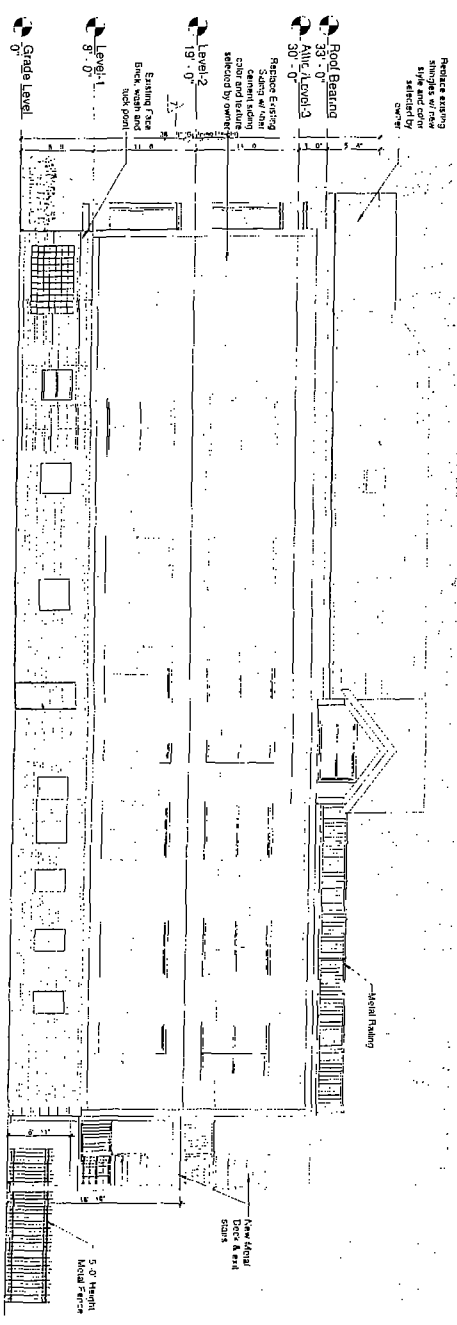
Sheet Title
**Proposed
 Elevations**
 Sheet Number

A-200

FINAL FOR PUBLICATION



2. Proposed South Elevation
1/8" = 1'-0"



1. Proposed North Elevation
1/8" = 1'-0"

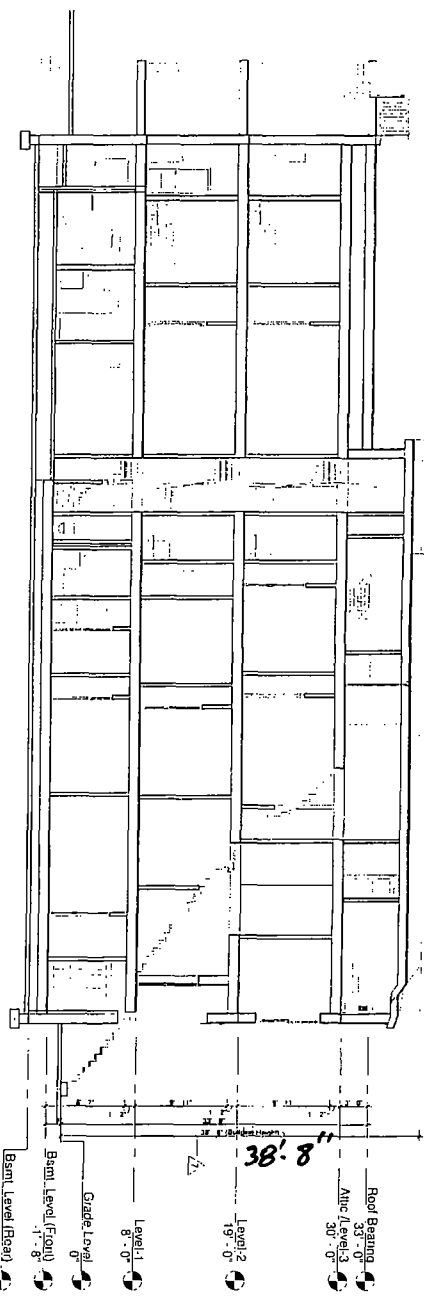
LUIS A. WARTING, P.E.
ARCHITECTS, INC.
6042 DEWEY & CONKLIN AVENUES
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1. DRAWINGS PREPARED BY ARCHITECT
2. ALL DIMENSIONS GIVEN ARE UNLESS OTHERWISE NOTED
3. BUILDING CODES AND ZONING ORDINANCES
4. CONTRACTORS

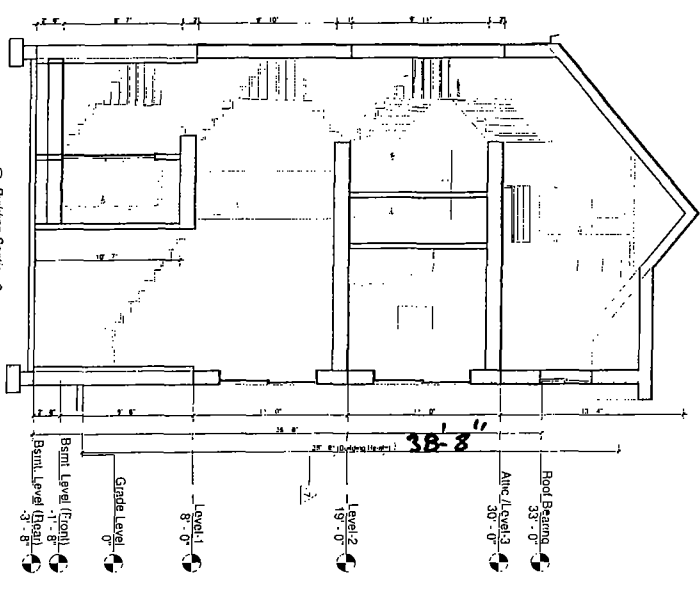
DATE: 04/27/2011
DRAWN BY: N2
CHECKED BY: N2
PROJECT: 3358 N. KENMORE AVE.
SHEET: 1 OF 2
SCALE: AS SHOWN
DATE: 04/27/2011

3358 N. Kenmore Ave.
CINCINNATI, OH 45202
SHEET 1 OF 2
PROPOSED Elevations
SHEET NUMBER
A-201

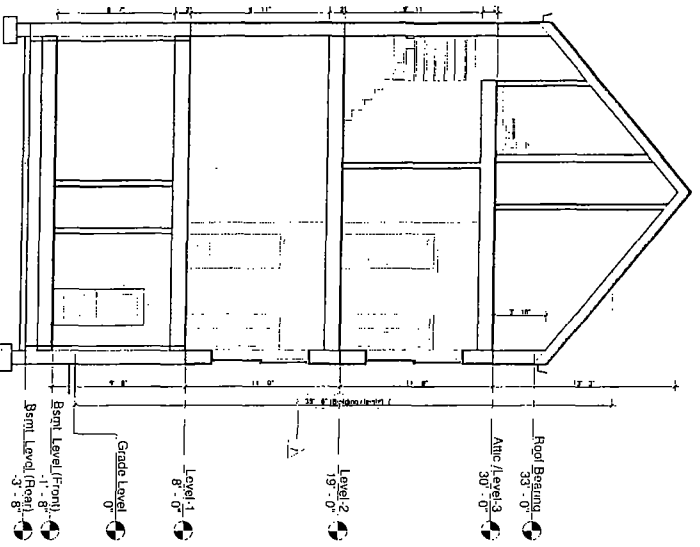
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2 Building Section 2
3/16" = 1'-0"



3 Building Section 3
3/16" = 1'-0"



1 Building Section 1
3/16" = 1'-0"

LUIS A. MARTINEZ



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REGISTERED ARCHITECT

STATE OF ARIZONA

EXPIRES 12/31/2011

DESIGNED BY: LUIS A. MARTINEZ

DRAWN BY: JENNIFER L. BROWN

CHECKED BY: JENNIFER L. BROWN

DATE: 07/28/2011

PROJECT: 3358 N KENMORE AVE

PROFESSIONAL SEAL NO. 1022

DATE: 07/28/2011

SCALE: AS SHOWN

SHEET: A-300

TOTAL SHEETS: 300

DATE: 07/28/2011

PROJECT: 3358 N KENMORE AVE

PROFESSIONAL SEAL NO. 1022

DATE: 07/28/2011

SCALE: AS SHOWN

SHEET: A-300

TOTAL SHEETS: 300

DATE: 07/28/2011

PROJECT: 3358 N KENMORE AVE

PROFESSIONAL SEAL NO. 1022

DATE: 07/28/2011

SCALE: AS SHOWN

SHEET: A-300

TOTAL SHEETS: 300

DATE: 07/28/2011

PROJECT: 3358 N KENMORE AVE

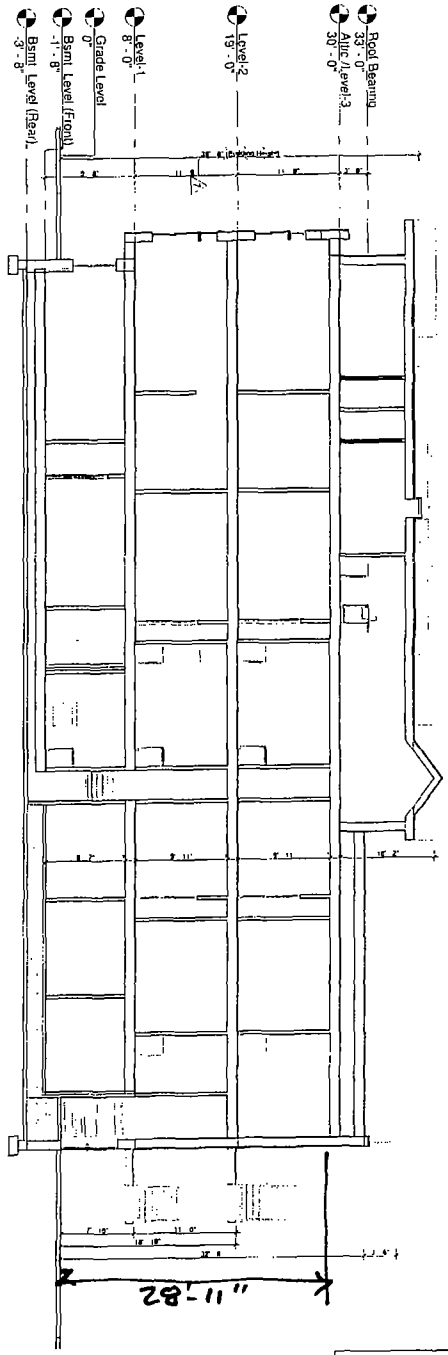
A-300

3358 N
Kenmore Ave.

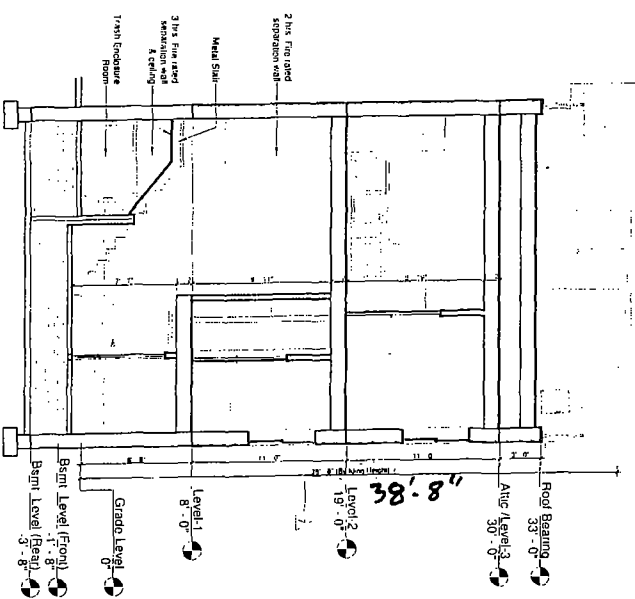
Sections

Checklist

Sheet Number



1 Building Section-5
1/8" = 1'-0"



2 Building Section-4
3/16" = 1'-0"

FINAL FOR PERMITTING

UITS & MARTINEZ
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ARCHITECT'S CONSULTANTS
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ARCHITECT'S SEAL AND
SIGNATURE
DATE: 08/11/2011
DESIGN BY: MC
DRAWN BY: MC
PROJECT NUMBER: 1102011

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/11/2011
2	ISSUED FOR PERMITTING	08/11/2011

CHICAGO ILLINOIS
3358 N
KENMORE AVE.
SECTIONS
A-301

