



City of Chicago



O2017-3853

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3754 N Kenmore Ave - App No. 19251T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19251T
INTRO. DATE:
MAY 24, 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 of the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 9-G in an area bound by

A line 50 feet West of and parallel to North Kenmore Avenue, a line 94 feet South of and parallel to West Grace Street, North Kenmore Avenue, the public alley next South and parallel to West Grace Street.

to those of a RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 3754 North Kenmore, Chicago, IL 60613.

NARRATIVE

3754 North Kenmore

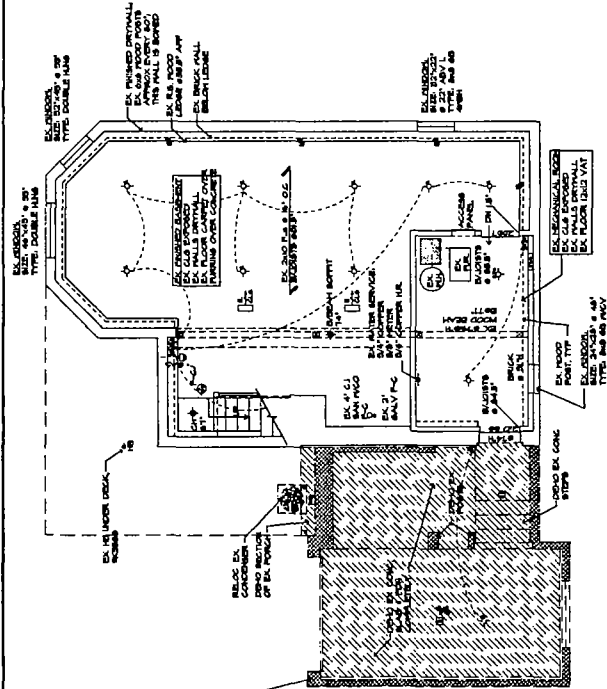
RT-4 to RM4.5

Applicant seeks to replace the existing attached garage and add a 2nd floor addition to the existing 2 story 1 dwelling unit with basement building with a height of 26 feet 3 ½ inches.

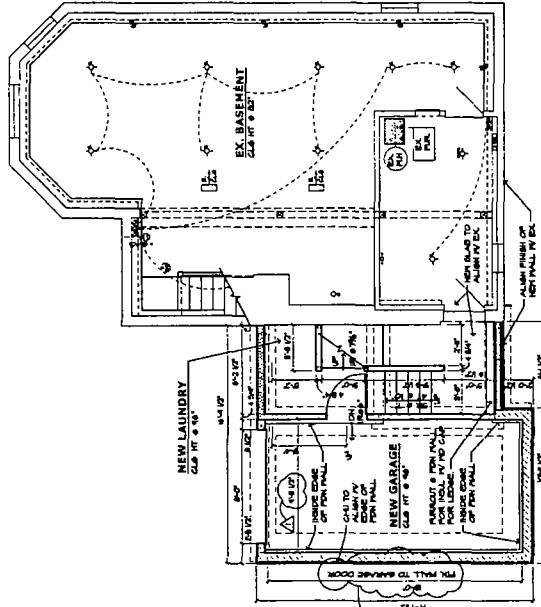
FAR	1.3
Lot Area	2000 square feet
Building Area	2605.2 square feet
Building Height	26 feet 3 ½ inches
Front Setback	12.37 feet
Rear Setback	0 feet 1 inch
North side Setback	4 ¾ inches
South side Setback	2 ¼ inches
Parking	1 space

FINAL FOR PUBLICATION

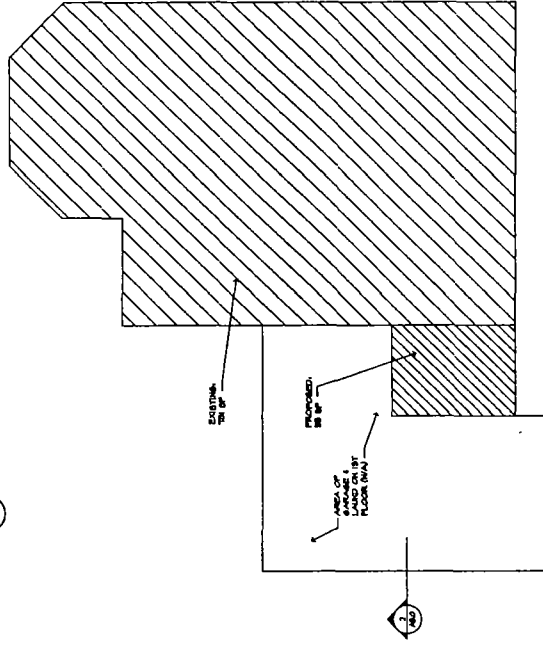
FINAL FOR PUBLICATION



EX/DEMO BASEMENT PLAN
1/4" = 1'-0"



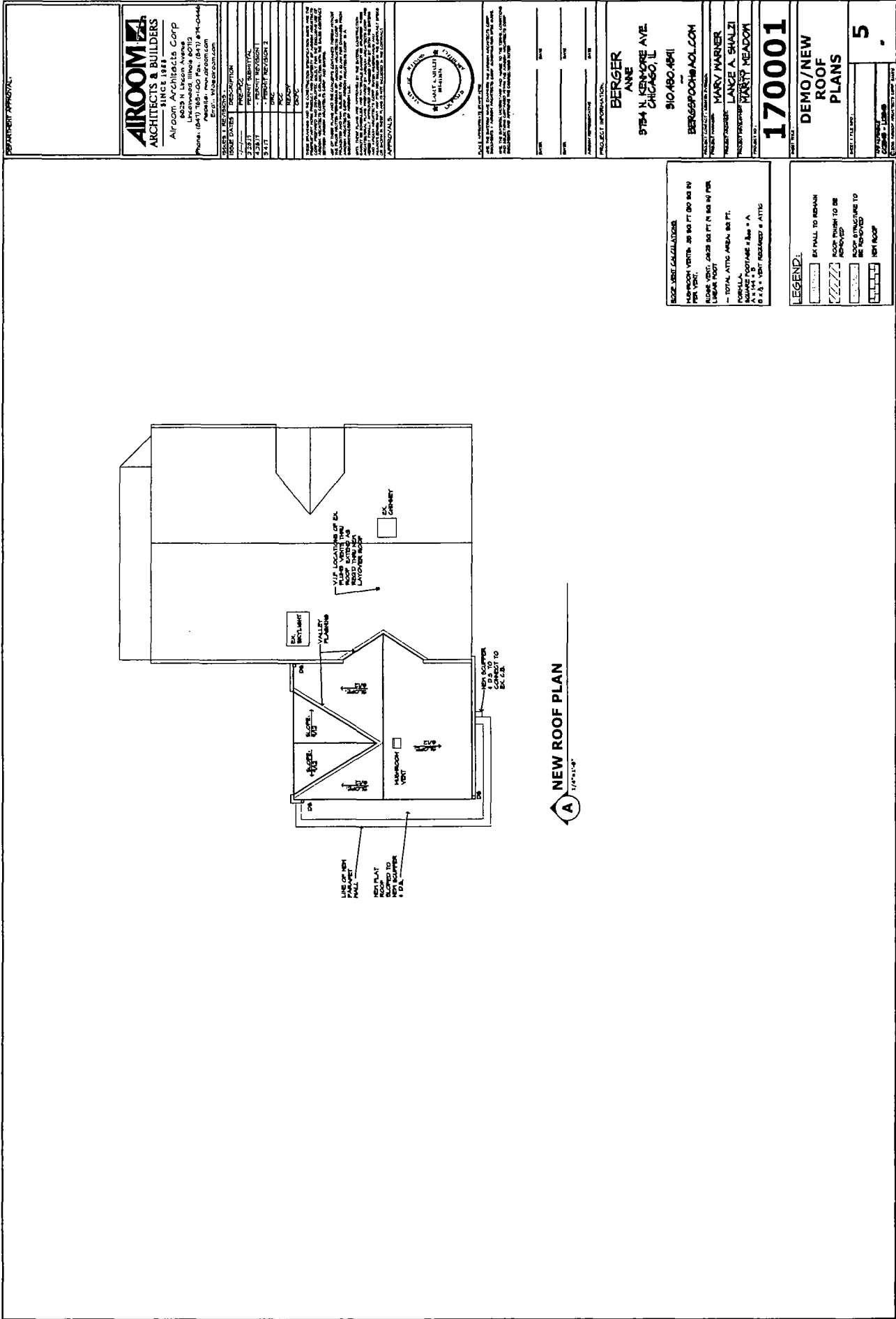
NEW BASEMENT FLOOR PLAN
1/4" = 1'-0"



BASEMENT F.A.R. CALC'S
1/4" = 1'-0"

<p>PROFESSIONAL APPROVAL</p> <p>AIRROOM ARCHITECTS & BUILDERS SINCE 1941 Airroom Architects Corp 6629 N. Lincoln Avenue Chicago, IL 60645 Phone: (847) 348-1000 Fax: (847) 478-0444 Website: www.airroom.com</p>		<p>SCALE TABLE</p> <p>DATE: 11/11/11 PROJECT: DEMO/NEW BASEMENT PLANS SHEET: 2</p>	
<p>PROJECT INFORMATION</p> <p>PROJECT: DEMO/NEW BASEMENT PLANS PROJECT LOCATION: 8754 N. KENMORE AVE CHICAGO, IL PROJECT ARCHITECT: BERGER ANNE PROJECT ENGINEER: MARY MARLER PROJECT OWNER: LANCE A. SHALZI PROJECT TO: BARRY HEADON</p>		<p>170001</p> <p>PROJECT INFORMATION: PROJECT ARCHITECT: BERGER ANNE PROJECT ENGINEER: MARY MARLER PROJECT OWNER: LANCE A. SHALZI PROJECT TO: BARRY HEADON</p>	
<p>APPROVALS</p> <p>DATE: 11/11/11 PROJECT: DEMO/NEW BASEMENT PLANS SHEET: 2</p>		<p>8754 N. KENMORE AVE CHICAGO, IL</p> <p>BERGER ANNE 910.480.4891 BERGERANNE@AOL.COM</p>	
<p>DEMO/NEW BASEMENT PLANS</p> <p>2</p>		<p>170001</p> <p>PROJECT INFORMATION: PROJECT ARCHITECT: BERGER ANNE PROJECT ENGINEER: MARY MARLER PROJECT OWNER: LANCE A. SHALZI PROJECT TO: BARRY HEADON</p>	

FINAL FOR PUBLICATION



A NEW ROOF PLAN

DEPARTMENT APPROVAL

AIRROOM
 ARCHITECTS & BUILDERS
 SINCE 1989
 Airroom Architects Corp
 8025 N. Lincoln Avenue
 Chicago, IL 60647
 Phone: (847) 769-1000 Fax: (847) 874-0444
 Website: www.airroom.com

ISSUE NO.	DATE	DESCRIPTION
1	11/11/11	PREPARE
2	11/11/11	PERMIT SUBMITTAL
3	11/11/11	PERMIT REVIEW 1
4	11/11/11	PERMIT REVIEW 2
5	11/11/11	ISSUE
6	11/11/11	REVISION
7	11/11/11	REVISION
8	11/11/11	REVISION
9	11/11/11	REVISION
10	11/11/11	REVISION



ALL WORK SHALL BE IN ACCORDANCE WITH THE IBC AND ALL APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PROJECT INFORMATION
 PROJECT NO. 170001
 PROJECT NAME: BERGER ANNE
 PROJECT ADDRESS: 5784 N. KENMORE AVE CHICAGO, IL
 PROJECT PHONE: 312.480.4841
 PROJECT EMAIL: BERGERANNE@AOL.COM
 PROJECT ARCHITECT: AIRROOM ARCHITECTS & BUILDERS
 PROJECT ENGINEER: LANCE A. SKALZI
 PROJECT DATE: 11/11/11

170001

DEMO/NEW ROOF PLANS

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ROOF VERT CALCULATIONS
 HAMBROOK VENT: 30' 0" FT 0" 0" IN PER VERT.
 SCUPPER VENT: 30' 0" FT 0" 0" IN PER VERT.
 LINEAR FOOT
 TOTAL ATIC AREA: 88' 0" FT.
 TOTAL AREA: 88' 0" FT.
 TOTAL AREA: 88' 0" FT.
 TOTAL AREA: 88' 0" FT.

LEGEND:
 [Symbol] SCUPPER TO REMAIN
 [Symbol] SCUPPER TO BE REMOVED
 [Symbol] SCUPPER STRUCTURE TO BE REMOVED
 [Symbol] VENT ROOF

FINAL FOR PUBLICATION

1 DEMO NORTH ELEVATION
1/8" = 1'-0"

2 NEW NORTH ELEVATION
1/8" = 1'-0"

BRICK MAY/VAE NOTE TO OWNER: AIRROOM CANNOT GUARANTEE THE AMOUNT OF BRICK REMOVED TO OBTAIN A WALL OR TO BE REUSED. YOUR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ADDITIONAL COSTS IF RESULTS SHALL BE LESS THAN AIRROOM'S ESTIMATE. AIRROOM CAN MAKE A FINAL COMMENT ON THE BRICK UPON COMPLETION OF THE DEMO UPON CONSULTATION WITH THE CONTRACTOR.

LEGEND:

- BRICK TO BE REMOVED
- STRUCTURE TO BE REMOVED
- NEW BRICK
- NEW BRICK
- NEW ASPHALT ROOF
- NEW ARCHITECTURAL ROOF
- NEW CEILING ROOF

ISSUE DATES / DESCRIPTION

2/28/11	PERMIT SUBMITTAL
3/11/11	PERMIT REVISION 1
3/11/11	PERMIT REVISION 2
3/11/11	NOISE
3/11/11	NOISE
3/11/11	NOISE

APPROVALS:

DATE APPROVED BY: _____ PROJECT ARCHITECT: _____
 DATE APPROVED BY: _____ PROJECT ARCHITECT: _____
 DATE APPROVED BY: _____ PROJECT ARCHITECT: _____

PROJECT INFORMATION:

PROJECT NAME: BERGER ANNE
 9704 N. KENMORE AVE
 CHICAGO, IL 60640-4891
 BERGERARCHITECT.COM

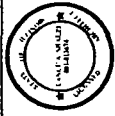
PROJECT MANAGER: MARY PARKER
 PROJECT ARCHITECT: LANCE A. SHALZI
 PROJECT ENGINEER: MARTY HEADON

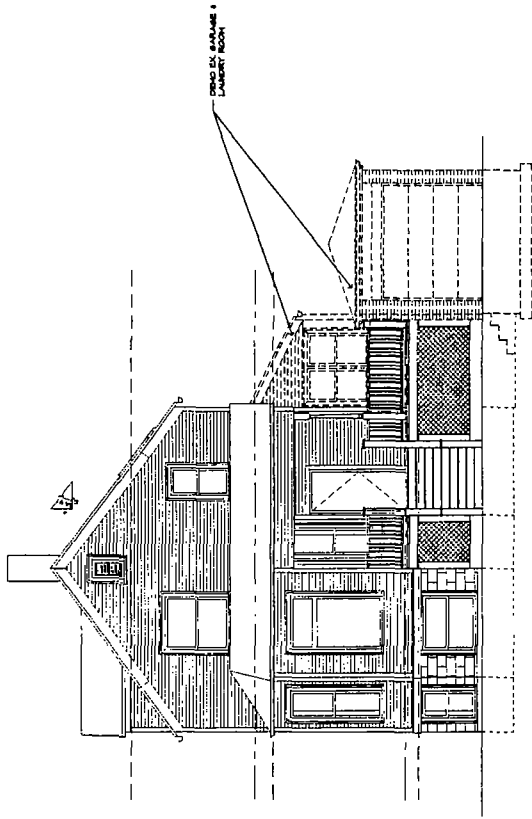
170001

DEMO/NEW NORTH ELEVATIONS

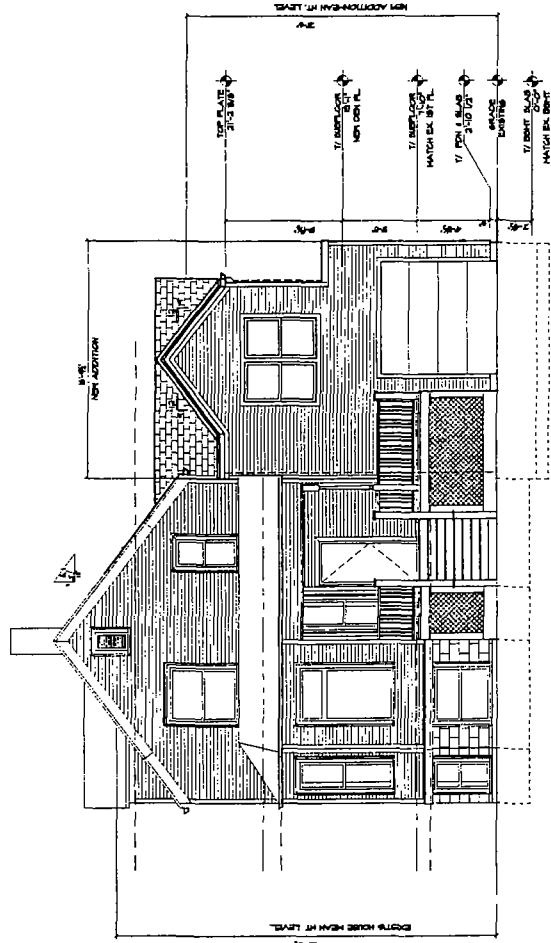
6

AIRROOM ARCHITECTS & BUILDERS
 SINCE 1988
 Airroom Architects Corp
 6652 N. Lincoln Avenue
 Chicago, IL 60640
 Phone: (847) 369-1600 Fax: (847) 474-0444
 Mobile: (847) 369-1600 Email: info@airroom.com





1 EX/DEMO EAST ELEVATION
1/8"=1'-0"



2 NEW EAST ELEVATION
1/8"=1'-0"

LEGEND

[Pattern]	FINISH TO BE REMOVED
[Pattern]	STRUCTURE TO BE REMOVED
[Pattern]	NEW ROOF
[Pattern]	NEW BRICK
[Pattern]	NEW ASPHALT ROOF
[Pattern]	NON-STRUCTURAL ROOF
[Pattern]	NEW CEILING ROOF

REPARTMENT APPROVAL:

AIRROOM
ARCHITECTS & BUILDERS
Airroom Architects Corp
4825 N. Lincoln Avenue
Lincolnwood, Illinois 60466
Phone: (708) 321-1100
Fax: (708) 321-1101
Website: www.airroom.com
Email: info@airroom.com

DESIGN: []
DATE: []
PROJECT: []
PERMIT REFERENCE: []
SHEET: [] OF []
SCALE: []

APPROVALS:

DATE: [] TIME: []
BY: []
PROJECT INFORMATION:
PROJECT: []
CLIENT: []
PROJECT ADDRESS: []
PROJECT PHONE: []
PROJECT FAX: []
PROJECT EMAIL: []

BERGER ANNE
9784 N. KENMORE AVE
CHICAGO, IL
910.490.4891
BERGSP0009@AOL.COM

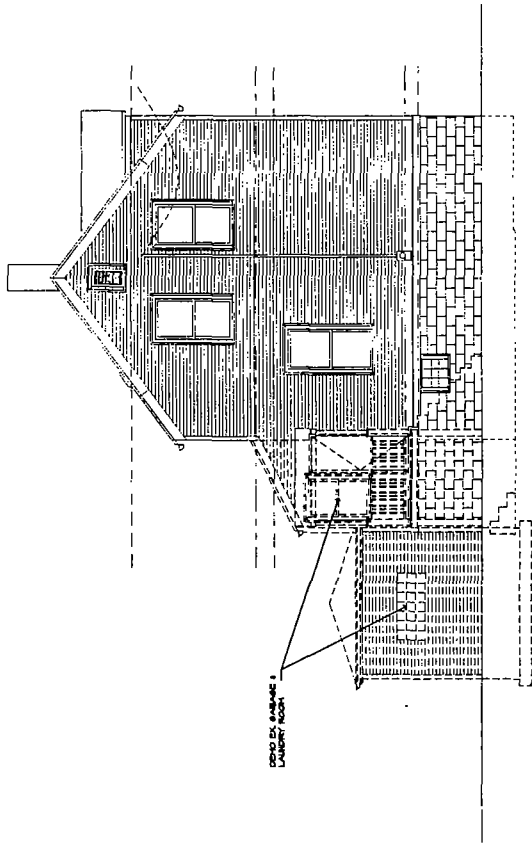
MARY WARNER
LANCE A. SHALZI
BARRY HEADON

170001

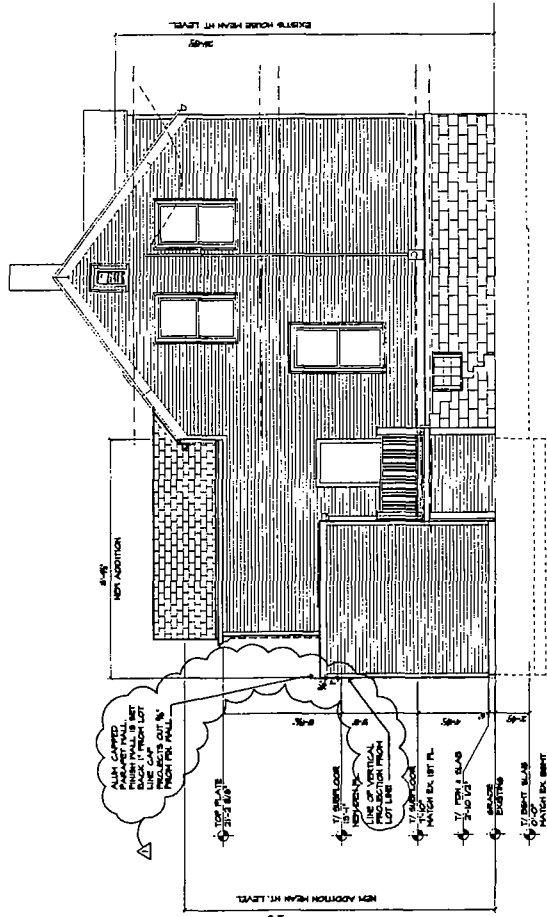
DEMO/NEW EAST ELEVATIONS

7





1 DEMO WEST ELEVATION
1/4"=1'-0"



2 NEW WEST ELEVATION
1/4"=1'-0"

LEGEND:

	TO BE DEMOLISHED
	STRUCTURE TO BE REMOVED
	NOT DEMO
	NOT BRICK
	NEW ASPHALT ROOF
	NEW ARCHITECTURAL ROOF
	NEW CEDAR ROOF

AIRROOM ARCHITECTS & BUILDERS
SINCE 1988
Airroom Architects Corp
1000 N. Dearborn St.
Chicago, Illinois 60610
Phone: (847) 768-1000 Fax: (847) 874-0444
Website: www.airroom.com
E-mail: info@airroom.com

PROJECT INFORMATION
PROJECT: BERGER ANNE
OWNER: MARY HARNER
PROJECT ADDRESS: 9754 N. KENMORE AVE
CHICAGO, IL 60649
PROJECT PHONE: 312.480.4841
BERGERARCHITECTS.COM

1700001
DEMO/NEW WEST ELEVATIONS
9

APPROVALS:

SEAL: [Professional Engineer Seal]

DATE: _____

SCALE: _____

PROJECT INFORMATION: _____

PROJECT ADDRESS: _____

PROJECT PHONE: _____

PROJECT FAX: _____

PROJECT E-MAIL: _____

PROJECT WEBSITE: _____

PROJECT ARCHITECT: _____

PROJECT ENGINEER: _____

PROJECT CONTRACTOR: _____

PROJECT DATE: _____

PROJECT NO.: _____

PROJECT SHEET NO.: _____

PROJECT SHEET TOTAL: _____

PROJECT TITLE: _____

PROJECT LOCATION: _____

PROJECT DESCRIPTION: _____

PROJECT NOTES: _____

PROJECT REVISIONS: _____

PROJECT REVISION 1: _____

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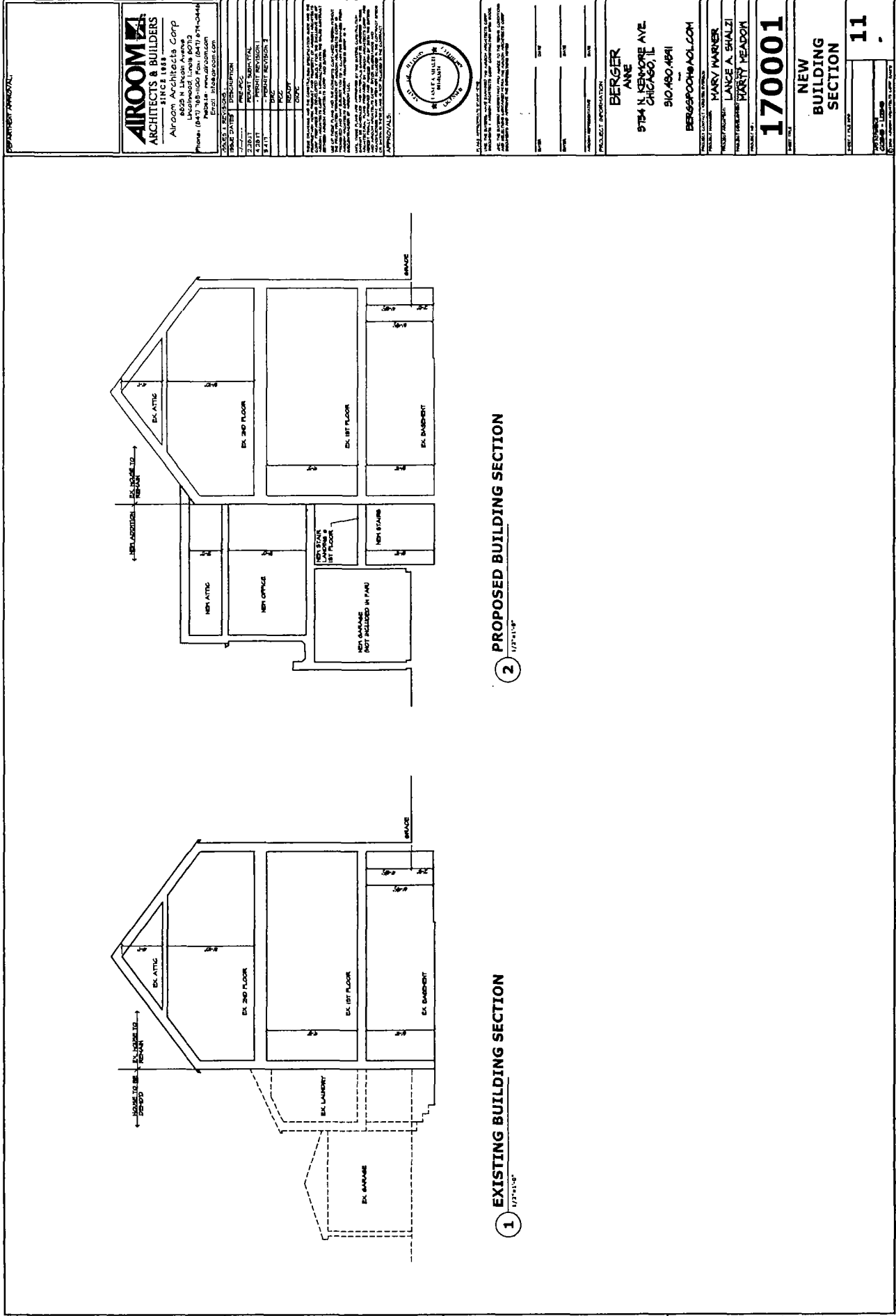
PROJECT REVISION 96: _____

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PROJECT REVISION 98: _____

PROJECT REVISION 99: _____

PROJECT REVISION 100: _____



1 EXISTING BUILDING SECTION
1/2" = 1'-0"

2 PROPOSED BUILDING SECTION
1/2" = 1'-0"

SPANNING ARCHITECT

AIRROOM
ARCHITECTS & BUILDERS
SINCE 1888
Airroom Architects Corp
8225 N. Lincoln Avenue
Chicago, IL 60631
Phone: (847) 958-1000 Fax: (847) 979-0444
Website: www.airroom.com
Email: info@airroom.com

PROJECT NO.	170001
DATE	7/1/11
PROJECT NAME	NEW BUILDING SECTION
CLIENT	BERGER ANNE
ARCHITECT	AIRROOM ARCHITECTS & BUILDERS
ENGINEER	SPANNING ARCHITECT
DATE	7/1/11
PROJECT NO.	170001
DATE	7/1/11
PROJECT NAME	NEW BUILDING SECTION
CLIENT	BERGER ANNE
ARCHITECT	AIRROOM ARCHITECTS & BUILDERS
ENGINEER	SPANNING ARCHITECT
DATE	7/1/11



BERGER ANNE
5734 N. KENMORE AVE
CHICAGO, IL
312.480.4841
BERGERANNE@AOL.COM

PROJECT ARCHITECT: MARY MARKER
PROJECT ARCHITECT: LANCE A. SHALZI
PROJECT ARCHITECT: MARY HEARDON

170001

NEW BUILDING SECTION

11