



# City of Chicago



SO2017-4819

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/28/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-G at 4701-4705 N Kenmore Ave and 1016-1028 W Leland Ave - App No. 19272T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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SUBSTITUTE ORDINANCE

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 B3-3 Community Shopping District symbols and indications as shown on Map No. 11-G in the area bounded by

The line 50.00 feet north of the north line of West Leland Avenue;  
the alley next east of North Kenmore Avenue; West Leland  
Avenue; and North Kenmore Avenue

to those of a B2-5 Neighborhood Mixed-Use District.

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***SECTION 2.*** This ordinance shall be in force and effect from and after its passage and due publication.

Addresses: 4701 to 4705 North Kenmore Avenue and 1016 to 1028 West Leland  
Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 4701 TO 4705 NORTH KENMORE AVENUE, 1016 TO 1028 WEST  
LELAND AVENUE, CHICAGO, ILLINOIS

ZONING: B2-5 NEIGHBORHOOD MIXED-USE DISTRICT

LOT AREA: 7,150 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY PRIMARILY IMPROVED WITH A MIXED USE BUILDING WITH COMMERCIAL USES ON THE FIRST FLOOR AND A TOTAL OF 13 DWELLING UNITS ON THE SECOND AND THIRD FLOORS. THE PROPERTY WILL BE REDEVELOPED WITH THE CONVERSION OF THE FIRST FLOOR COMMERCIAL SPACE TO FIVE DWELLING UNITS FOR A TOTAL OF 18 DWELLING UNITS ON FLOORS ONE THROUGH THREE. APPLICANT IS USING SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING REQUIREMENT FOR THE BUILDING BECAUSE IT IS LOCATED WITHIN 1,320 FEET OF A CTA RAIL STATION ENTRANCE.

- (A) FLOOR AREA RATIO: 2.80; TOTAL FLOOR AREA IS 20,000 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): 397 SQUARE FEET

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- (C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND 5 BIKE PARKING SPACES.
- (D) SETBACKS:
  - A. FRONT SETBACK: 0.00 FEET (EXISTING)
  - B. REAR SETBACK: 0.00 FEET (EXISTING)
  - C. SIDE SETBACKS: 0.00 FEET (EAST) (EXISTING) AND 0.00 FEET (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 39 FEET, 4 INCH

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Avenue

FINAL FOR PUBLICATION

N KENMORE AVE

50 0' LOT LINE

50'-0"

143 0' LOT LINE

143'-0"

EXISTING 3-STORY  
BRICK BUILDING  
#1016-1028 W. LELAND

EXISTING  
FRAME  
OPEN  
PORCH

EXISTING  
FRAME  
OPEN  
PORCH

W. LELAND AVE.

50.0' LOT LINE

16' PUBLIC ALLEY

SITE PLAN  
3/32" = 1'-0"

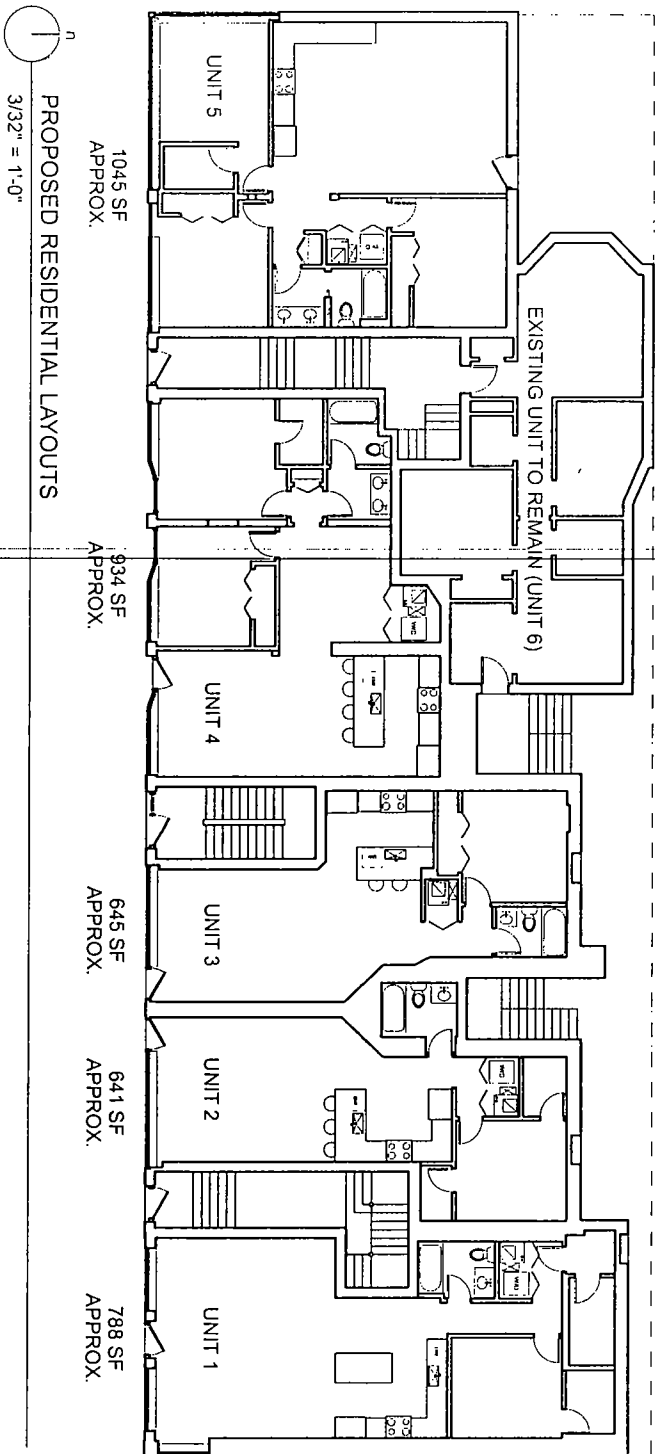
1016-28 W. LELAND AVE.  
4701-05 N. KENMORE AVE.

ZONING 06/19/17

A1

FINAL FOR PUBLICATION

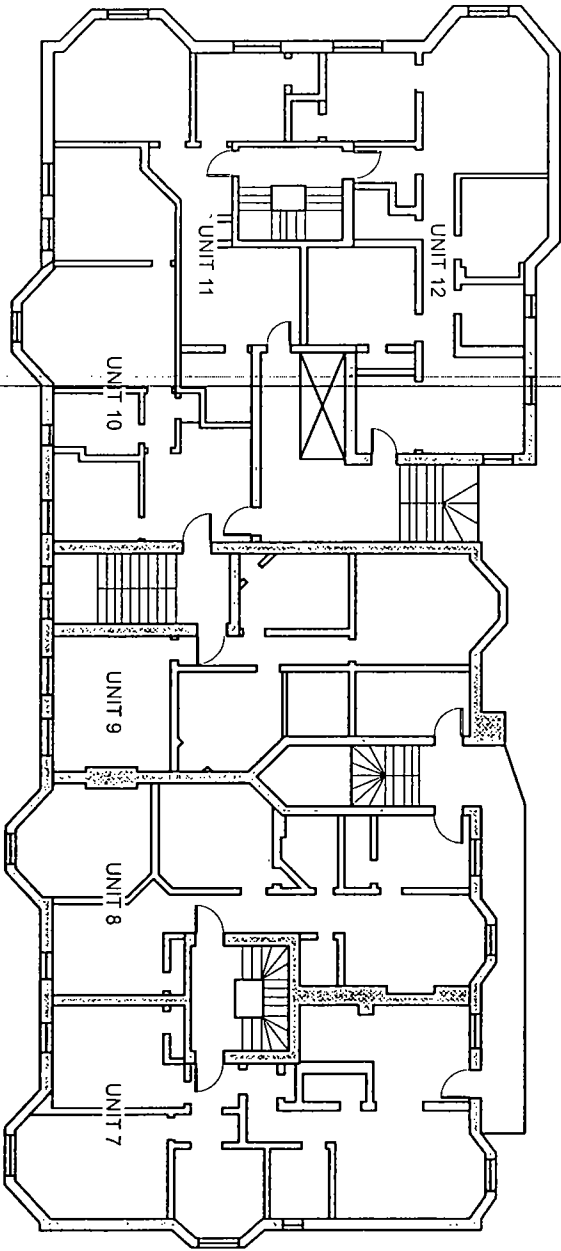
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1016-28 W. LELAND AVE.  
4701-05 N. KENMORE AVE.

ZONING 06/19/17

A2



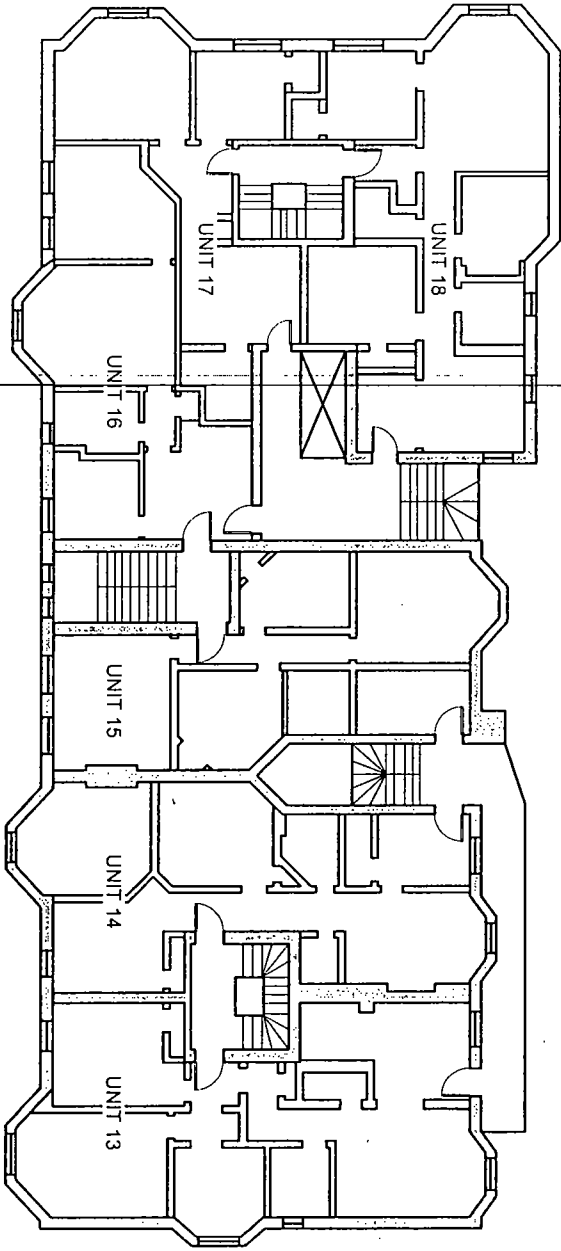
EXISTING 2ND FLOOR

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1016-28 W. LELAND AVE.  
4701-05 N. KENMORE AVE.

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A3



EXISTING 3RD FLOOR



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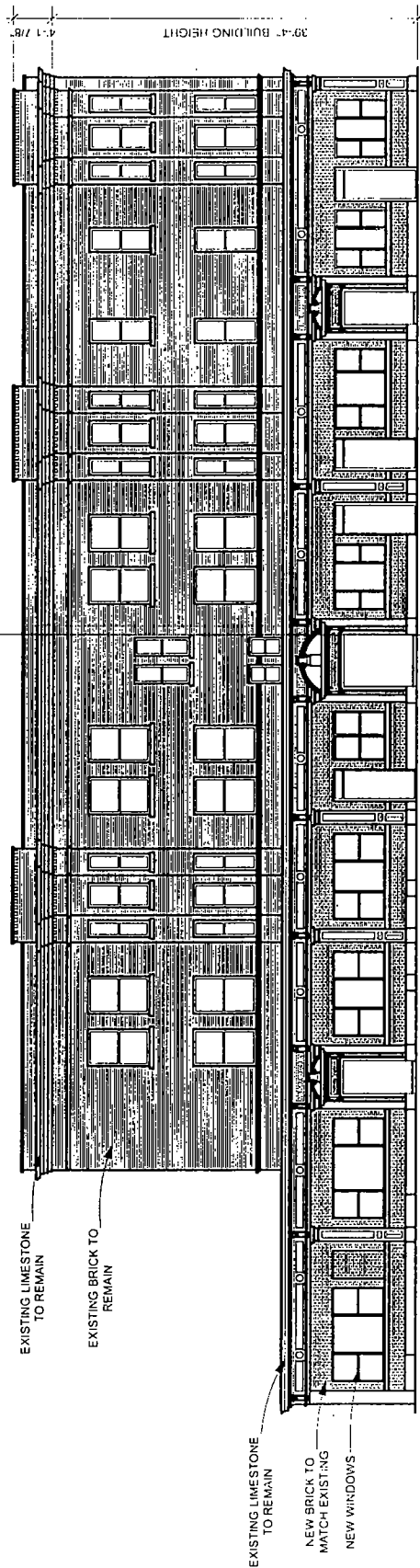
1016-28 W. LELAND AVE.  
4701-05 N. KENMORE AVE.

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FINAL FOR PERMITS



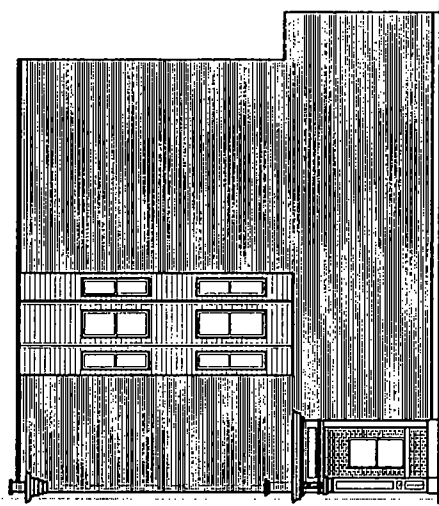
○ SOUTH ELEV. - PROPOSED GROUND FLOOR REVISIONS  
 3/32" = 1'-0"

1016-28 W. LELAND AVE.  
 4701-05 N. KENMORE AVE.

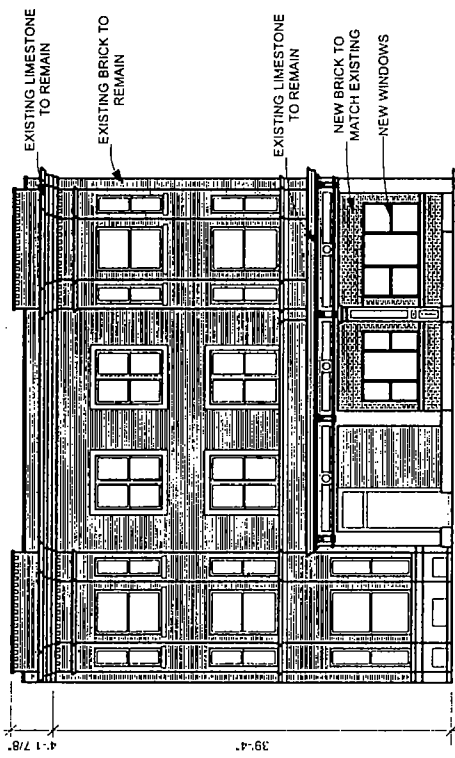
ZONING 06/19/17

A5

PLAN FOR PERMITS



○ EAST ELEV - PROPOSED 1ST FLR REVISIONS  
3/32" = 1'-0"



○ WEST ELEV - PROPOSED 1ST FLOOR REVISIONS  
3/32" = 1'-0"

ZONING 06/19/17

1016-28 W. LELAND AVE.  
4701-05 N. KENMORE AVE.

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