



City of Chicago



O2022-3723

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/16/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3710 N Kenmore Ave - App No. 22025T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 the area bounded by

the alley next north of West Waveland Avenue; North Kenmore Avenue; a line 94.00 feet north of and parallel to West Waveland Avenue; and a line 50.00 feet west of and parallel to North Kenmore Avenue.

to those of a B2-3 Neighborhood Mixed-Use 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 publication.

Address: 3710 North Kenmore Avenue, Chicago, Illinois

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

SUBJECT PROPERTY: 3710 NORTH KENMORE AVENUE, CHICAGO, ILLINOIS

ZONING: -B2-3 NEIGHBORHOOD MIXED USE DISTRICT, TYPE 1.

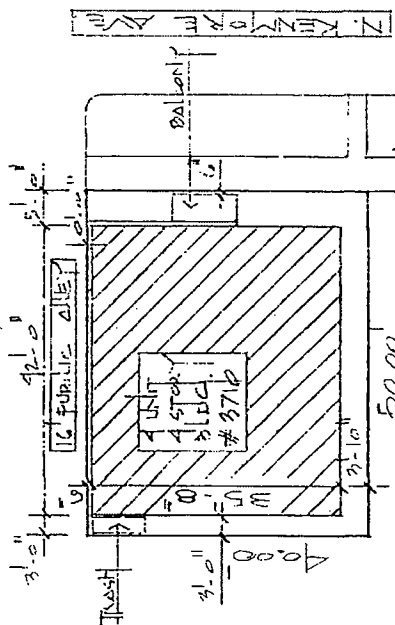
LOT AREA: 2,000 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A TWO-STORY, RESIDENTIAL BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP THE PROPERTY WITH A 43'0" TALL, RESIDENTIAL DEVELOPMENT WITH 4 DWELLING UNITS (INCLUDING ONE UNIT ON THE GROUND FLOOR) AND 3 OFF-STREET PARKING SPACES.

- (A) FLOOR AREA RATIO: 2.78. TOTAL FLOOR AREA IS 5,552 SQUARE FEET
- (B) MINIMUM LOT AREA: 500 SQUARE FEET PER DWELLING UNIT
- (C) THE AMOUNT OF OFF-STREET PARKING: 3. APPLICANT IS SEEKING A PARKING REDUCTION BASED ON ITS STANDING AS A TRANSIT SERVED LOCATION. APPLICANT WILL COMPLY WITH THE NEW EQUITABLE TRANSIT-SERVED LOCATION AS PER SECTION 17-3-0308-(1-5) SPECIFIC CRITERIA FOR TRANSIT-SERVED LOCATIONS AND SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE.
- (D) SETBACKS:
 - 1. FRONT SETBACK: 5 FEET, 0 INCHES
 - 2. REAR SETBACK: 3 FEET, 0 INCHES. VARIATION REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE SECTION 17-13-1101.
 - 3. SIDE SETBACKS: 3 FEET, 0 INCHES (SOUTH) AND 0 FEET, 0 INCHES (NORTH). VARIATION REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE SECTION 17-13-1101
- (E) BUILDING HEIGHT: 43 FEET, 0 INCHES

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects@sleglobal.net
© HANNA ARCHITECTS, INC. 2022

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

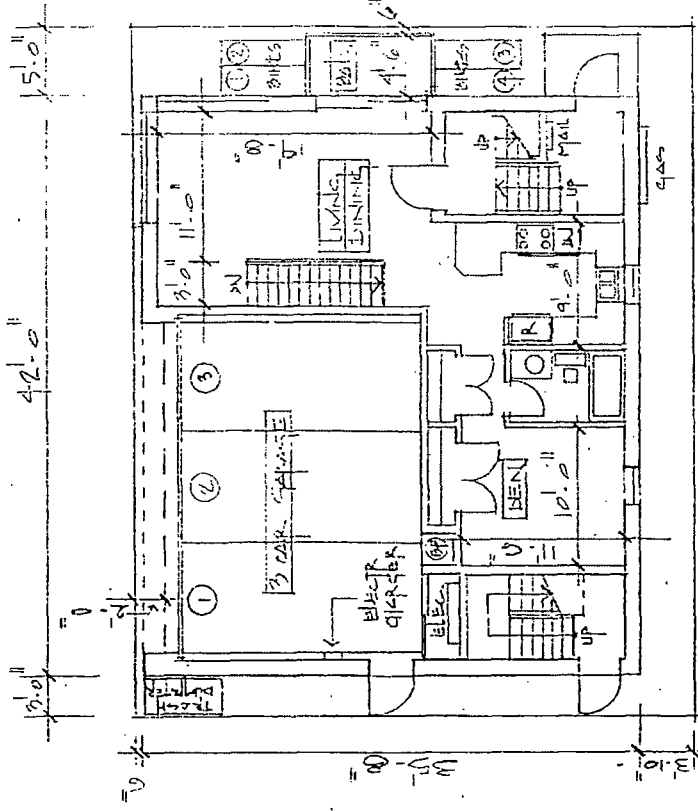


⊕ SITE PLAN
1/16" = 1'-0"

Zoning Information	
LOT AREA	2000
F.L.A. R.	70.0
MAX. BUILDING	6000
BUILDING	
1st Floor	1,000
2nd Floor	1,498
3rd Floor	1,498
4th Floor	1,498
TOTAL	5552
VARIATIONS: REAR YARD, SETBACK: RESIDENTIAL, ADD ONE PARKING SPOT	

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects@icglobal.net
© HANNA ARCHITECTS, INC. 2022

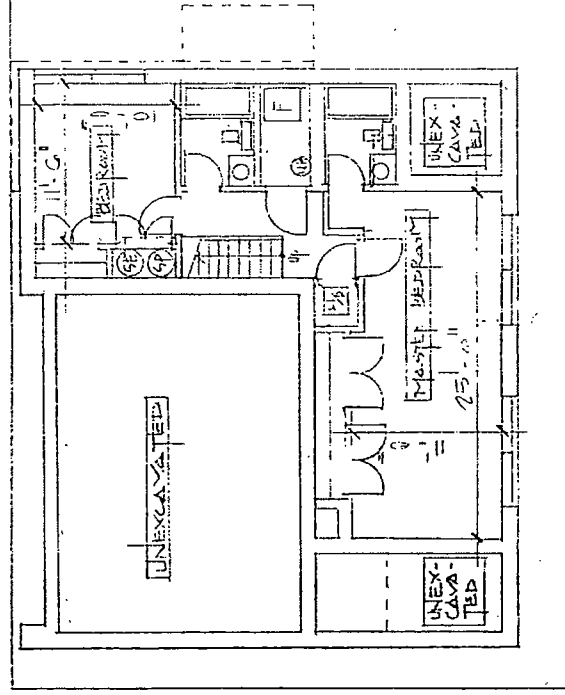
HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485



1st Floor Plan 1058 SF
10'-0" 10'-0" 10'-0"
INTERIOR CONFIGURATION
IS SUBJECT TO CHANGE

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 901485

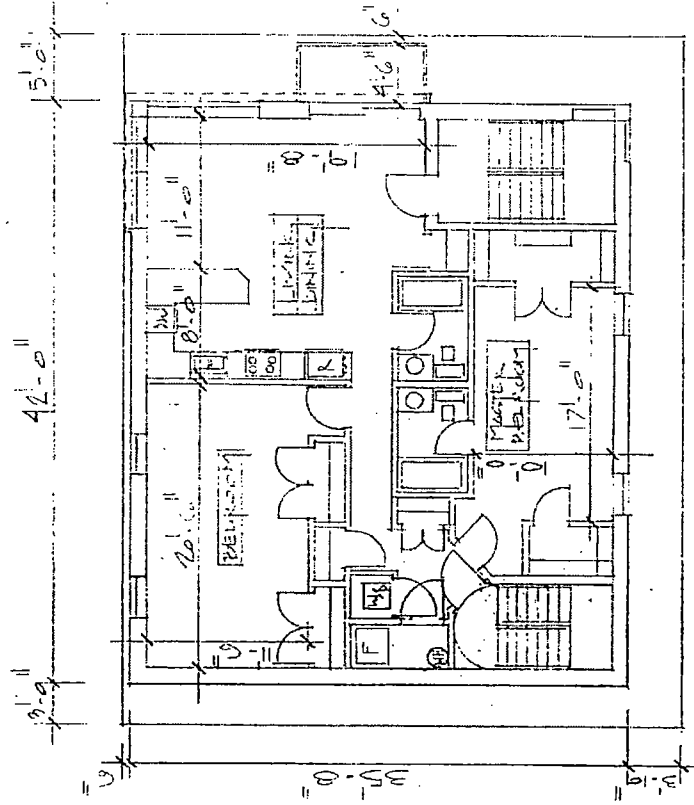
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2022



⊙ BASEMENT Floor Plan
1/8" = 1'-0"
INTERIOR CONFIGURATION
IS SUBJECT TO CHANGE

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

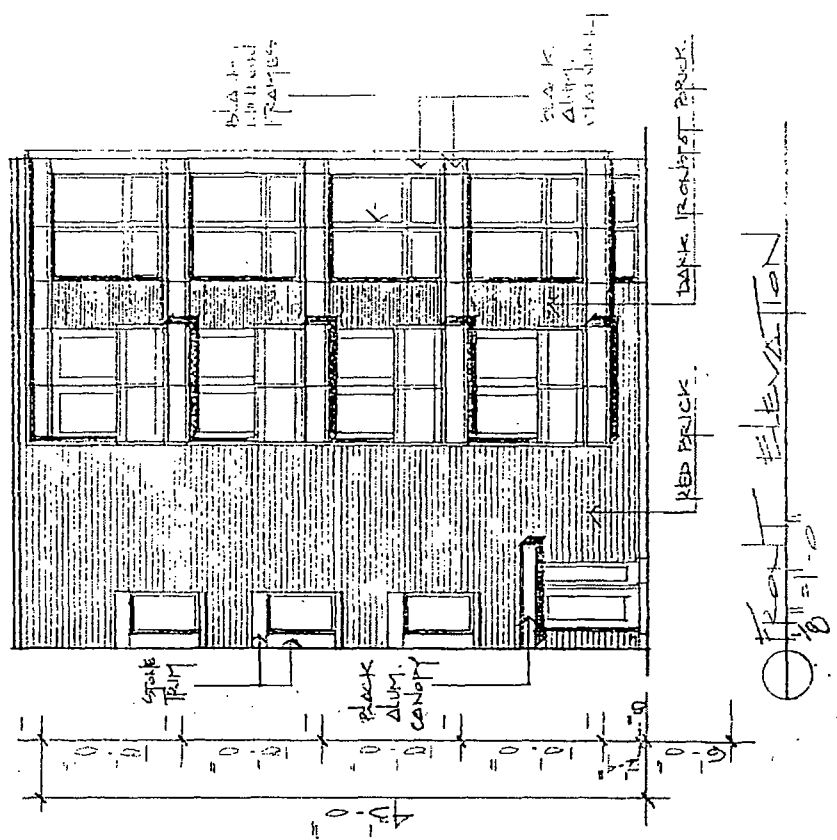
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects@sbcglobal.net
© **HANNA ARCHITECTS, INC. 2022**



2nd 3rd 4th Floor Plan
1498 S.F.
INTERIOR CIRCULATION
IS SUBJECT TO CHANGE

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
TAX (312) 750-1801
e-mail: hannaarchitects@ebcglobal.net
© HANNA ARCHITECTS, INC. 2022

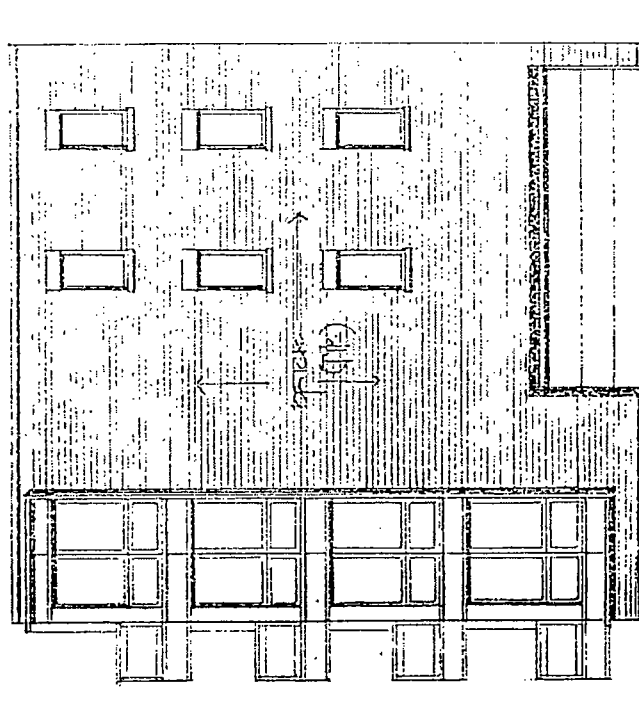
HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485



Final for Publication

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

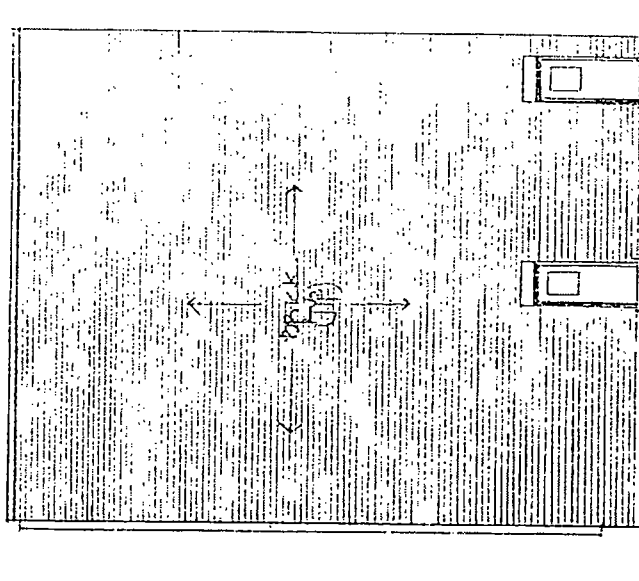
180 W WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects@siglobal.net
© **HANNA ARCHITECTS, INC. 2022**



SECTION
1/8" = 1'-0"

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 187-001483

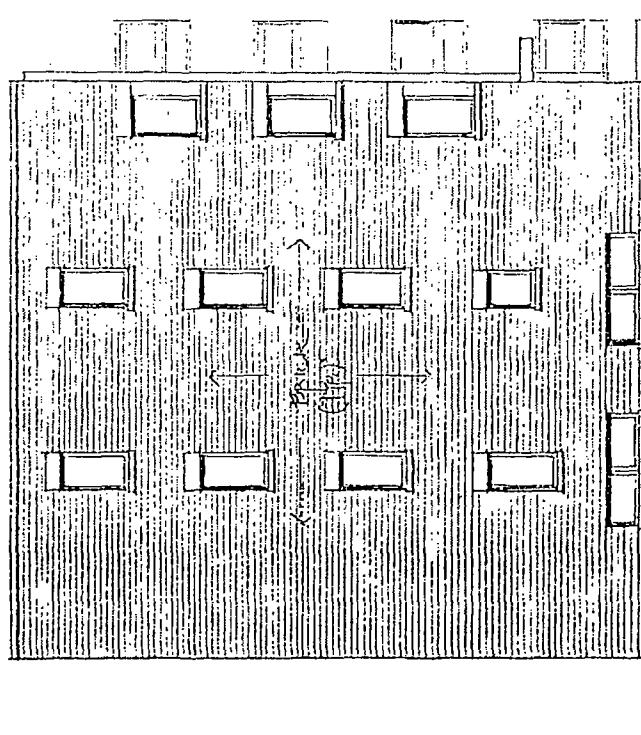
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects@jsglobe.net
© **HANNA ARCHITECTS, INC. 2022**



West Elevation
1/8" = 1'-0"

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2022

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485



SECTION
1/8" = 1'-0"