



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

#18960 F1
Intro. DATE:
9-14-16

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 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;

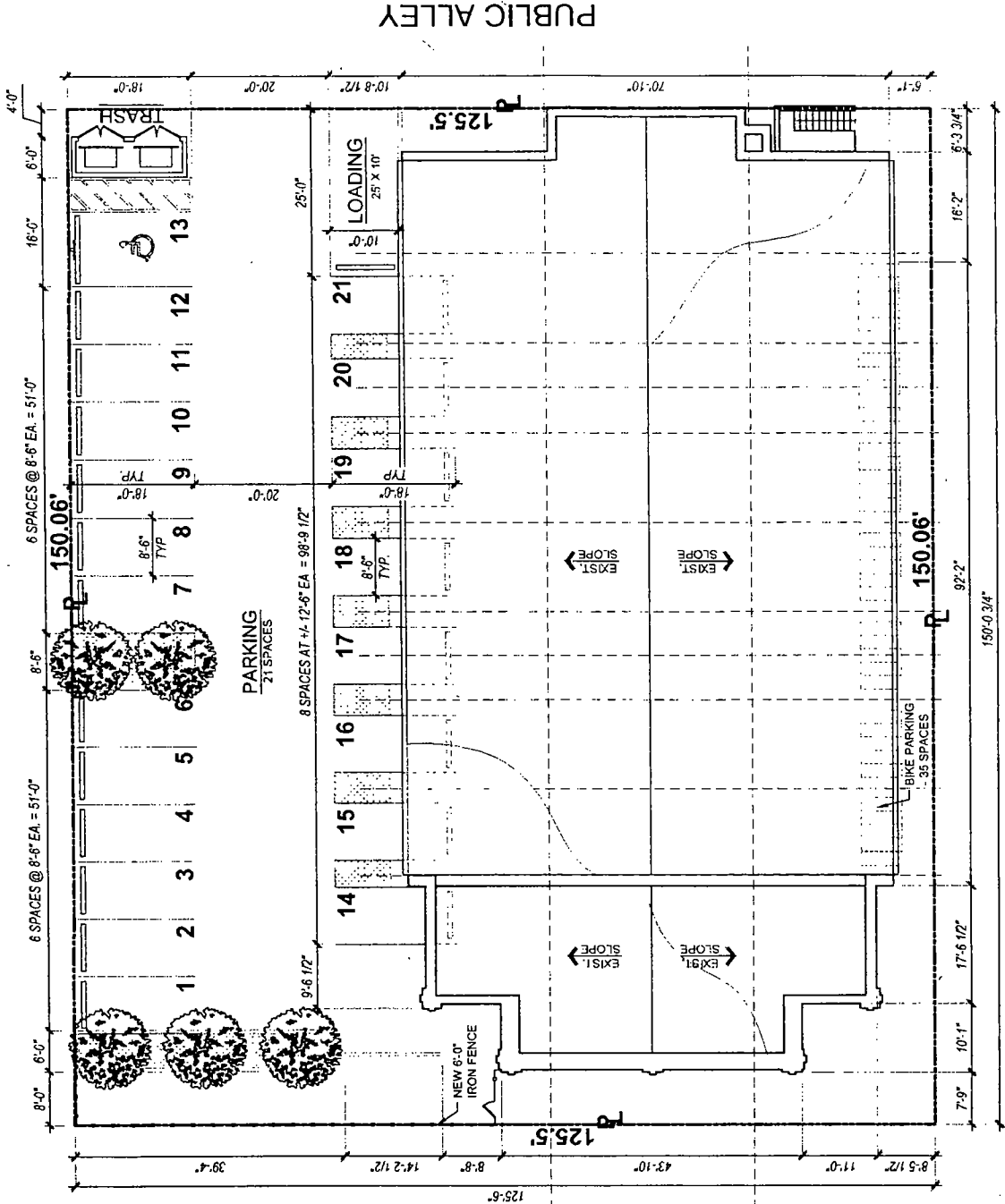
lot area per dwelling unit : 470.8 square feet per dwelling unit;

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

FINAL FOR PUBLICATION



W. KENMORE AVE.

PUBLIC ALLEY

PROPOSED UNIT MIX ENTIRE BUILDING

- 40 UNITS TOTAL
- (8) EFFICIENCY UNITS
- (74) 1 BEDROOMS
- (8) 1 BEDROOMS + MEZZANINE

PROPOSED PARKING

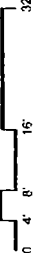
- (21) RESIDENTIAL SPACES (INCL. 1 ADA SPACE)
- (1) 10' X 25' LOADING BERTH

REQ. LANDSCAPING CALCULATION

7,228 TOTAL SQ FT OF PARKING
 @ 7.5% LANDSCAPED = 542 SQ FT REQ. (630 SQ FT PROVIDED)
 1 TREE/125 SQ FT OF LANDSCAPED AREA = 5 TREES

SITE / ROOF PLAN

SCALE 1/16" = 1'-0"



UPTOWN SYNAGOGUE
 5029 N KENMORE AVE.
 CHICAGO, ILLINOIS 60640

VERSION
SPACE A1.0
 ARCHITECTS PLANNERS
 CONSULTANTS & ENGINEERS

FINAL FOR PUBLICATION

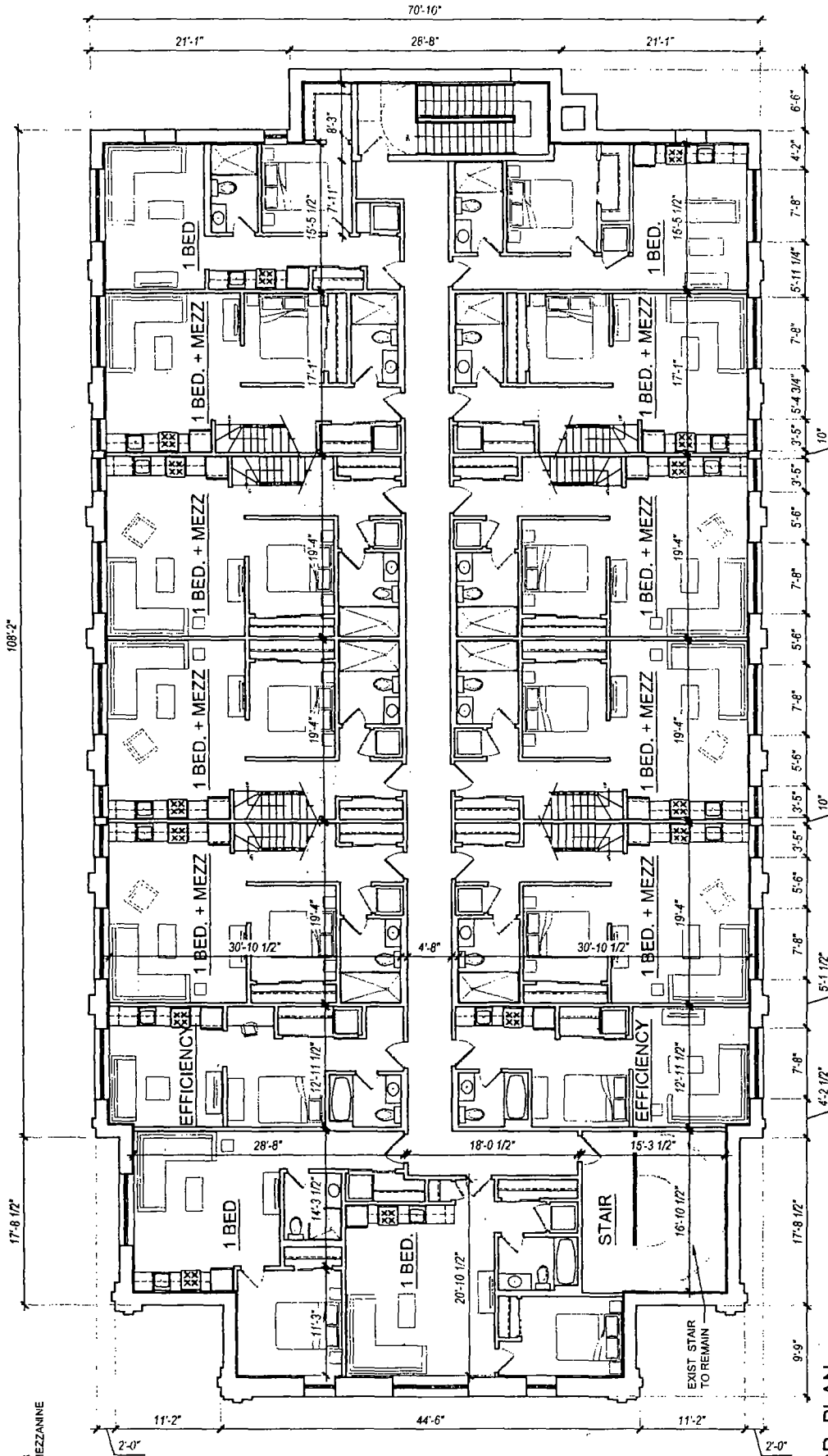
3RD FLOOR PROPOSED UNIT MIX:

14 UNITS TOTAL

(2) EFFICIENCY UNITS

(8) 1 BEDROOMS W/ MEZZANINE

(4) 1 BEDROOMS



3RD FLOOR PLAN

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

UPTOWN SYNAGOGUE

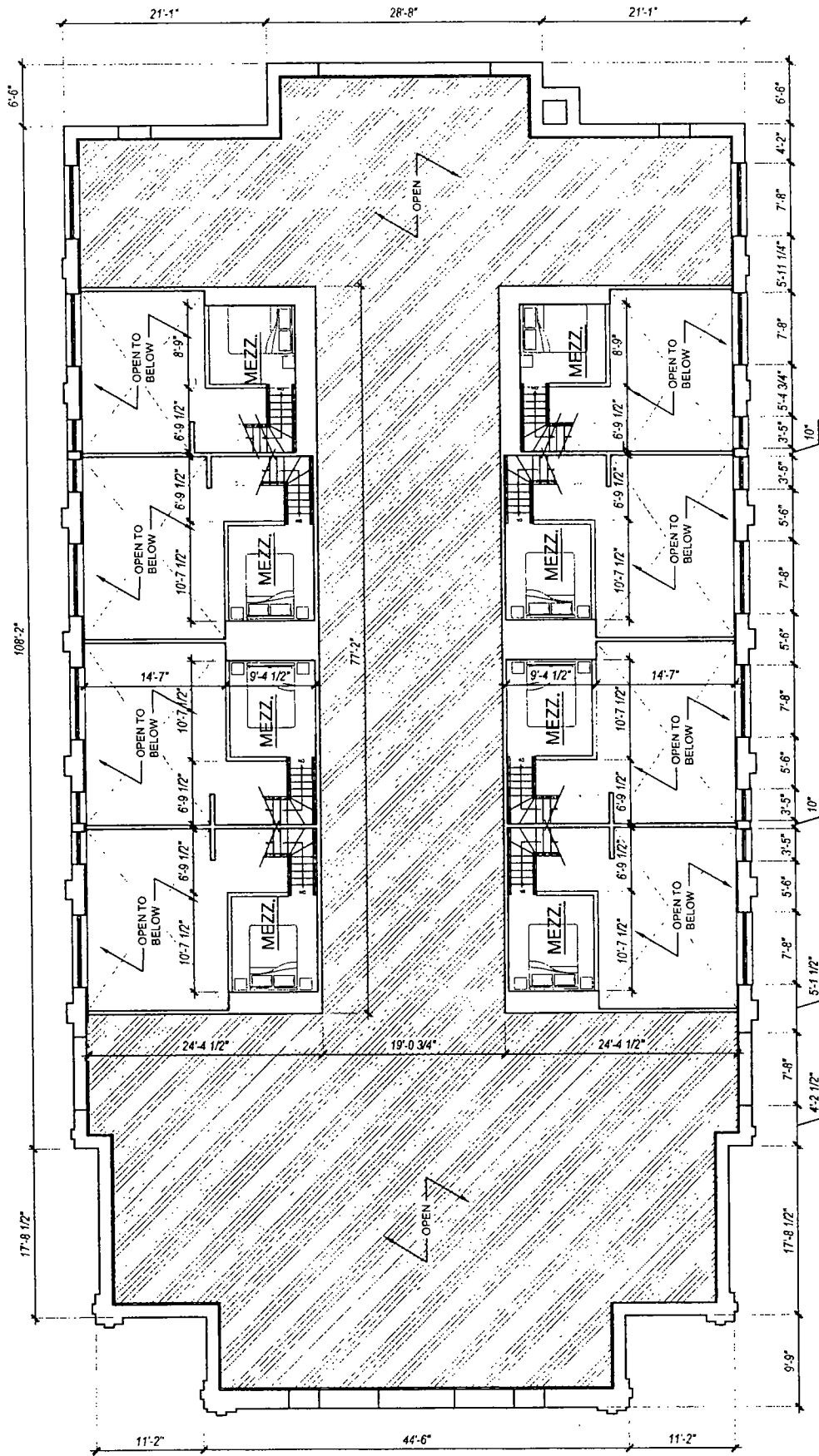
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640

VERSION
SPACE

A1.3

ARCHITECT: J. J. KENMORE
DATE: 10/10/10
PROJECT: UPTOWN SYNAGOGUE

FINAL FOR PUBLICATION



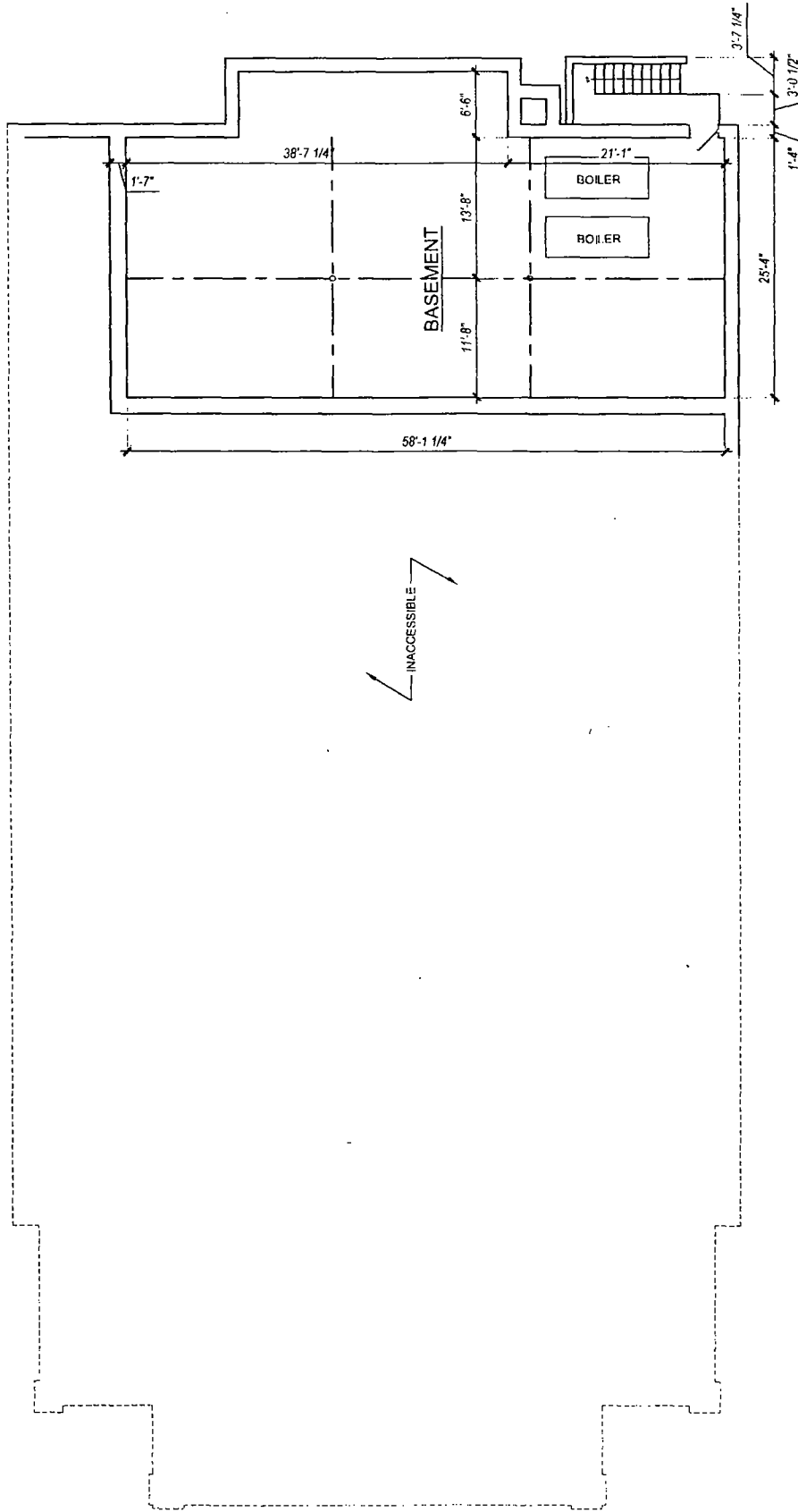
MEZZANINE PLAN

SCALE 3/32" = 1'-0"

UPTOWN SYNAGOGUE
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640

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SPACE
ARCHITECTS + PLANNERS
PAPER: 100% RECYCLED, 50% POST CONSUMER WASTE
VERSION
A1.6

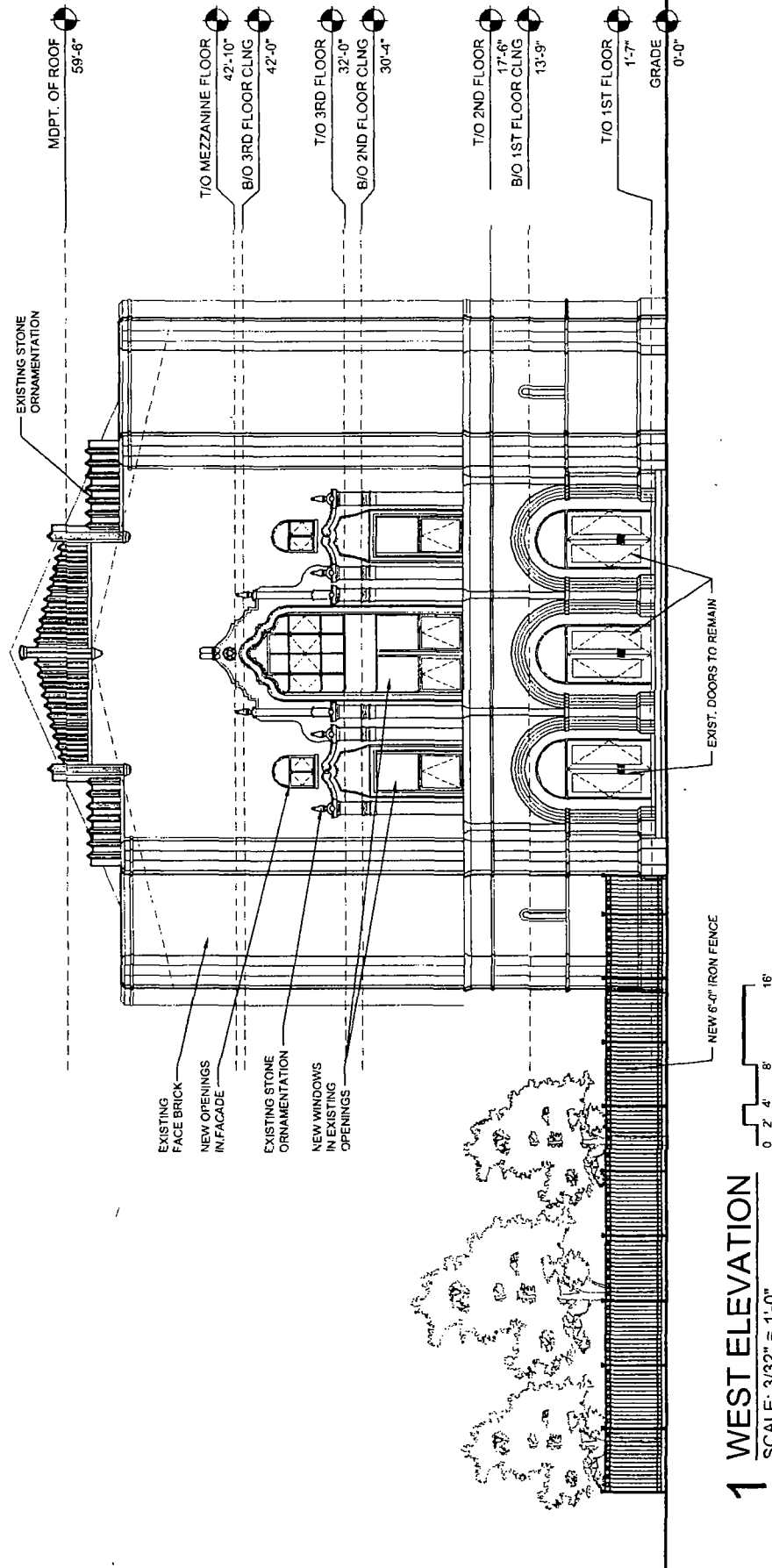


BASEMENT PLAN
SCALE 3/32" = 1'-0"

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UPTOWN SYNAGOGUE
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640

SPACE
APPROXIMATE PLACEMENT
OF FURNITURE AND EQUIPMENT
VERSION A1.5

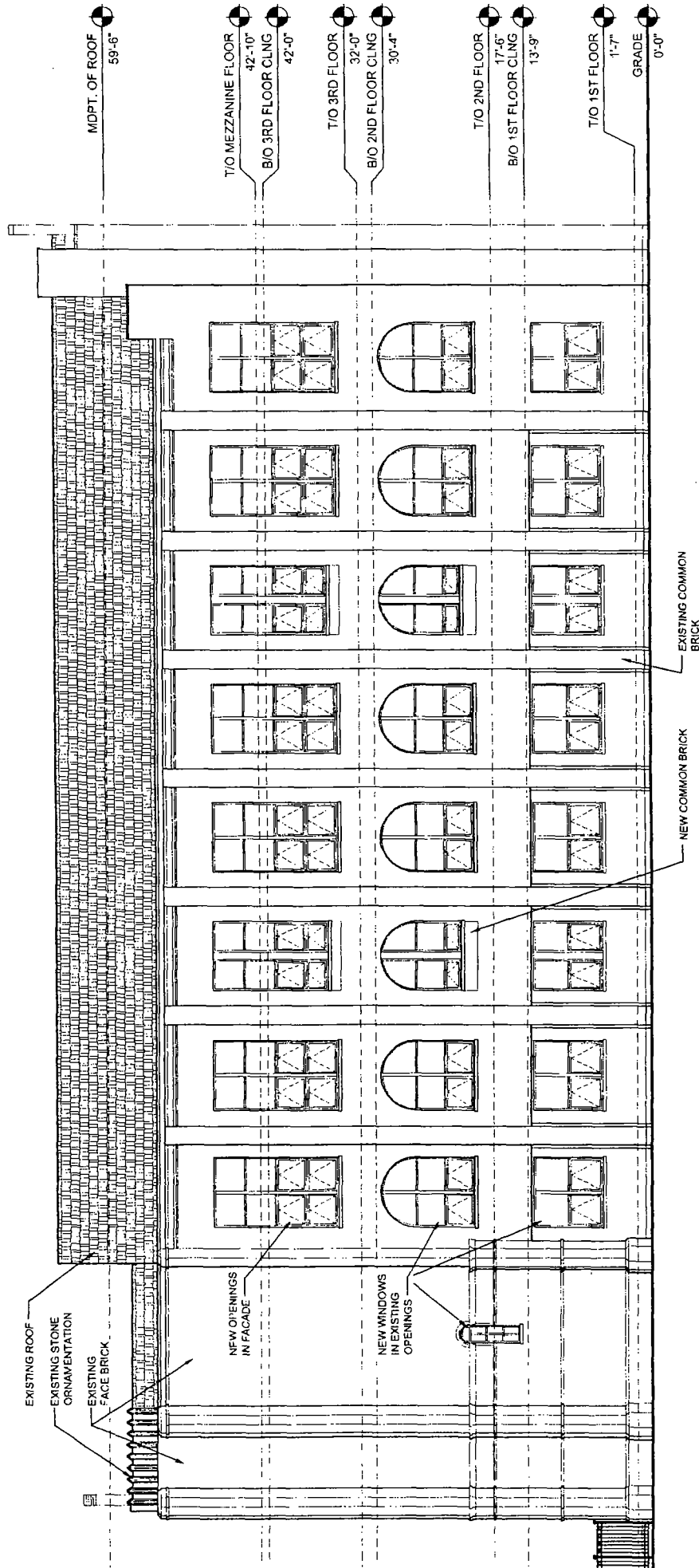


1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

UPTOWN SYNAGOGUE
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640
ARCHITECT: SPACE ARCHITECTS, P.C.

FINAL FOR PUBLICATION

SPACE
VERSION
A2.0
ARCHITECT: SPACE ARCHITECTS, P.C.
1100 N LA SALLE ST., SUITE 200
CHICAGO, IL 60610
TEL: 312.467.1000
WWW.SPACEARCHITECTS.COM



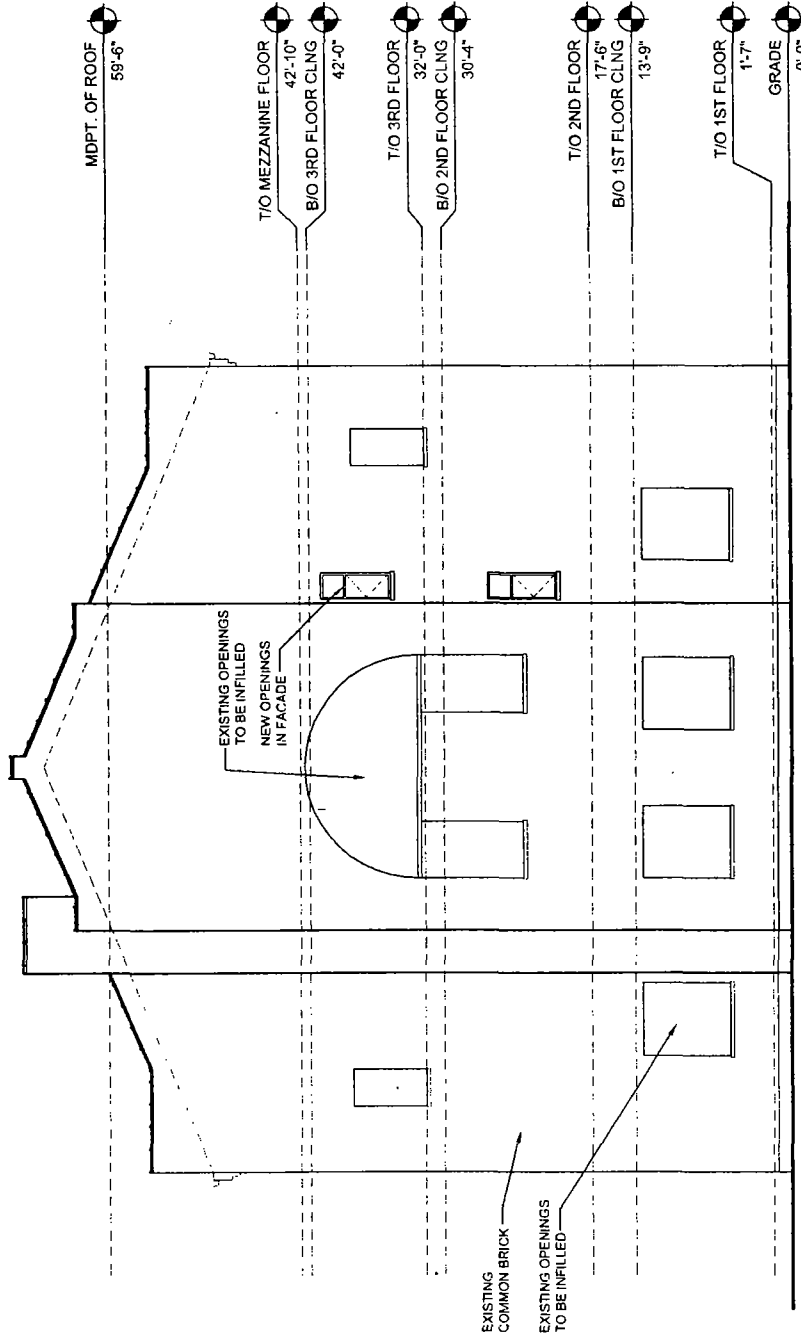
1 SOUTH ELEVATION

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

VERSION
SPACE
A2.1

UPTOWN SYNAGOGUE
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640

FINAL FOR PUBLICATION



1 EAST ELEVATION

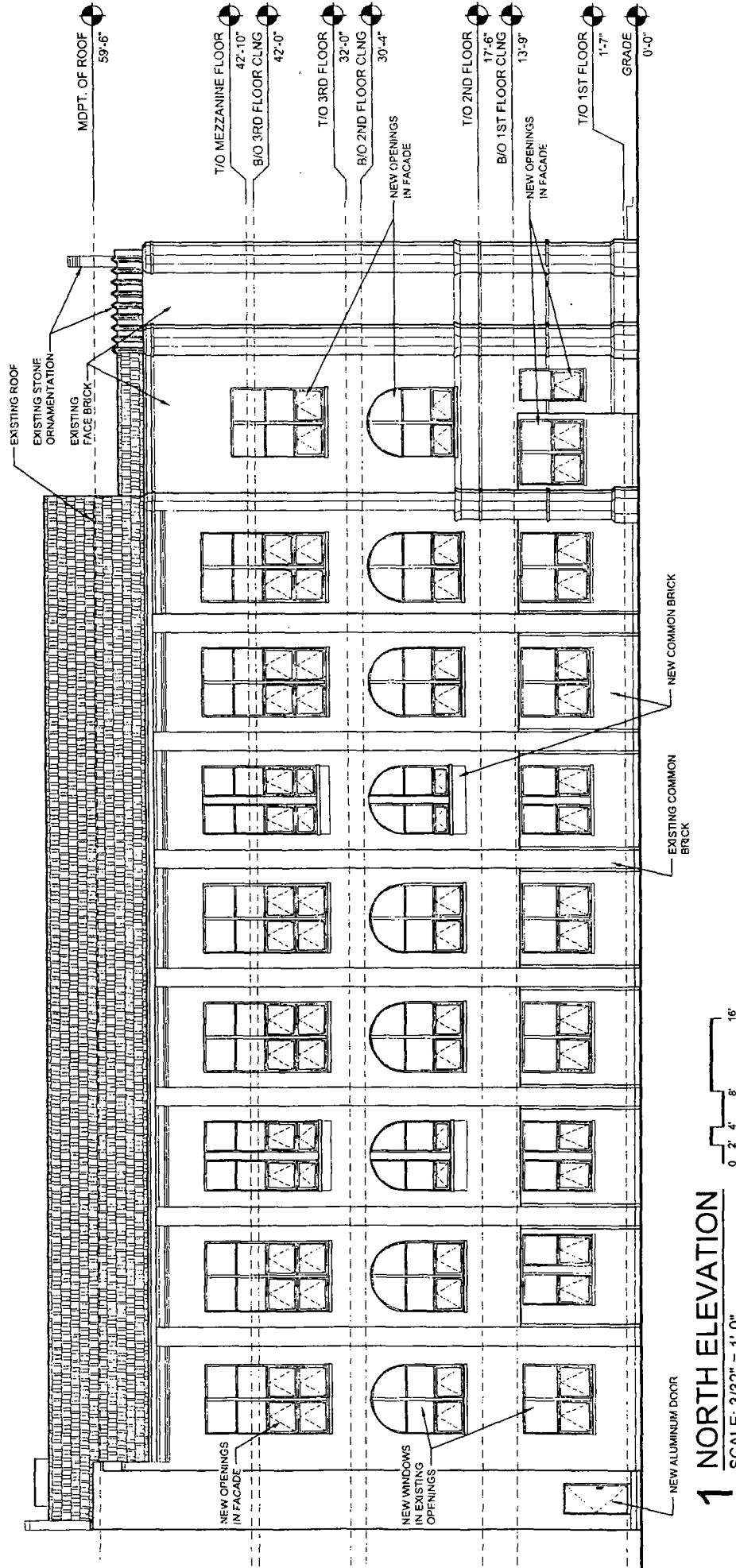
SCALE: 3/32" = 1'-0"

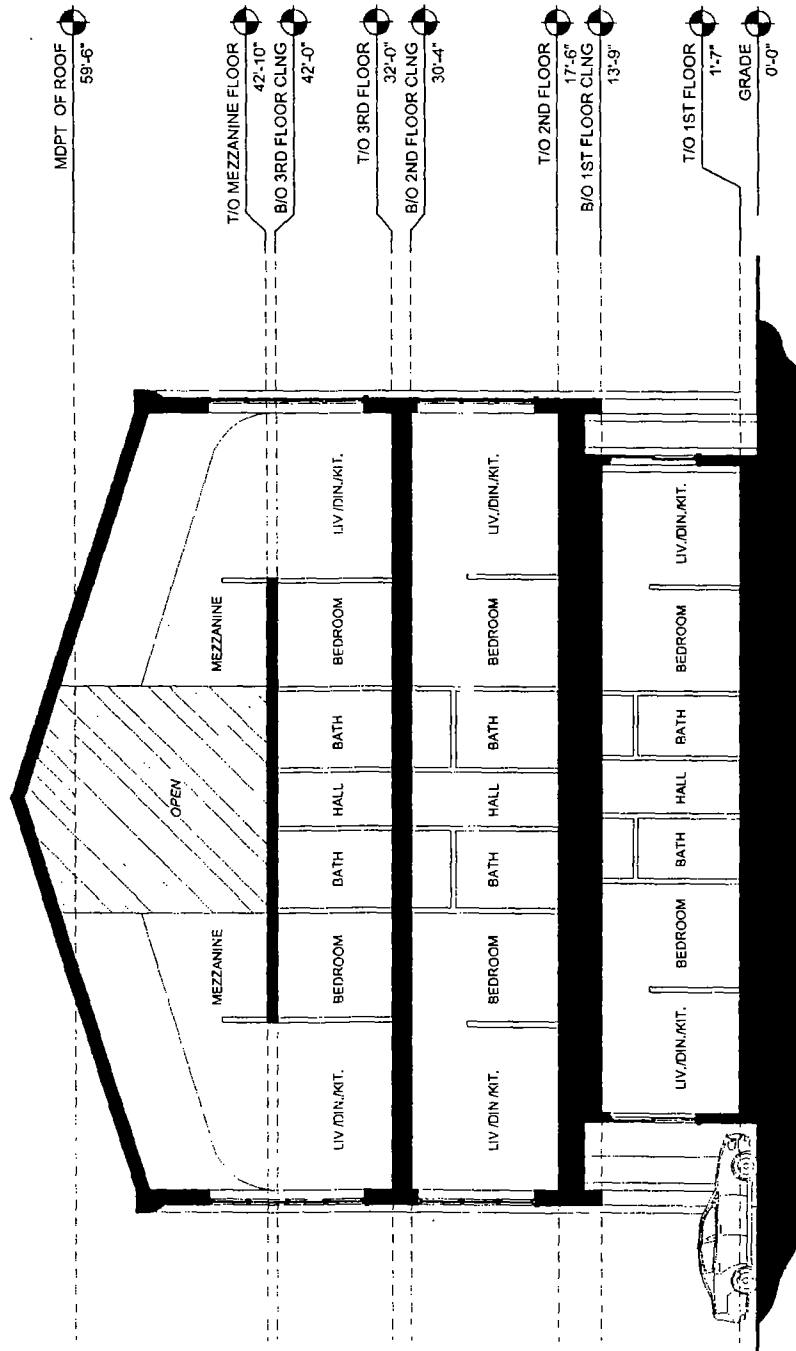
UPTOWN SYNAGOGUE
5029 N KENMORE AVE.
CHICAGO, ILLINOIS 60640

SPACE
ARCHITECTS - P.C.
500 N. LAUREL ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.329.1234
WWW.SPACEARCHITECTS.COM

VERSION
A2.2

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1 BUILDING SECTION

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

UPTOWN SYNAGOGUE
5029 N KENMORE AVE
CHICAGO, ILLINOIS 60640

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SPACE
VERSION
A3.0