



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2016-6355, Version: 1

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

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