

**17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment**

2113 North Kenmore Avenue, Chicago, Illinois

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 3,097.25 square feet

Proposed Land Use: The Applicant is seeking a *Type 1 Zoning Map Amendment*, with *Administrative Adjustment/Variation* relief, in order to permit certain renovations and improvements to the existing *non-conforming* principal building and coach house, at the subject property. The proposed renovations for the principal building (*front building*) include the erection of a three-story addition off of the rear, allowing for the reconfiguration and enlargement of the three existing dwelling units, as well as the interior buildout of the basement to allow for the establishment of a fourth *dwelling unit* therein. Access to the roof of the principal building will also be extended, to allow for the introduction of an open deck above the 3<sup>rd</sup> floor. Only “maintenance and repairs” improvements are proposed for the couch house (*rear building*) to bring the existing dwelling unit into compliance with all current applicable building codes and living standards. *\*[NO physical or functional expansion of the existing coach house is proposed.]* Should the *Zoning Amendment* be approved, the project will yield a total of five (5) dwelling units within and between the two existing buildings, at the subject property. There is and will remain no off-street parking for the property and corresponding improvements. The principal building, with the proposed renovations, will measure 37 feet-0 inches in height, with the coach house to remain at 26 feet-0 inches in height.

- (A) The Project’s Floor Area Ratio: 5,890 square feet (1.9 FAR) – Total (two buildings)
  - 4,422 square feet (Principal Building / Front Building)
  - 1,541 square feet (Coach House / Rear Building)
  
- (B) The Project’s Density (Lot Area Per Dwelling Unit): 5 units – Total (Two Buildings)
  - 619.45 square feet / unit
  - 4 dwelling units (Principal Building / Front Building)
  - 1 dwelling unit (Coach House / Rear Building)
  
- (C) The amount of off-street parking: 0 total automobile spaces (existing / proposed)
  
- (D) Setbacks: a. \*Front Setback: 4.78 feet  
b. Rear Setback: 46.92 feet (Principal Building)

Setbacks: (CONTINUED)

- c. \*Side Setbacks: North: 0.0 feet (Existing & Proposed)  
South: 2.37 feet) (Existing & Proposed)

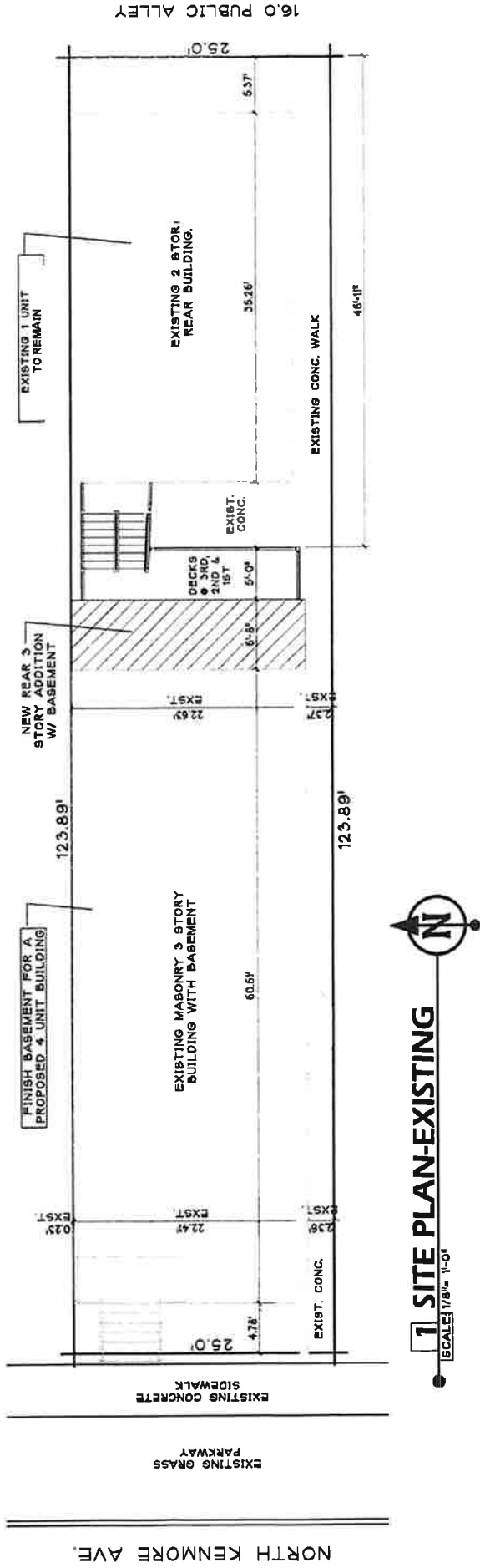
\* Pursuant to Section 17-13-1101-B of the Zoning Ordinance, the Applicant is seeking *Variations* to reduce (i) the minimum required *side setbacks* from 2.0 feet to 0.0 feet (existing and proposed) on the north side and from 3.0 feet to 2.37 feet (existing and proposed) the south side, and (ii) the minimum required *front setback* from 9.87 feet (average of four adjacent properties) to 4.78 feet (existing), in order to permit certain renovations to, and the physical expansion of, the existing *non-conforming* principal building, at the subject property. The *front* and *side setback* conditions for the existing principal building – at 4.78 feet (front), 0.0 feet (north) and 2.37 (south), are *non-conforming* under the current Zoning Ordinance. The proposed new rear addition, which will follow the side walls of the existing principal building straight back (approximately 6.0 feet), will be “expanding” these *non-conforming* conditions. \**[The existing front building wall /setback will remain unchanged.]* The proposed rear addition will not adversely impact the air and light conditions for either of the adjacent properties. Most of the buildings and improvements that comprise the subject block maintain at least one *non-conforming* (reduced or zero) *side setback* condition, including both of the immediately adjacent properties. \**[Both of the immediately adjacent buildings to the south have reduced front setbacks.]*

- (E) Building Height: 37 feet-0 inches (Principal Building – Existing & Proposed)  
24 feet-0 inches (Coach House – Mean Height Existing Peak Roof)  
26 feet-0 inches (Coach House – Mean Height Existing Dormer)  
\**All building heights are existing, to remain unchanged.*

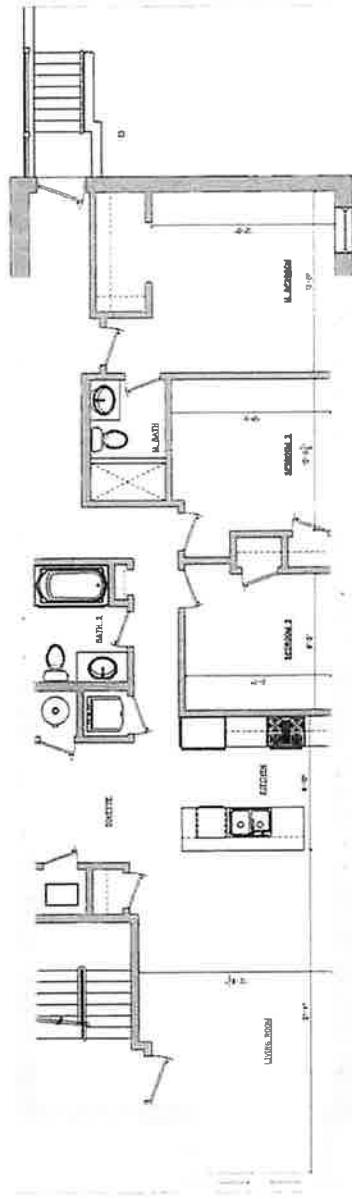
- (F) \*Rear Yard Open Space: 0 square feet (of contiguous 10 feet by 10 feet area at grade)

\*Pursuant to Section 17-13-1003-K of the Zoning Ordinance, the Applicant is seeking an *Administrative Adjustment* to reduce the minimum required *rear yard open space* from 180.0 square feet to 0.0 square feet (existing and proposed), in order to permit certain renovations to, and the physical expansion of, the existing *non-conforming* principal building, at the subject property. The proposed renovations for the principal building include the erection of a three-story addition off of the rear, allowing for the reconfiguration and enlargement of the three existing dwelling units, by approximately 6 feet in depth/length, thereby making such units more functional under current standards of living. Even with the proposed rear addition, the principal building will be shorter than the immediately adjacent residence to the south and more moderate than the three-story open porch structure off of the rear of the immediately adjacent multi-family residential building to the north. Towards these same ends, the *rear yard open space* (with the addition) is consistent and compatible with the rear yard conditions of the other existing residential improvements on the block, most of which do NOT maintain 10 feet by 10 feet of unobstructed grade level open space at the rear.

2113 N. KENMORE- PROPOSED SITE PLAN- PROPOSED ZONING INFO.



2113 N. KENMORE— PROPOSED PLAN FRONT & REAR BUILDING

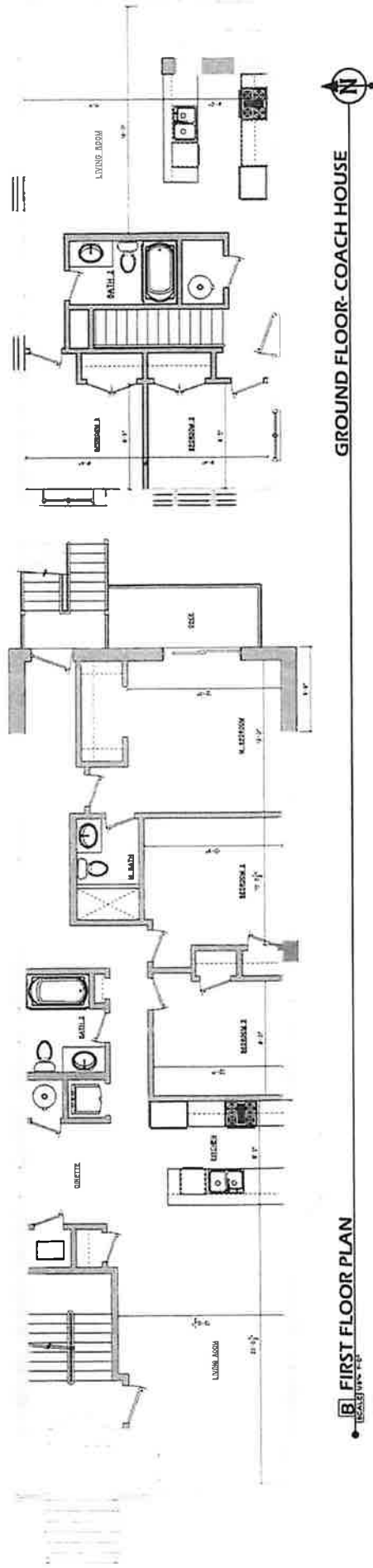


● BASEMENT FLOOR PLAN

NO COACH HOUSE AT THIS LEVEL



2113 N. KENMORE- PROPOSED PLAN FRONT & REAR BUILDING

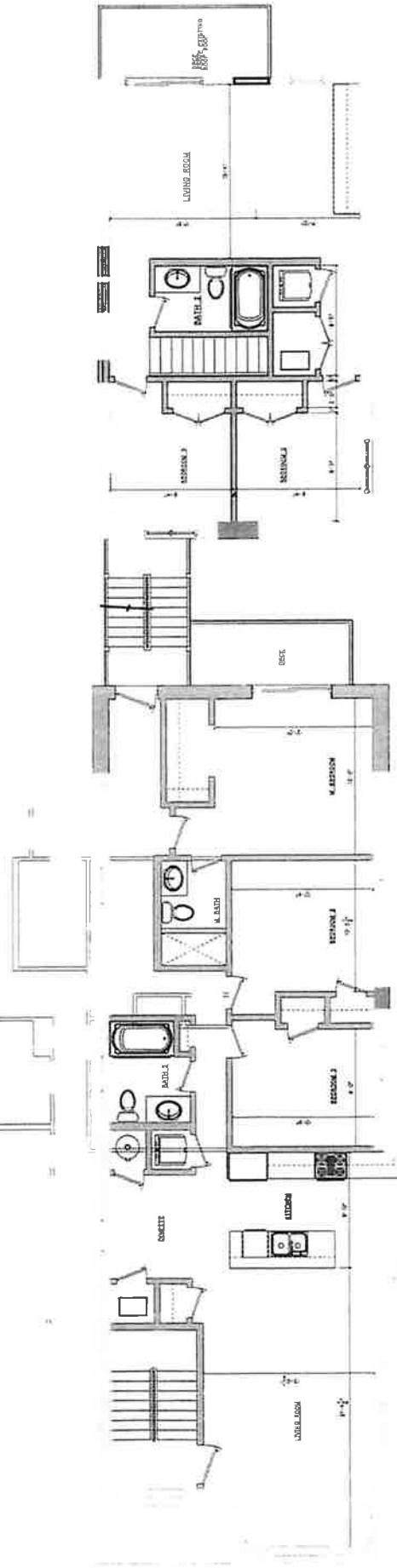


• **B** FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

GROUND FLOOR-COACH HOUSE



2113 N. KENMORE- PROPOSED PLAN FRONT & REAR BUILDING

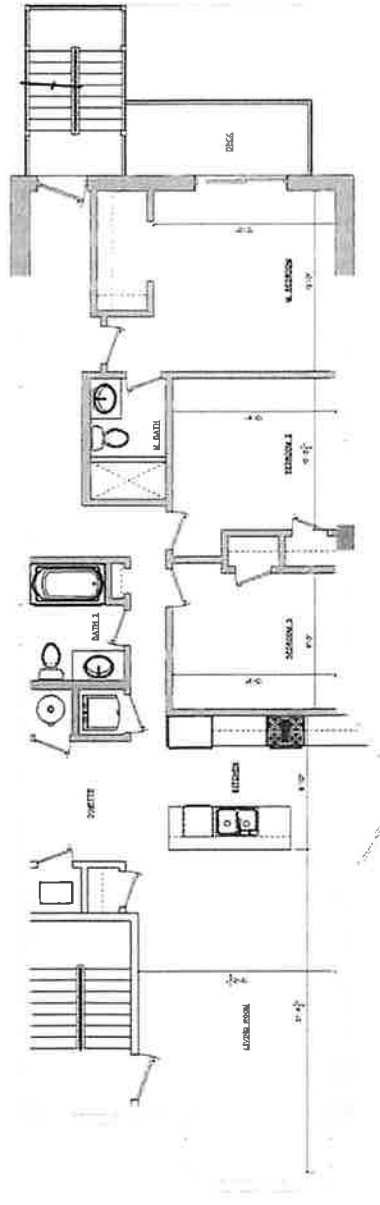


SECOND FLOOR PLAN

SECOND FLOOR- COACH HOUSE



2113 N. KENMORE -- PROPOSED PLAN FRONT & REAR BUILDING

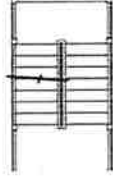


D THIRD FLOOR PLAN

NO COACH HOUSE AT THIS LEVEL



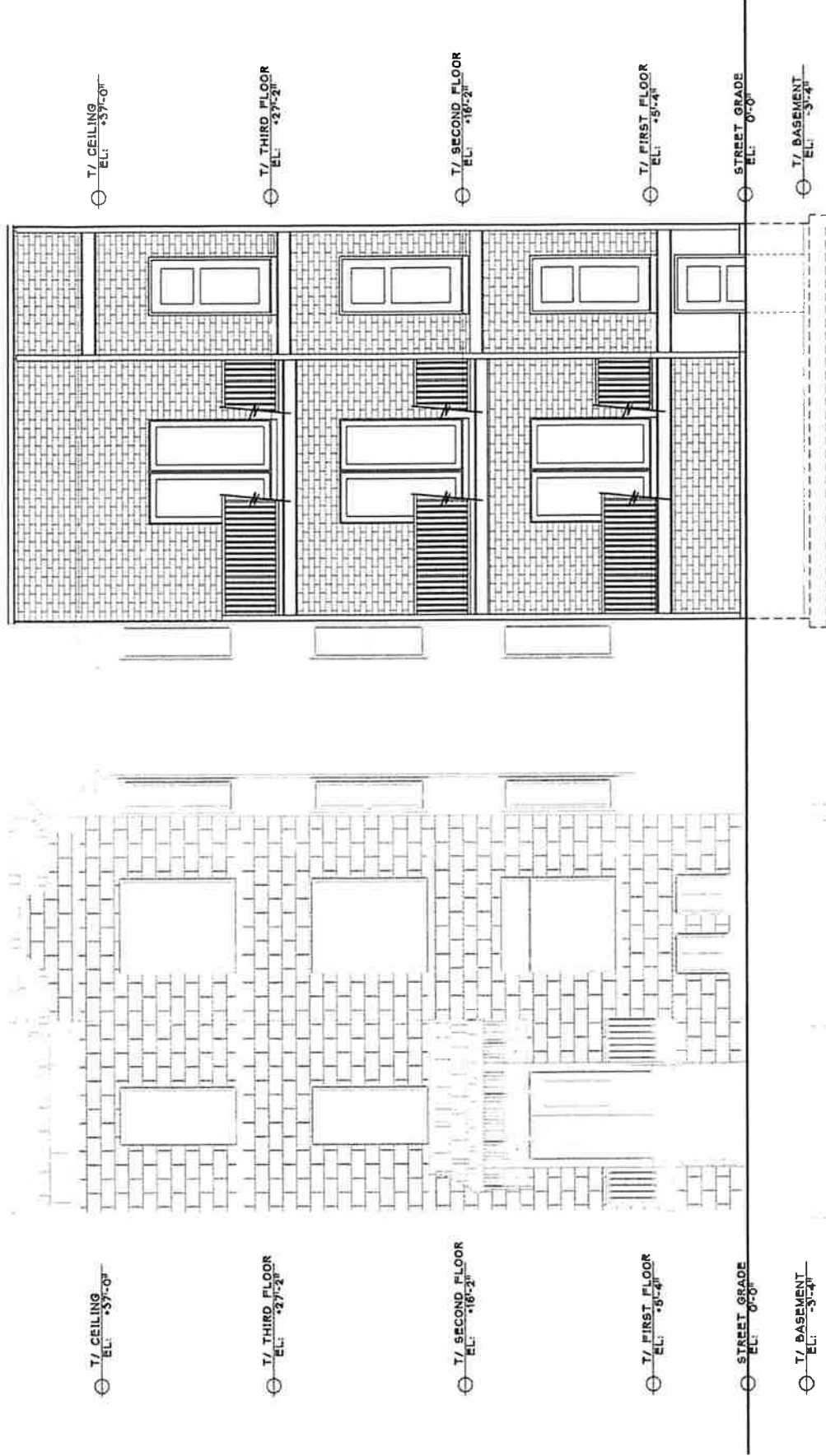
**2113 N. KENMORE- PROPOSED PLAN FRONT & REAR BUILDING**



ROOF\_DECK



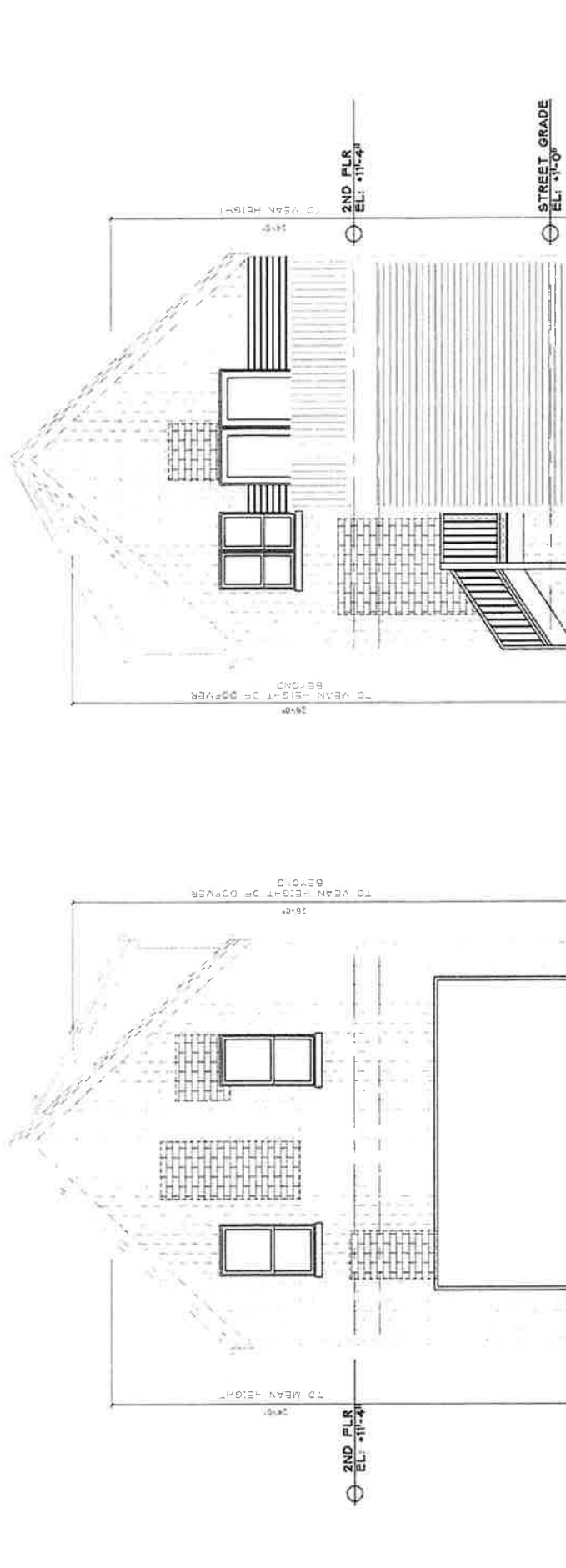
**2113 N. KENMORE- PROPOSED ELEVATIONS**



**A EAST SIDE EXISTING FACADE**  
SCALE 1/8" = 1'-0"  
FRONT BUILDING

**D WEST SIDE PROPOSED FACADE**  
SCALE 1/8" = 1'-0"  
FRONT BUILDING

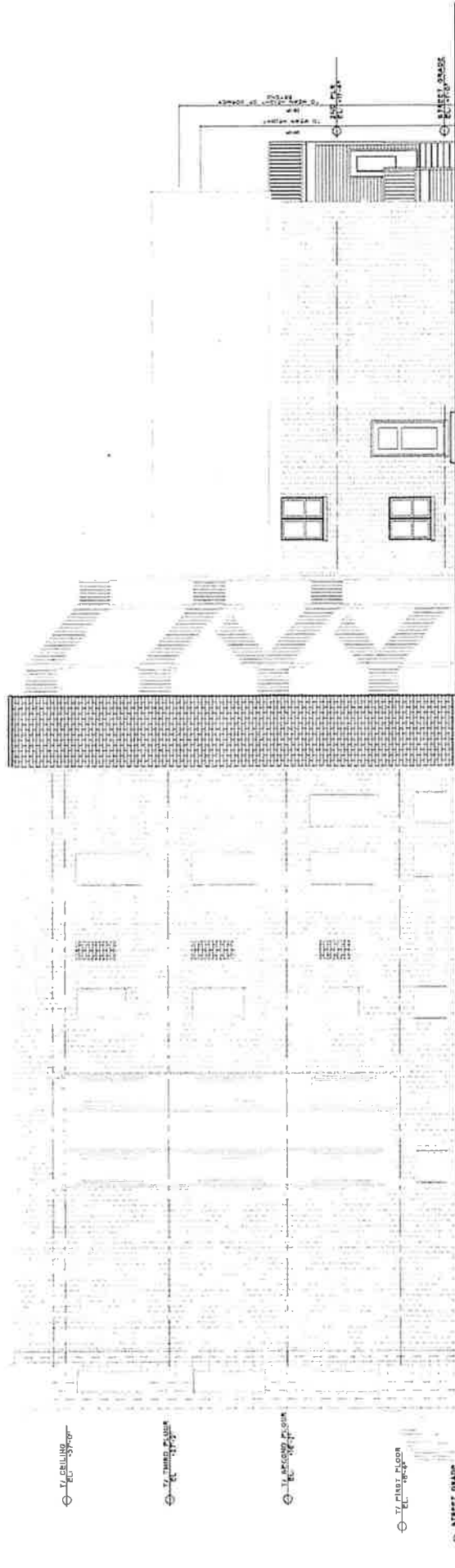
**2113 N. KENMORE- PROPOSED ELEVATIONS**



**D WEST SIDE PROPOSED FACADE**  
SCALE 1/8" = 1'-0"  
REAR BUILDING

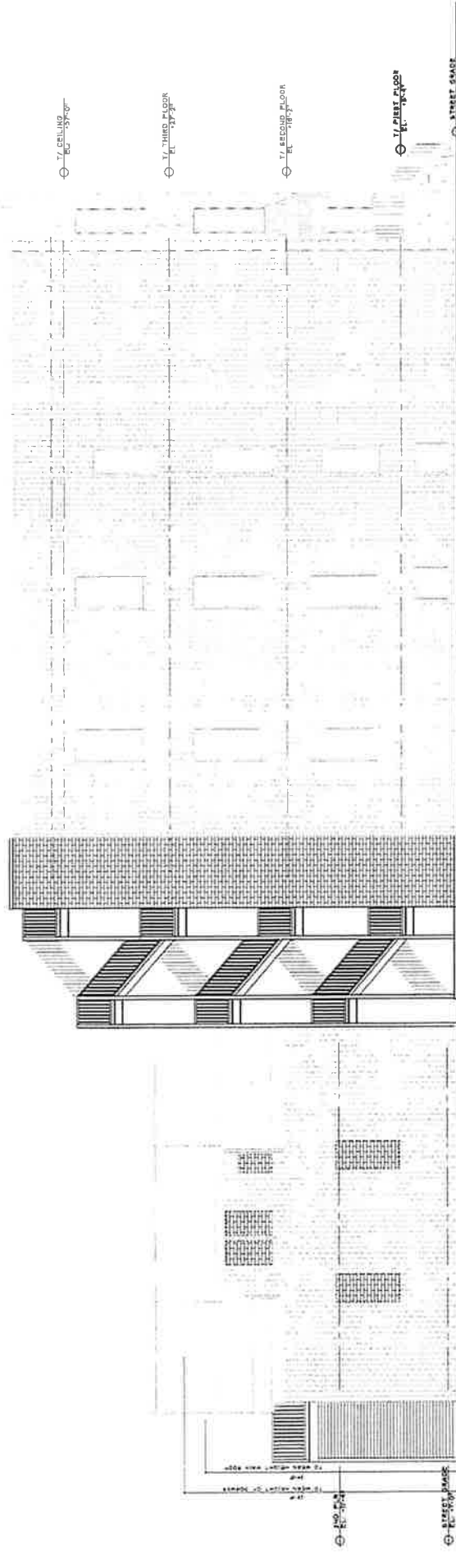
**D EAST SIDE PROPOSED FACADE**  
SCALE 1/8" = 1'-0"  
REAR BUILDING

2113 N. KENMORE- PROPOSED ELEVATIONS



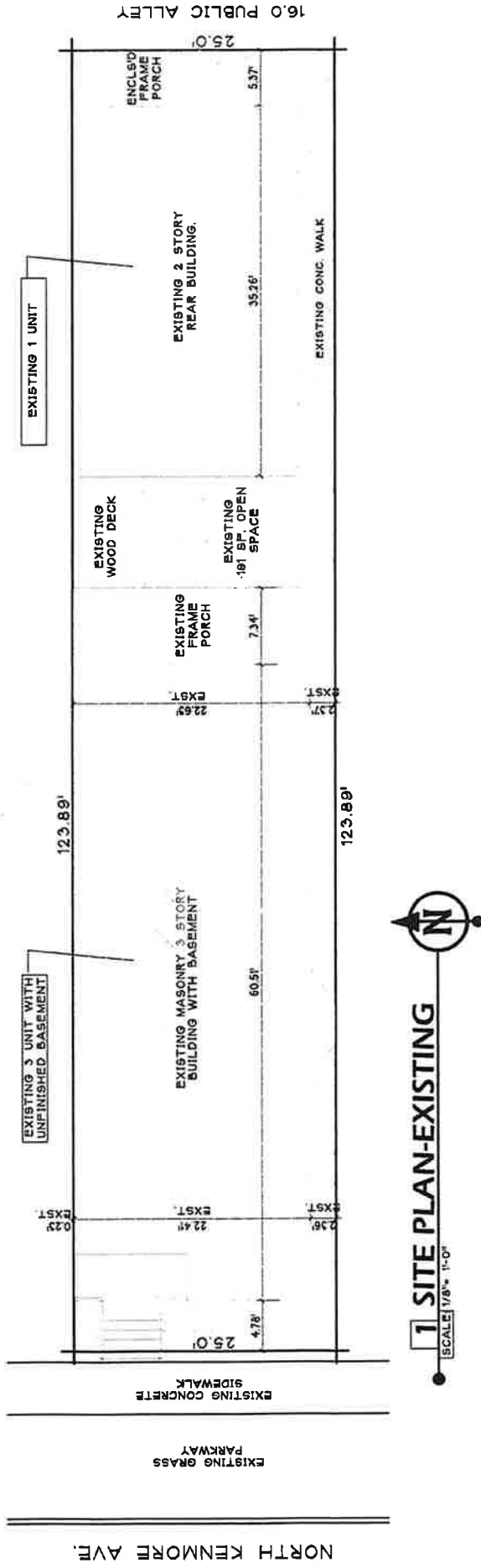
1 SOUTH SIDE, PROPOSED FACADES OF FRONT & REAR BUILDING.

2113 N. KENMORE- PROPOSED ELEVATIONS



• [C] NORTH SIDE, PROPOSED FACADES OF FRONT & REAR BUILDING.

2113 N. KENMORE- EXISTING SITE PLAN- EXISTING ZONING INFO.



**2113 N. KENMORE- EXISTING PLAN FRONT & REAR BUILDING**



**EXISTING BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

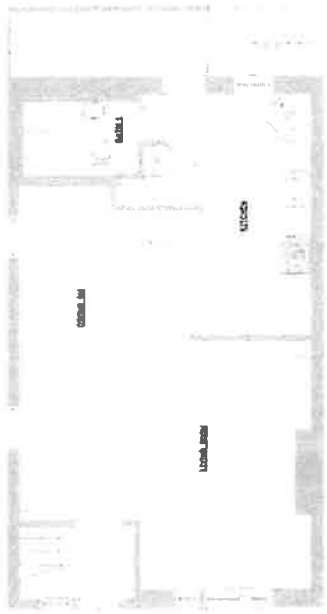
**NO COACH HOUSE AT THIS LEVEL**



2113 N. KENMORE- EXISTING PLAN FRONT & REAR BUILDING



EXISTING FIRST FLOOR PLAN



EXISTINGGROUND FLOOR-COACH HOUSE



2113 N. KENMORE- EXISTING PLAN FRONT & REAR BUILDING



EXISTING SECOND FLOOR PLAN

EXISTING SECOND FLOOR- COACH HOUSE



ARCHITECTS

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2113 N. KENMORE- EXISTING PLAN FRONT & REAR BUILDING

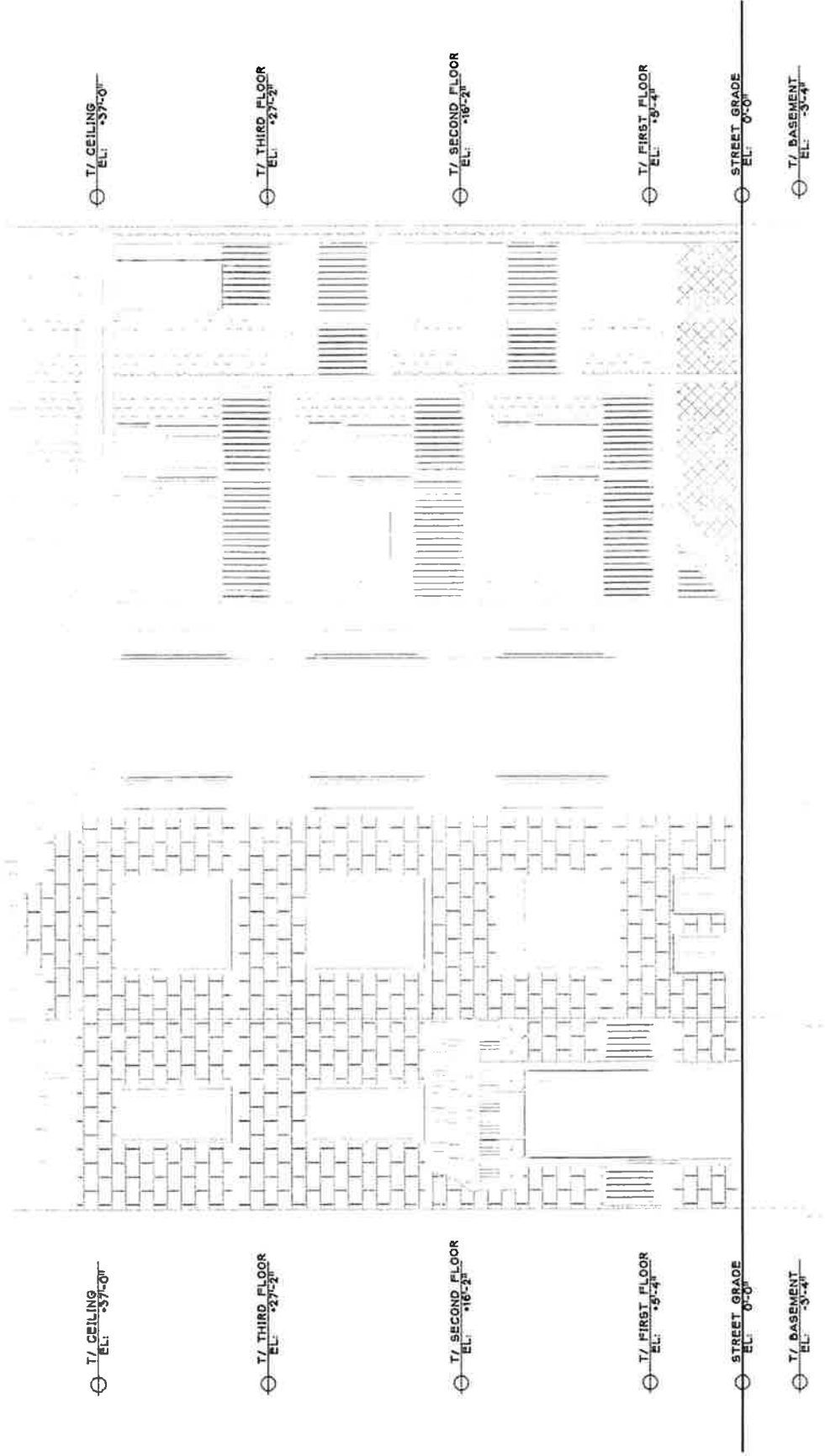


D EXISTING THIRD FLOOR PLAN

NO COACH HOUSE AT THIS LEVEL



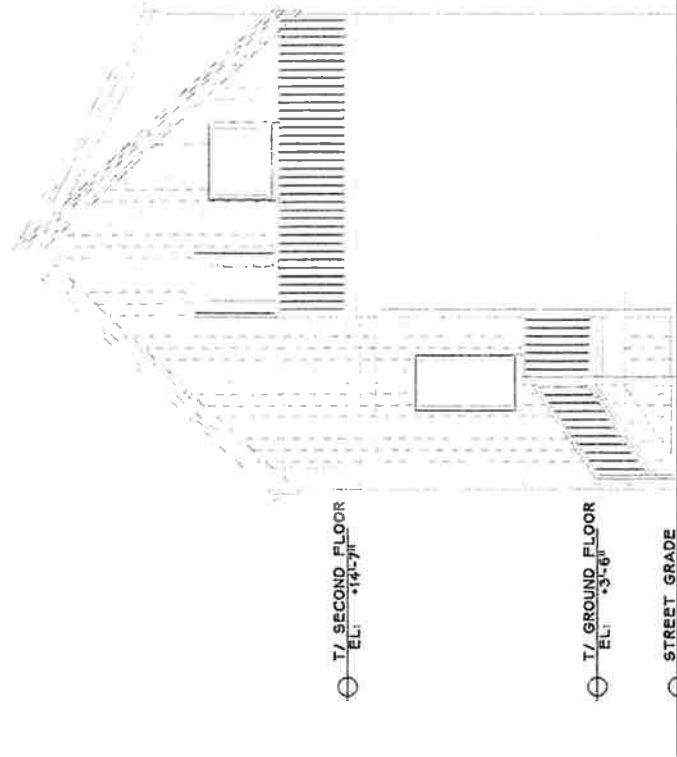
**2113 N. KENMORE- EXISTING ELEVATIONS**



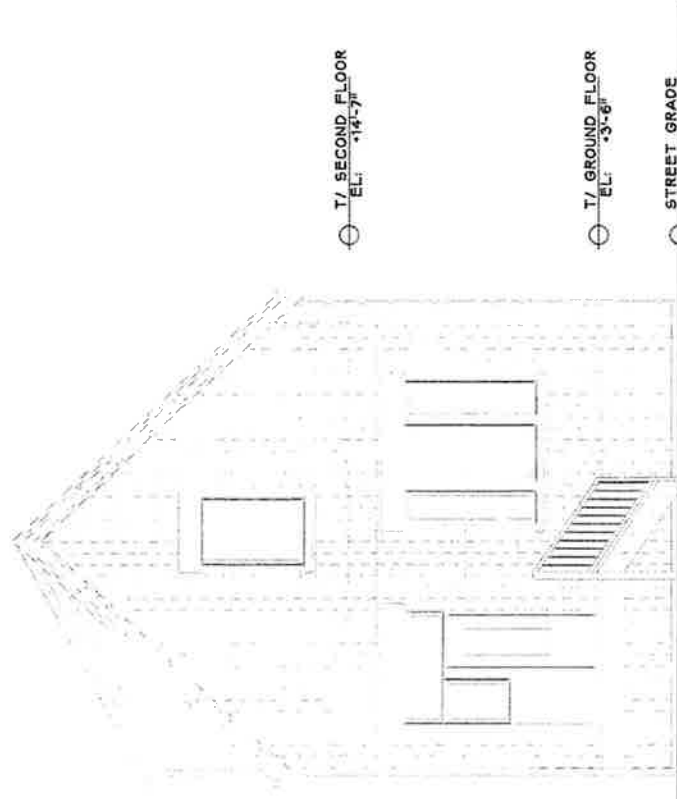
**A EAST SIDE EXISTING FACADE**  
SCALE 1/8" = 1'-0"  
FRONT BUILDING

**D WEST SIDE EXISTING FACADE**  
SCALE 1/8" = 1'-0"  
FRONT BUILDING

**2113 N. KENMORE- EXISTING ELEVATIONS**



**D WEST SIDE EXISTING FACADE**  
SCALE 1/8" = 1'-0"  
NEAR BUILDING



**D EAST SIDE EXISTING FACADE**  
SCALE 1/8" = 1'-0"  
NEAR BUILDING

# Final for Publication

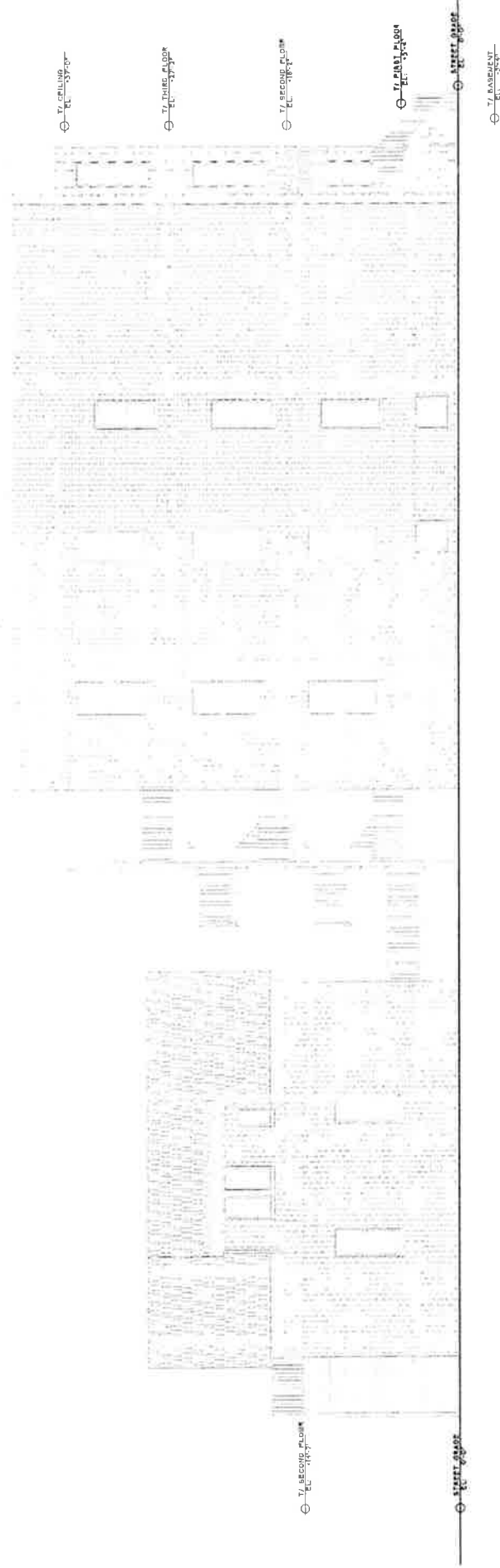
2113 N. KENMORE - EXISTING ELEVATIONS



1/8" = 1'-0" SOUTH SIDE, EXISTING FACADES OF FRONT & REAR BUILDING

# Final for Publication

2113 N. KENMORE-- EXISTING ELEVATIONS



● NORTH SIDE, EXISTING FACADES OF FRONT & REAR BUILDING.

# PROFESSIONALS ASSOCIATED - MM SURVEYING CO.

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Final for Publication

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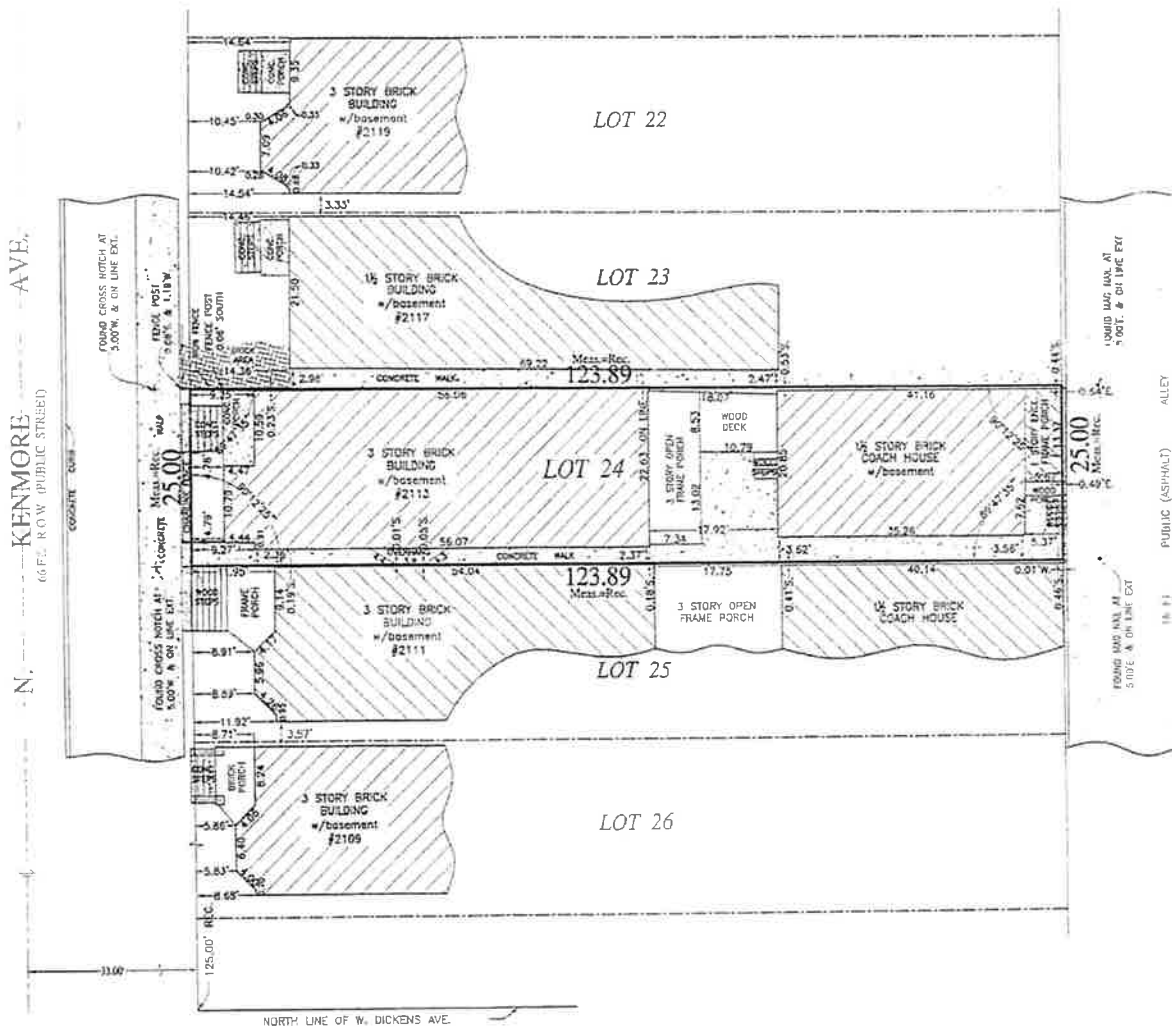
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## PLAT OF SURVEY

OF

LOT 24 IN THE SUBDIVISION OF BLOCK 2 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 3,097 sq. ft. = 0.071 acre, more or less  
COMMONLY KNOWN AS: 2113 N. KENMORE AVE., CHICAGO, IL 60614



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. **108981**  
Scale 1 inch = 16 feet.  
Date of Field Work. **JUNE 28, 2024**  
Ordered by **ALEXANDER STOYKOV**  
RE: #107702



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.  
County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEYING CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date **JULY 03, 2024**

*Paul Jaro* LIC NO 024-2917  
ILL. PROF. LAND SURVEYOR - LICENSE EXPIRES DATE NOV. 31, 2025  
DRAWN BY: *[Signature]*