

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 3rd 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)

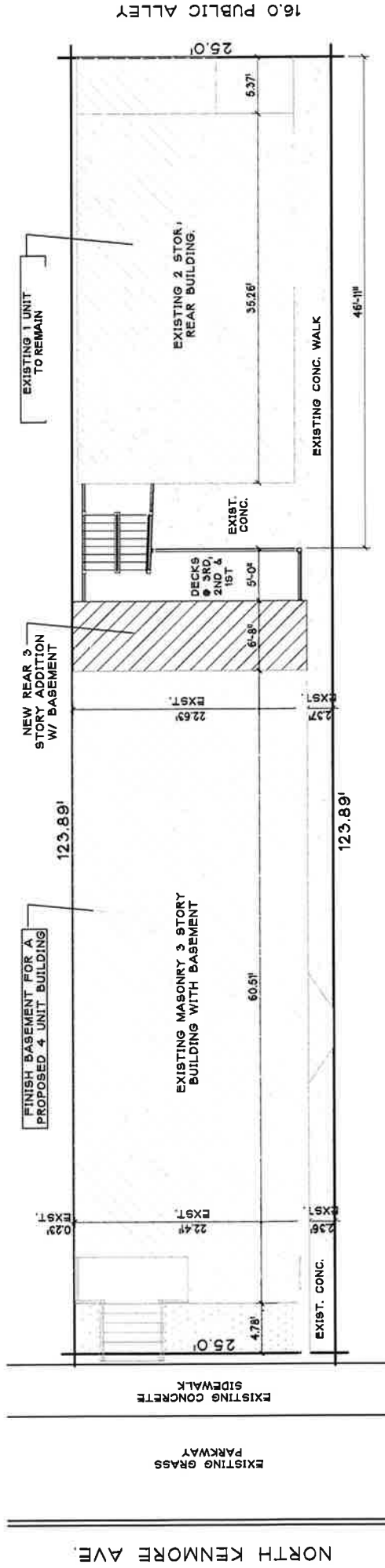
* Pursuant to Section 17-13-1101-B of the Zoning Ordinance, the Applicant is seeking *Variations* to reduce (i) the minimum required *side setbacks* from 2.0 feet to 0.0 feet (existing and proposed) on the north side and from 3.0 feet to 2.37 feet (existing and proposed) the south side, and (ii) the 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.



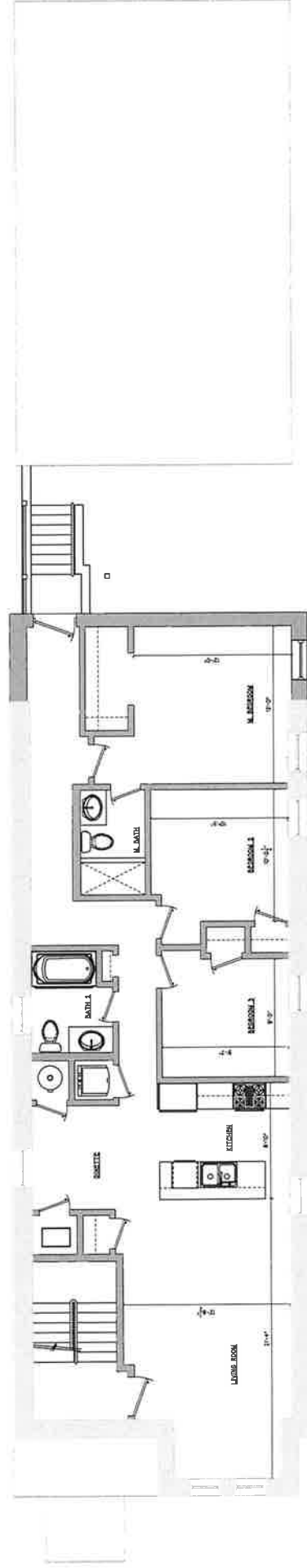
1 SITE PLAN-EXISTING

SCALE: 1/8" = 1'-0"

NORTH KENMORE AVE.

16.0 PUBLIC ALLEY

2113 N. KENMORE – PROPOSED PLAN FRONT & REAR BUILDING

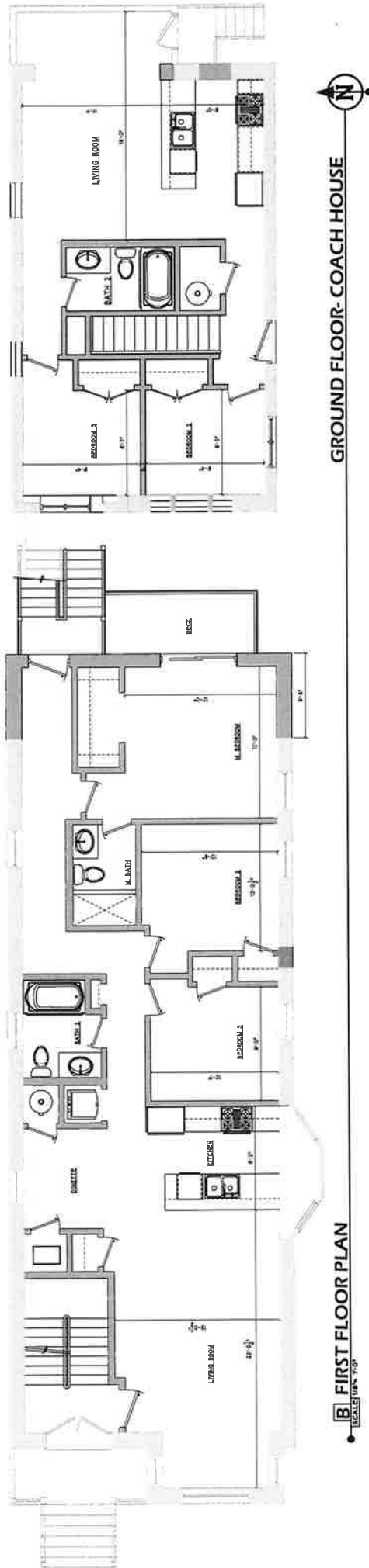


● BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

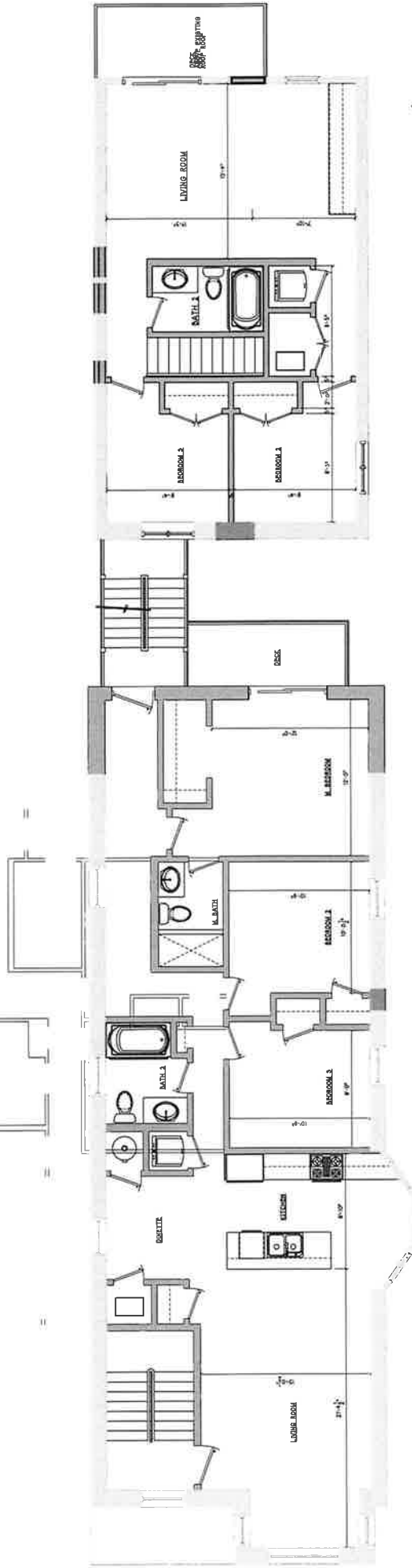
NO COACH HOUSE AT THIS LEVEL



2113 N. KENMORE- PROPOSED PLAN FRONT & REAR BUILDING



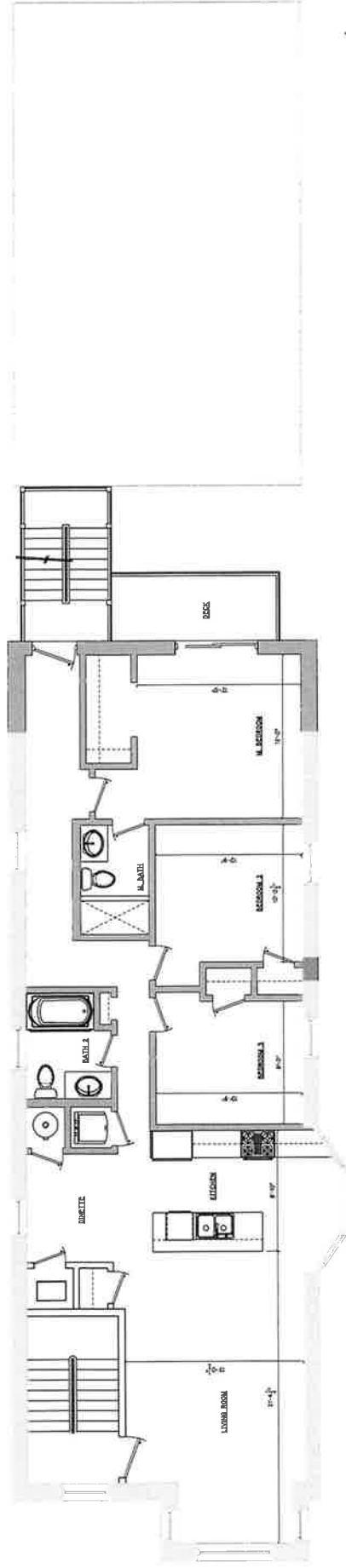
2113 N. KENMORE- PROPOSED PLAN FRONT & REAR BUILDING



SECOND FLOOR PLAN

SECOND FLOOR- COACH HOUSE

2113 N. KENMORE— PROPOSED PLAN FRONT & REAR BUILDING



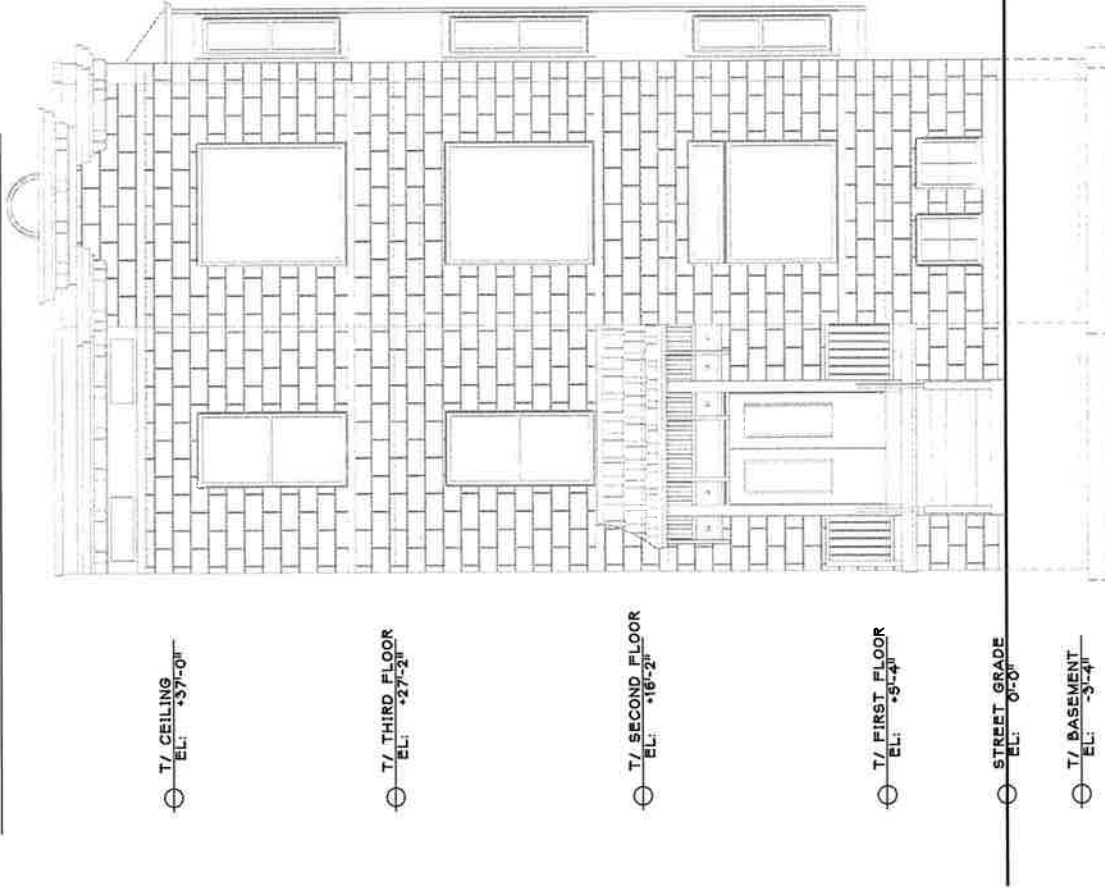
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"
NO COACH HOUSE AT THIS LEVEL



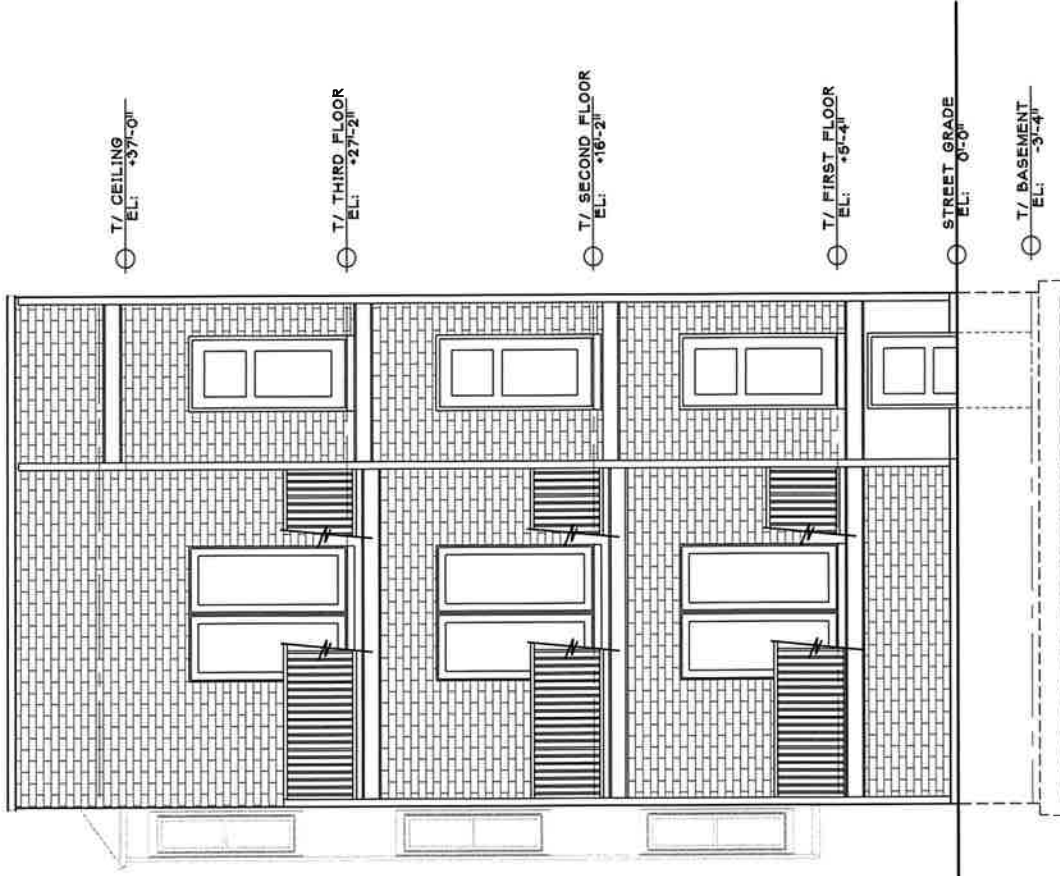
2113 N. KENMORE- PROPOSED PLAN FRONT & REAR BUILDING



2113 N. KENMORE- PROPOSED ELEVATIONS

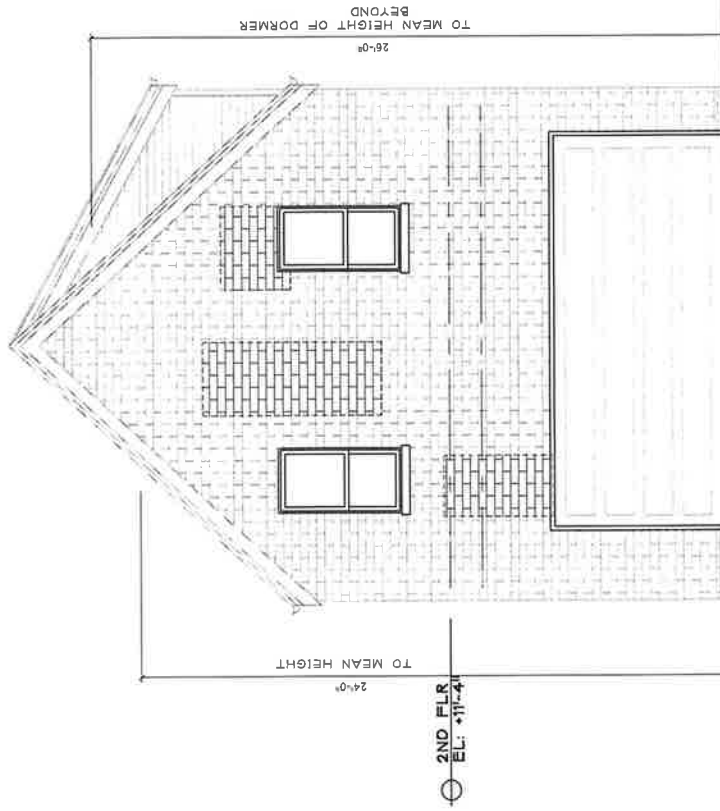


A EAST SIDE EXISTING FACADE
SCALE: 1/8" = 1'-0"
FRONT BUILDING

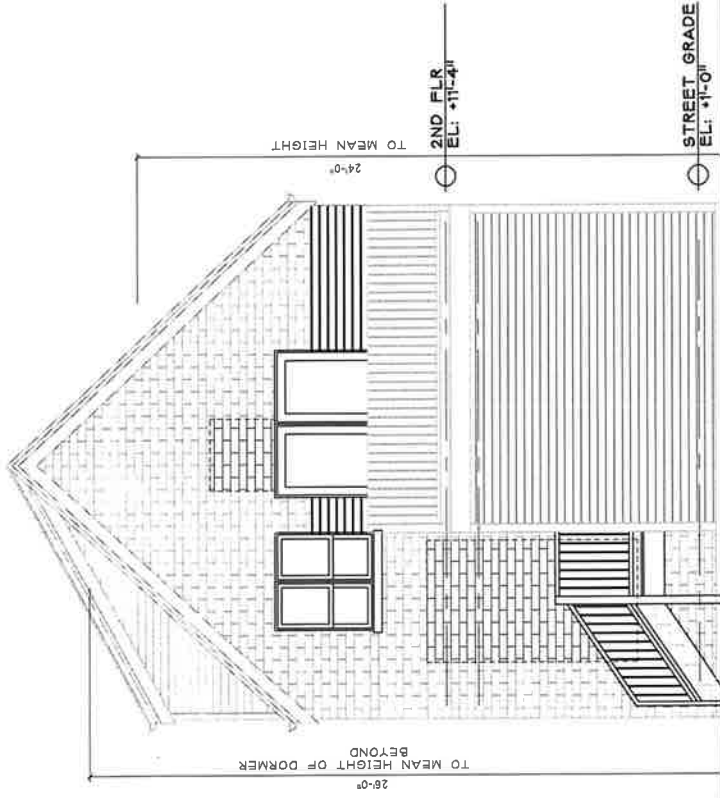


D WEST SIDE PROPOSED FACADE
SCALE: 1/8" = 1'-0"
FRONT BUILDING

2113 N. KENMORE- PROPOSED ELEVATIONS

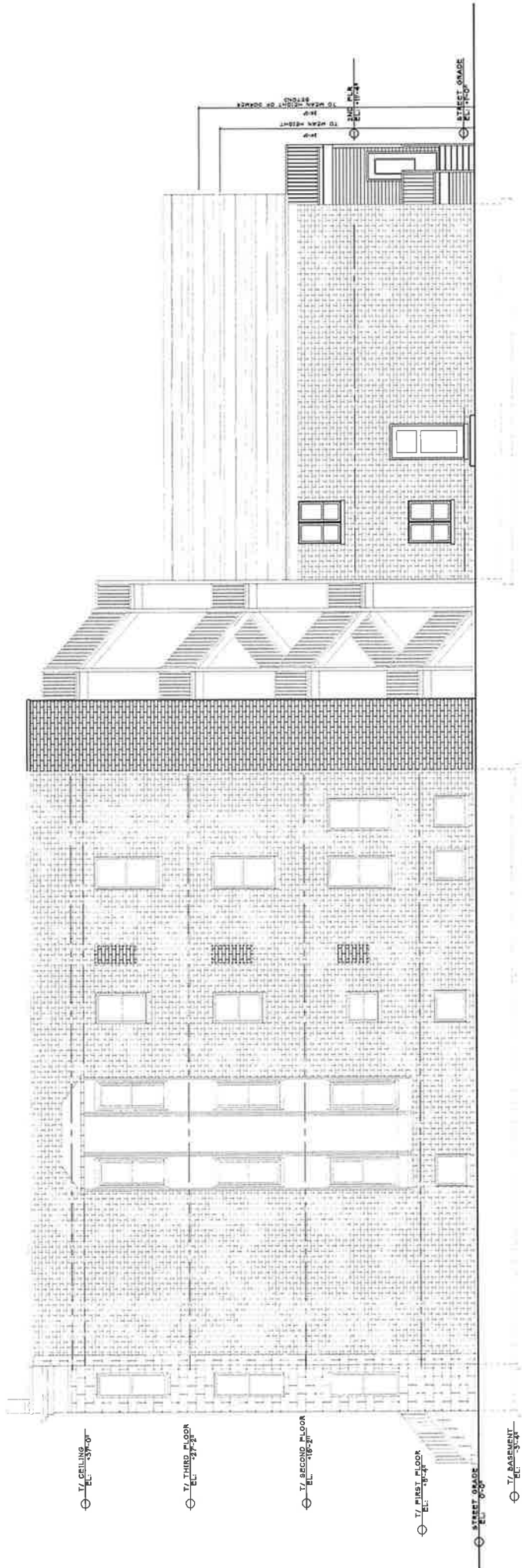


D WEST SIDE PROPOSED FACADE
REAR BUILDING
SCALE 1/8" = 1'-0"



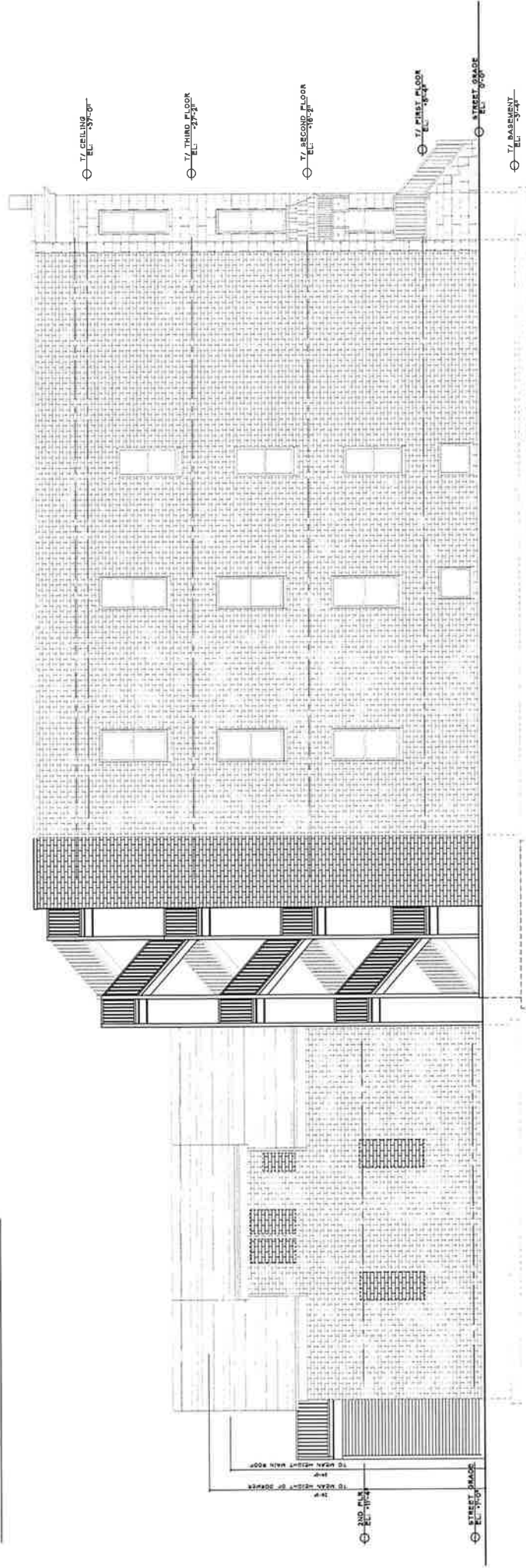
D EAST SIDE PROPOSED FACADE
REAR BUILDING
SCALE 1/8" = 1'-0"

2113 N. KENMORE- PROPOSED ELEVATIONS



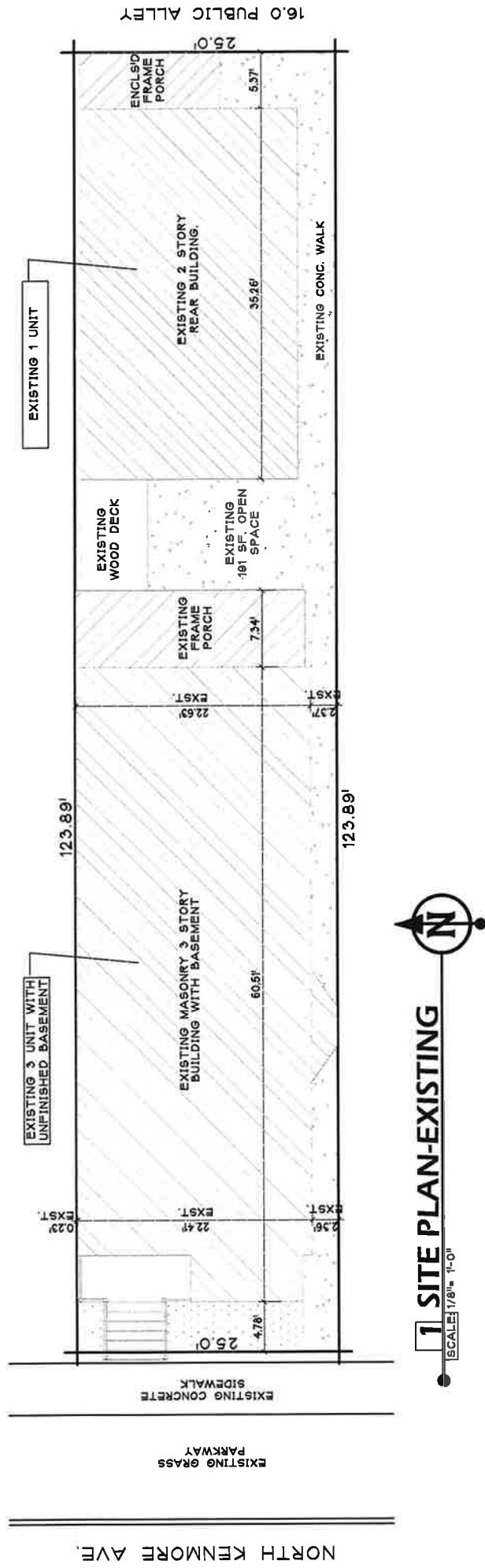
● SOUTH SIDE, PROPOSED FACADES OF FRONT & REAR BUILDING.

2113 N. KENMORE- PROPOSED ELEVATIONS

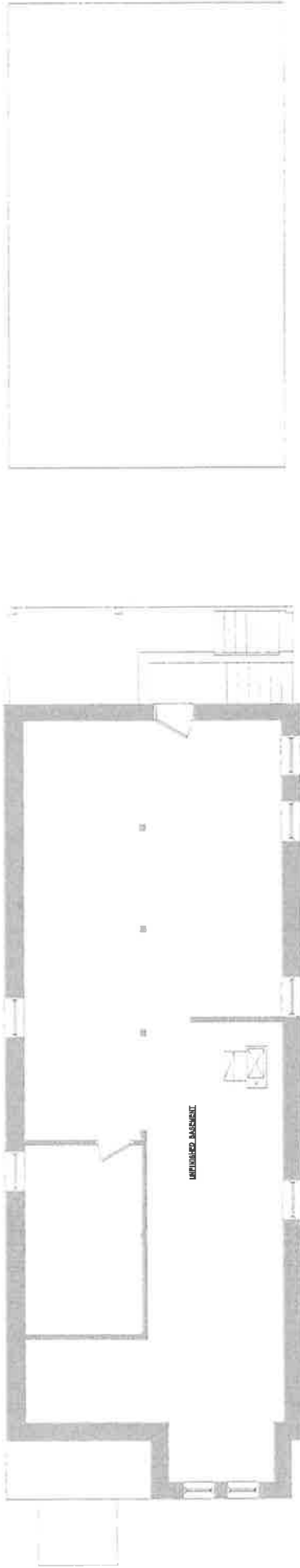


C NORTH SIDE, PROPOSED FACADES OF FRONT & REAR BUILDING.

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



2113 N. KENMORE - EXISTING PLAN FRONT & REAR BUILDING

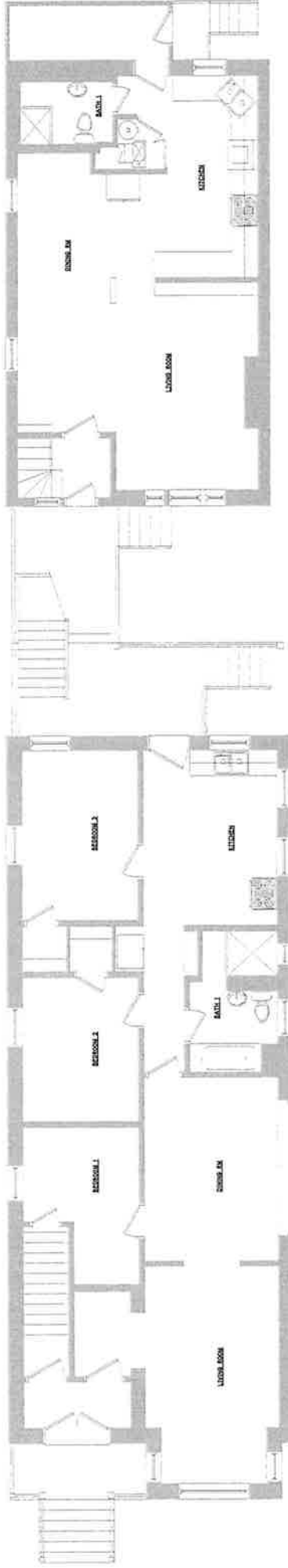


A EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO COACH HOUSE AT THIS LEVEL



2113 N. KENMORE- EXISTING PLAN FRONT & REAR BUILDING



B EXISTING FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



EXISTING GROUND FLOOR- COACH HOUSE

2113 N. KENMORE- EXISTING PLAN FRONT & REAR BUILDING



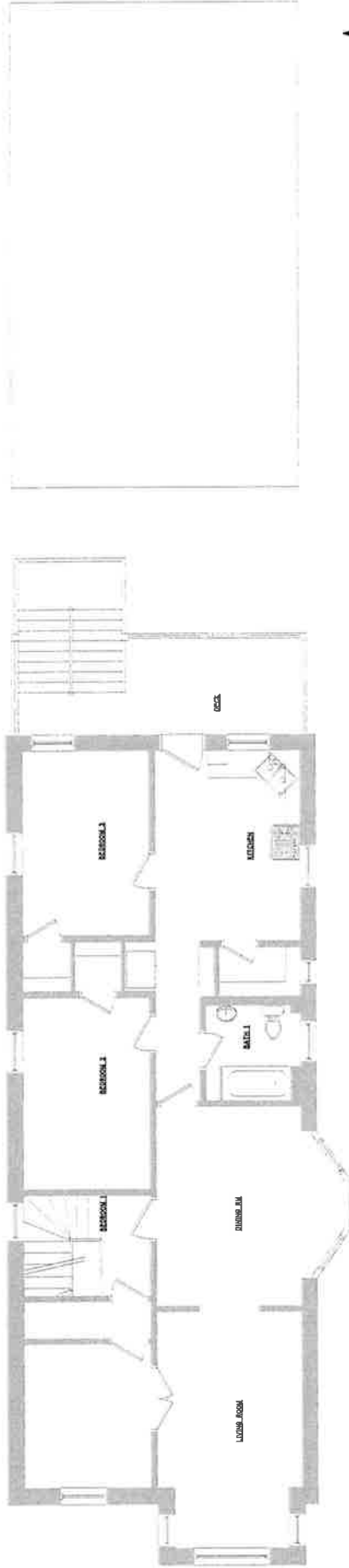
C EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR- COACH HOUSE



2113 N. KENMORE- EXISTING PLAN FRONT & REAR BUILDING

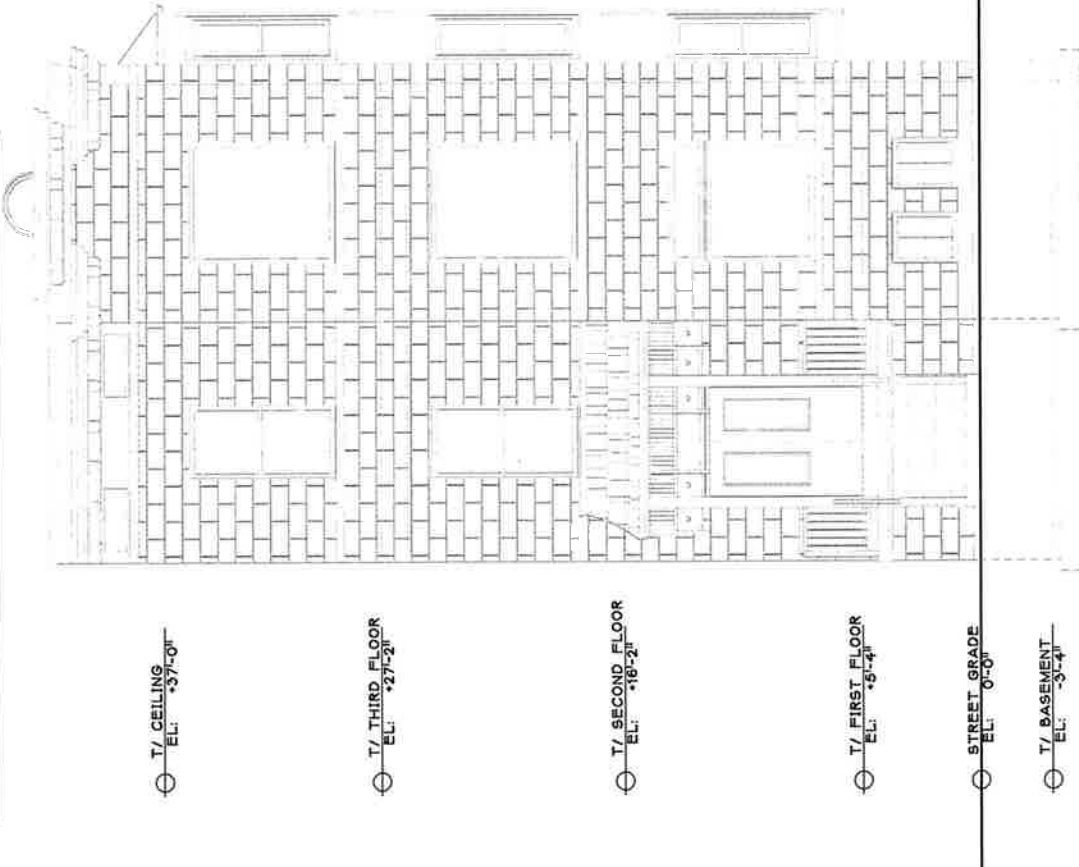


D EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

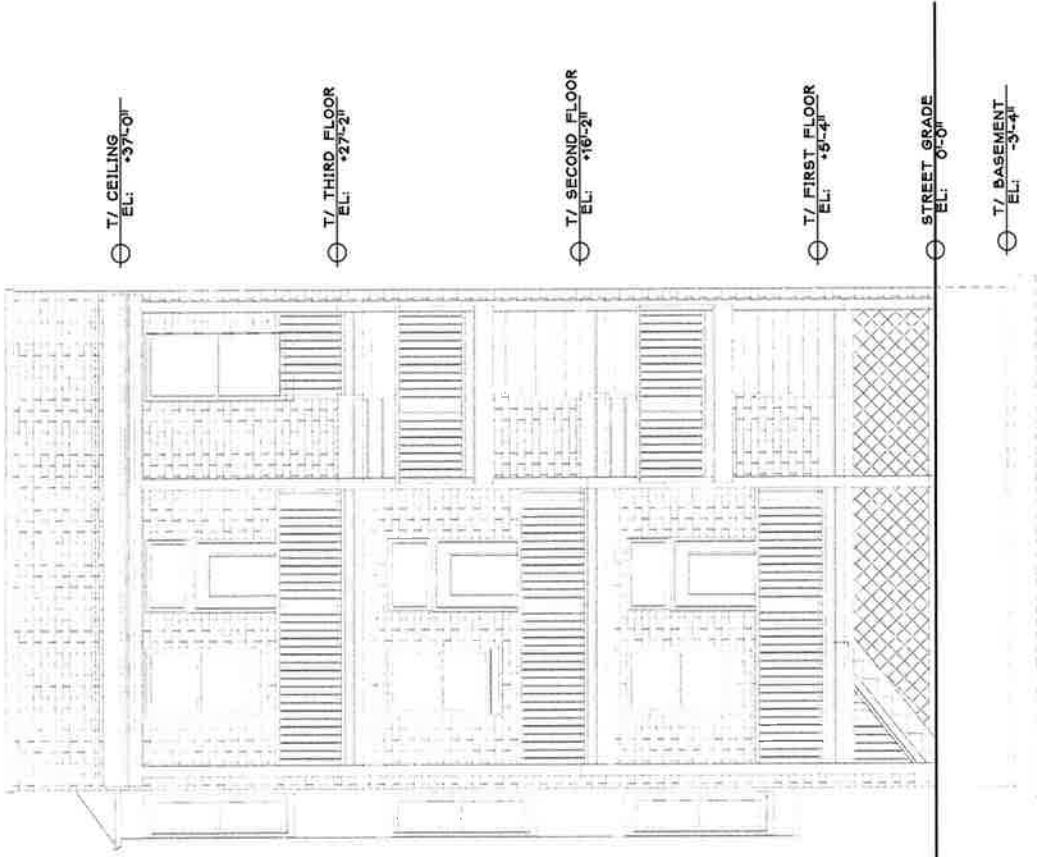
NO COACH HOUSE AT THIS LEVEL



2113 N. KENMORE- EXISTING ELEVATIONS

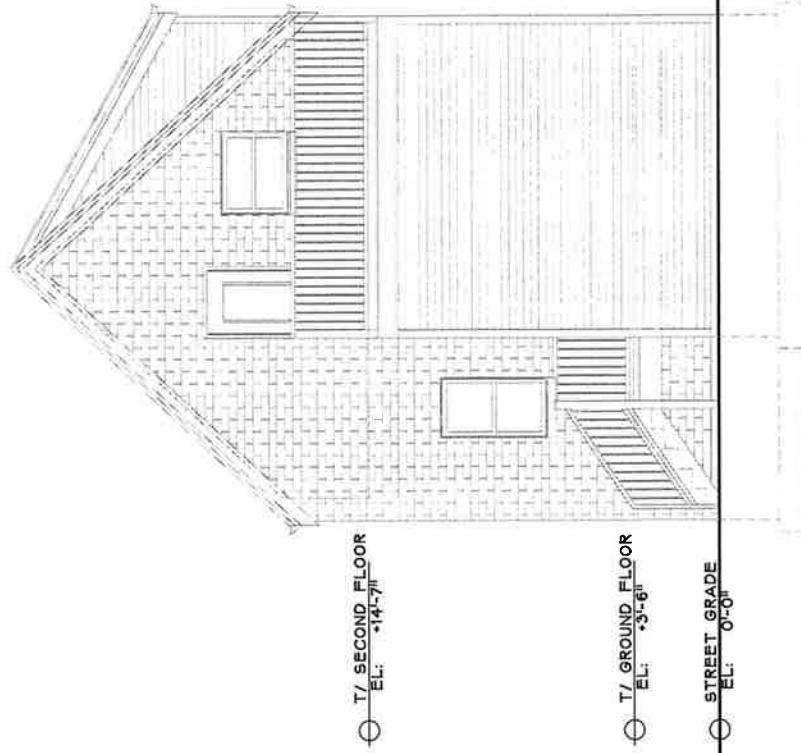


A EAST SIDE EXISTING FACADE
SCALE: 1/8" = 1'-0"
FRONT BUILDING

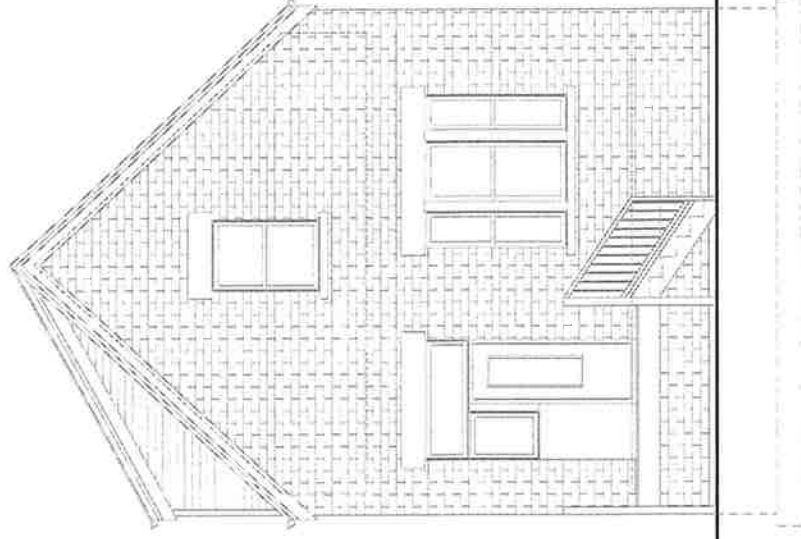


D WEST SIDE EXISTING FACADE
SCALE: 1/8" = 1'-0"
FRONT BUILDING

2113 N. KENMORE- EXISTING ELEVATIONS



D WEST SIDE EXISTING FACADE
SCALE: 1/8" = 1'-0"
REAR BUILDING



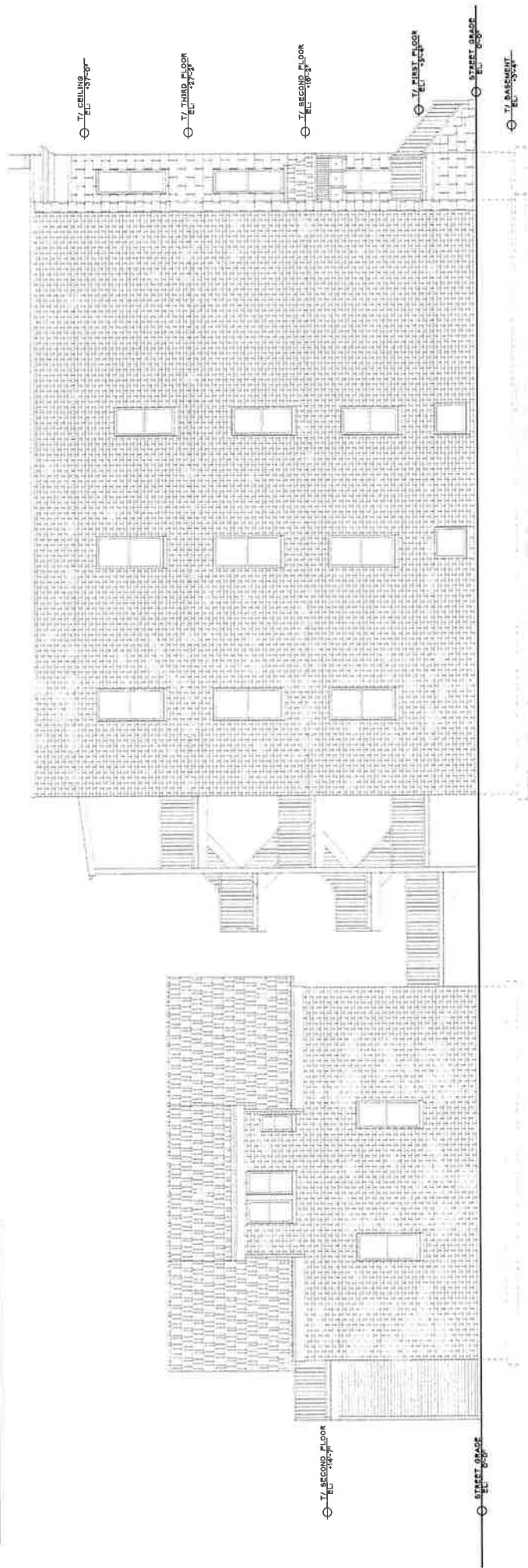
D EAST SIDE EXISTING FACADE
SCALE: 1/8" = 1'-0"
REAR BUILDING

2113 N. KENMORE— EXISTING ELEVATIONS



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

2113 N. KENMORE— EXISTING ELEVATIONS



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