

Emanuel Congregation 5959 N Sheridan Road

- Prior Meetings Recap
- Ownership & Consultants
- Parcel Summary
- Three Previous Congregation Meetings
 - June Annual Meeting
 - September Synagogue Concepts
 - October Residential Massing Concepts
- Next Steps
 - Select and Study Single Concept
 - Temp Synagogue Plan & Logistics
 - Traffic Management & Site Access
 - Community Engagement



Partner & Consultant Introductions

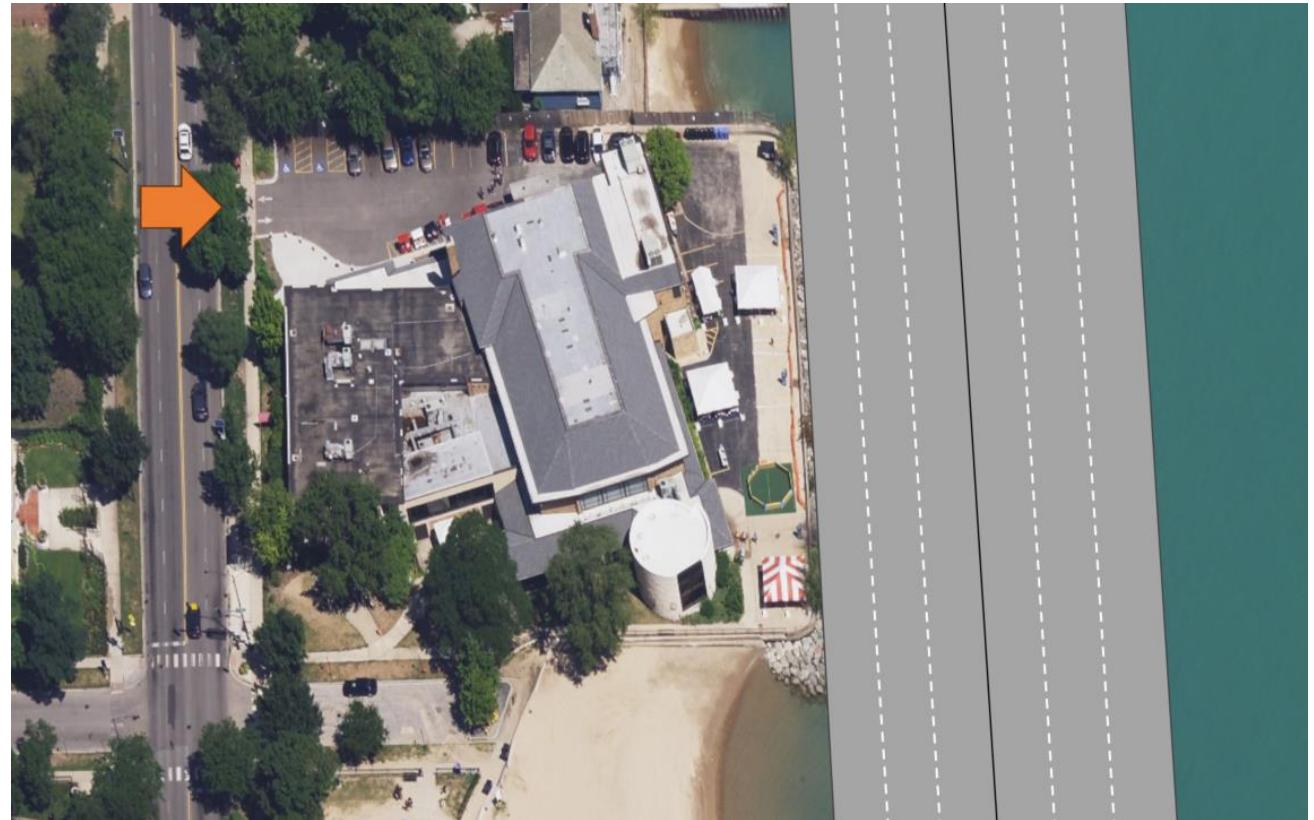


Prior Meetings Recap

June Annual Meeting, September & October Synagogue Concept Meeting

September Synagogue Concept Meeting

- Historical Summary (Lake Shore)
- Operational Right-sizing
- Engaging the Lakefront
- Site Access
- Concept Program
- Concept Imagery



Emanuel Congregation a Brief History

- Founded in 1880
- Purchased current land in 1944
- Originally +1,000 Member Households
- Constructed Existing Synagogue in 1955
- Currently 34,000 gross Square Feet
- Designed with different plans for DuSable
Lake Shore Drive in mind...

Synagogue Representatives:
Andrew Degenholtz, Co-President
Cantor Shelly Freidman



Designed in 1950's assuming Lake Shore Drive extension



**SINGLE ACCESS POINT
NOT AT A SIGNALIZED
INTERSECTION**

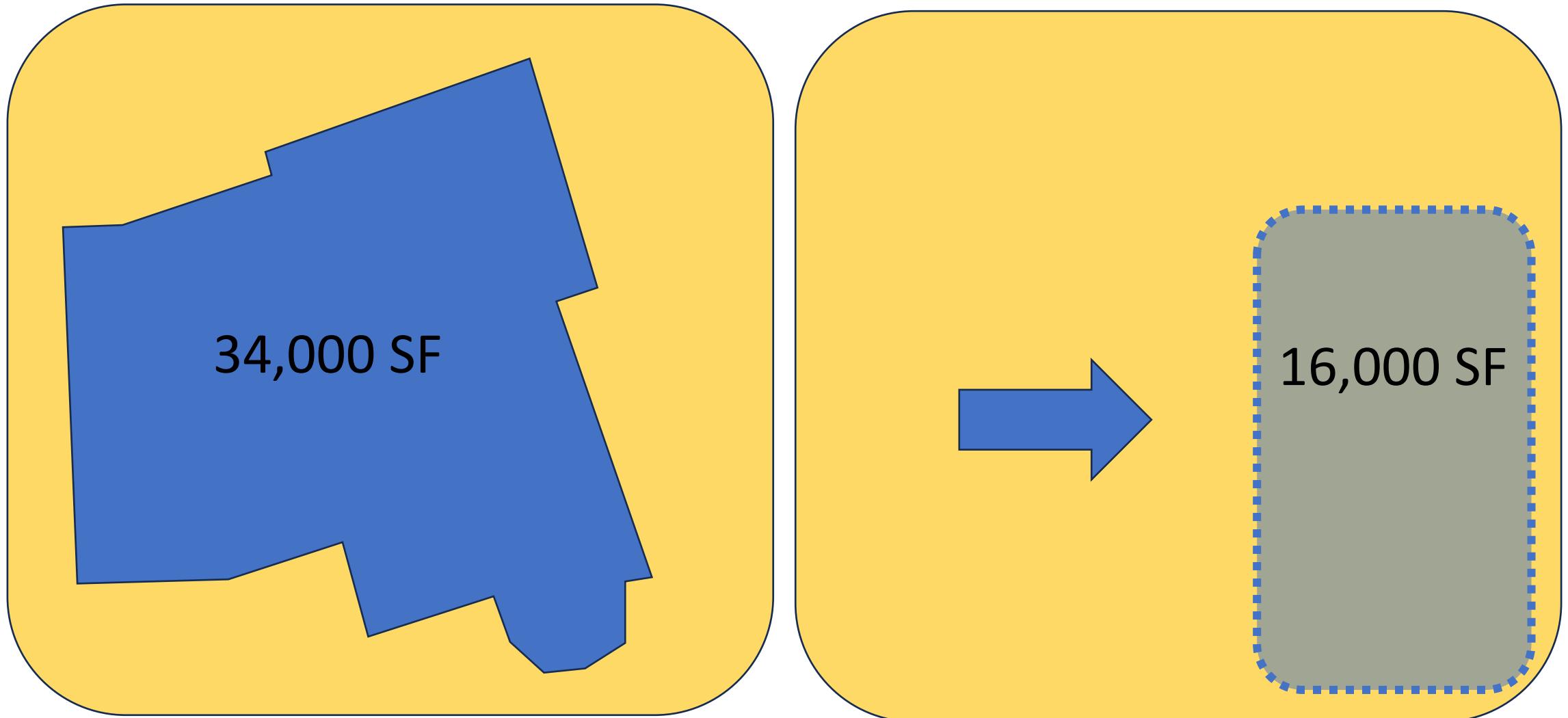
HIGHWAY NEVER BUILT



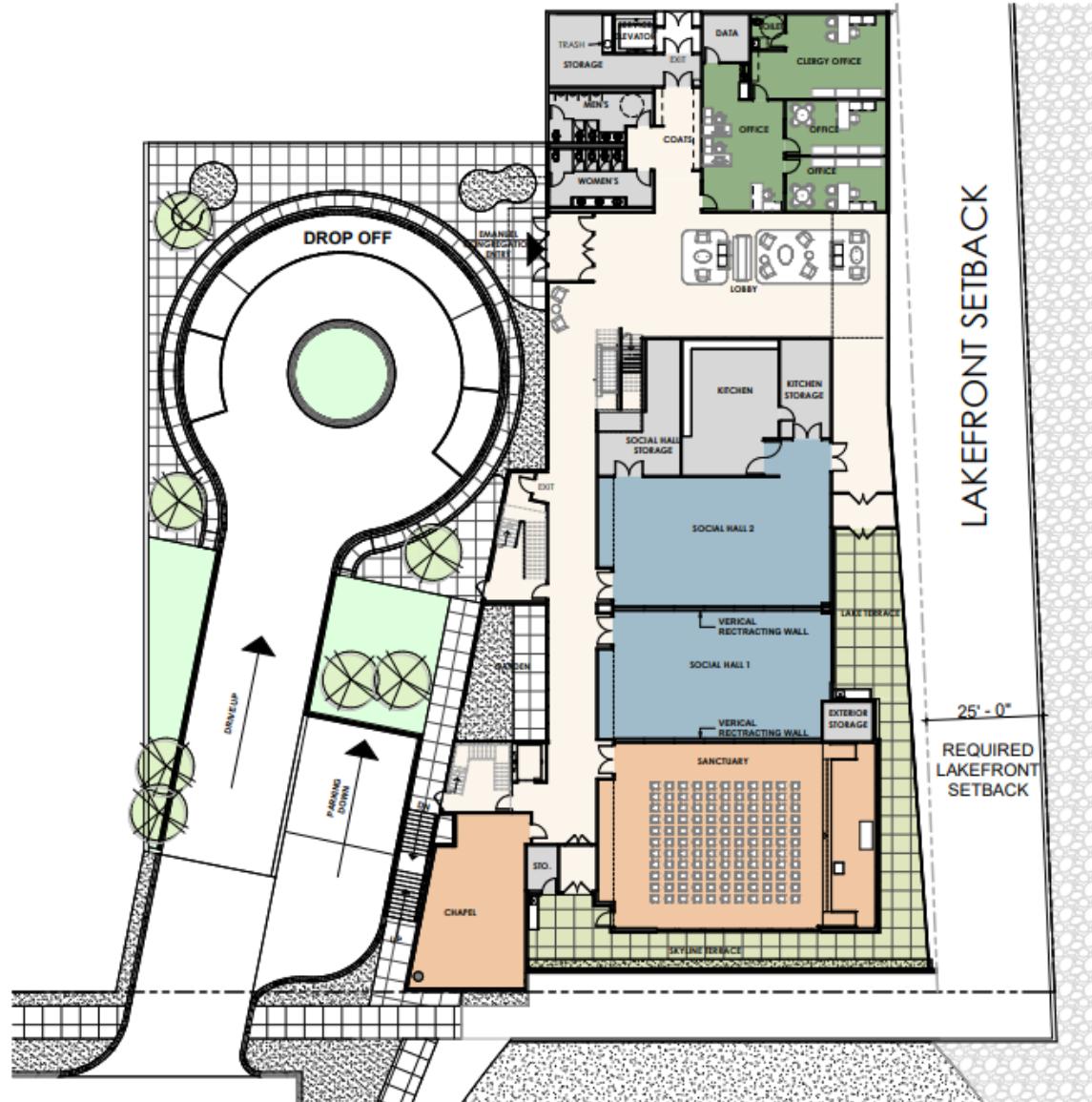
SITE AREA

THE
1950's
FOOTPRINT

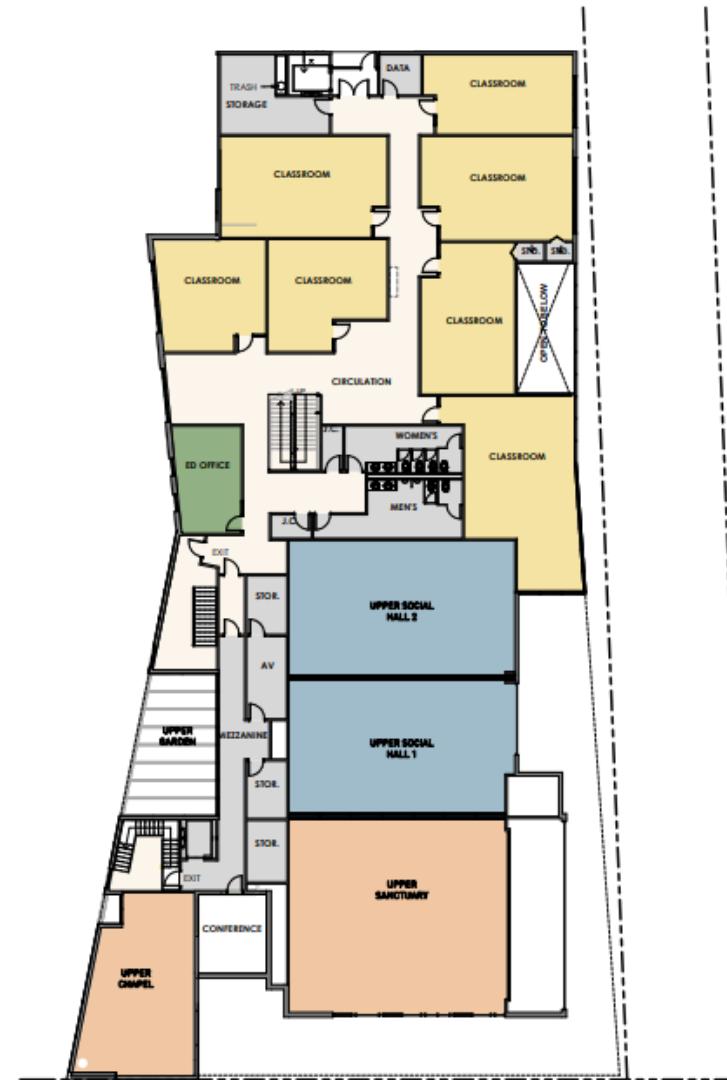
Rightsizing the Program and Engaging the Lake



Main Level (2nd Floor)



Educational Level (3rd Floor)



LEGEND:

SACRED SPACES

SUPPORT SPACES

EXTERIOR SPACES

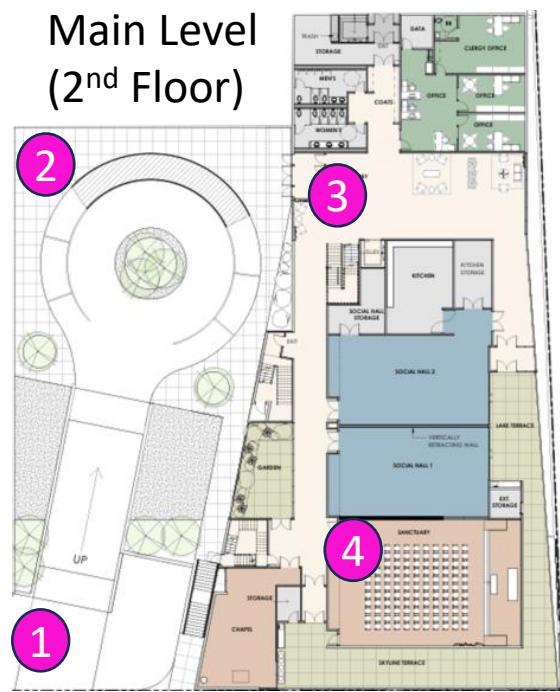
LEARNING SPACES

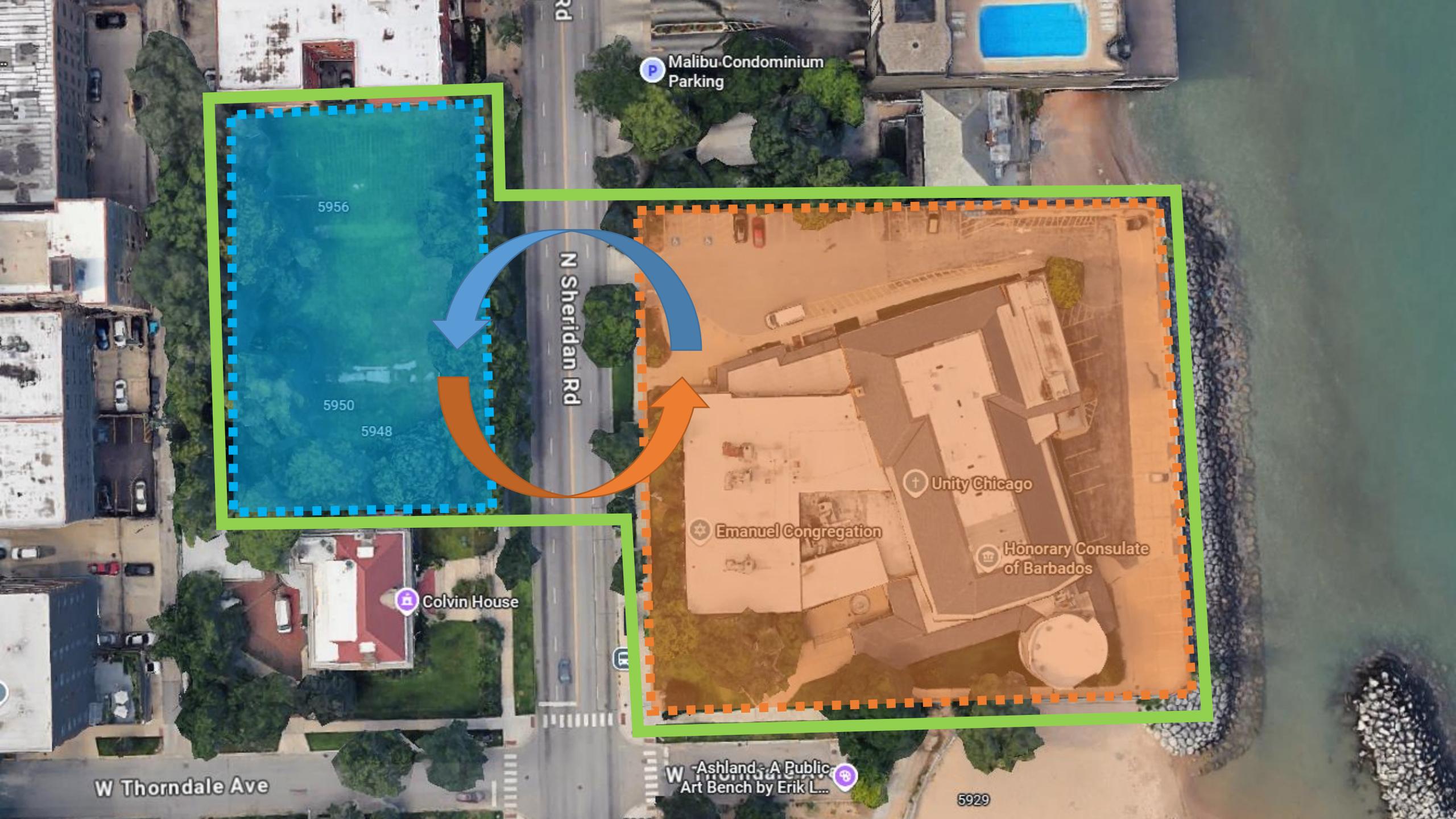
 SOCIAL SPACES

CIRCULATION

NOT IN SCOPE

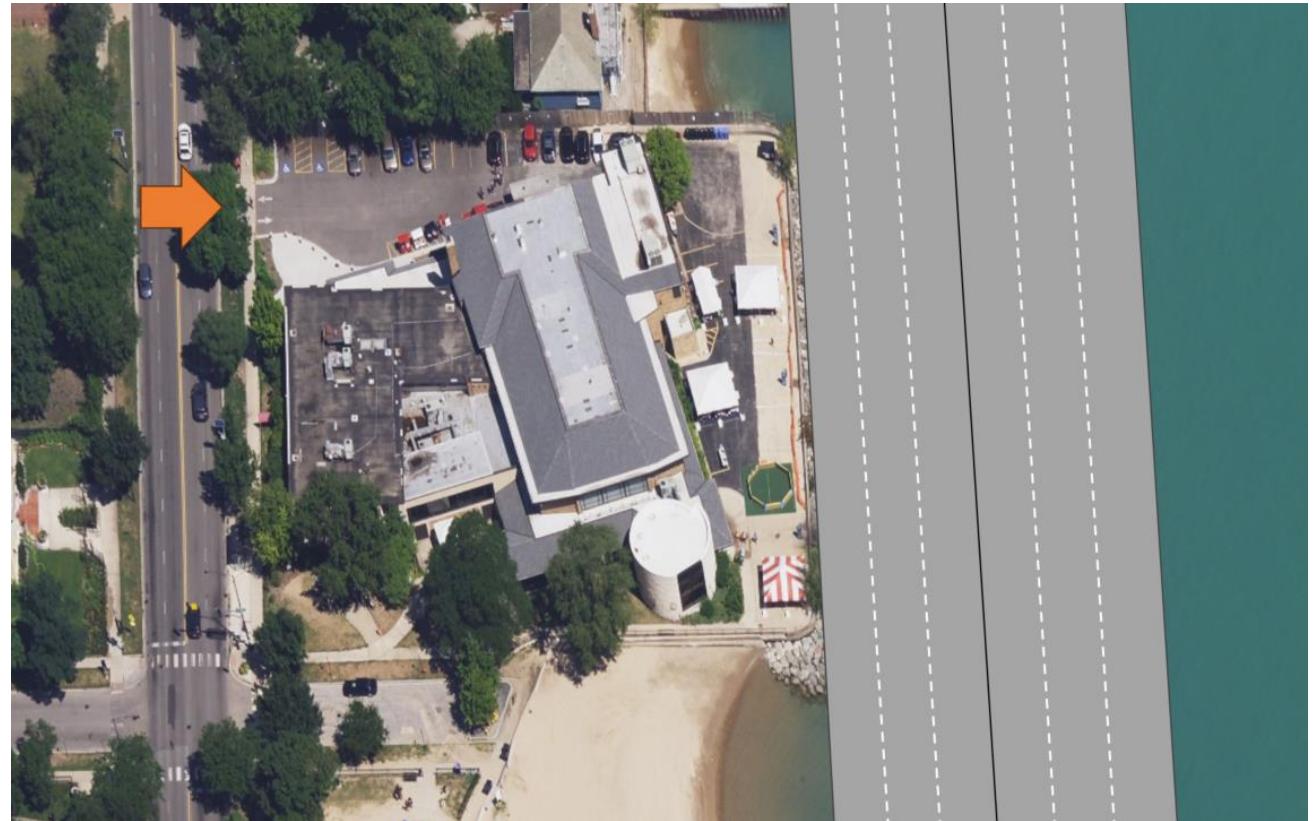
ADMINISTRATIVE SPACES





October Synagogue Concept Meeting

- Neighborhood Zoning Context
- Residential Massing Concepts



Sheridan Road & Edgewater Existing Context

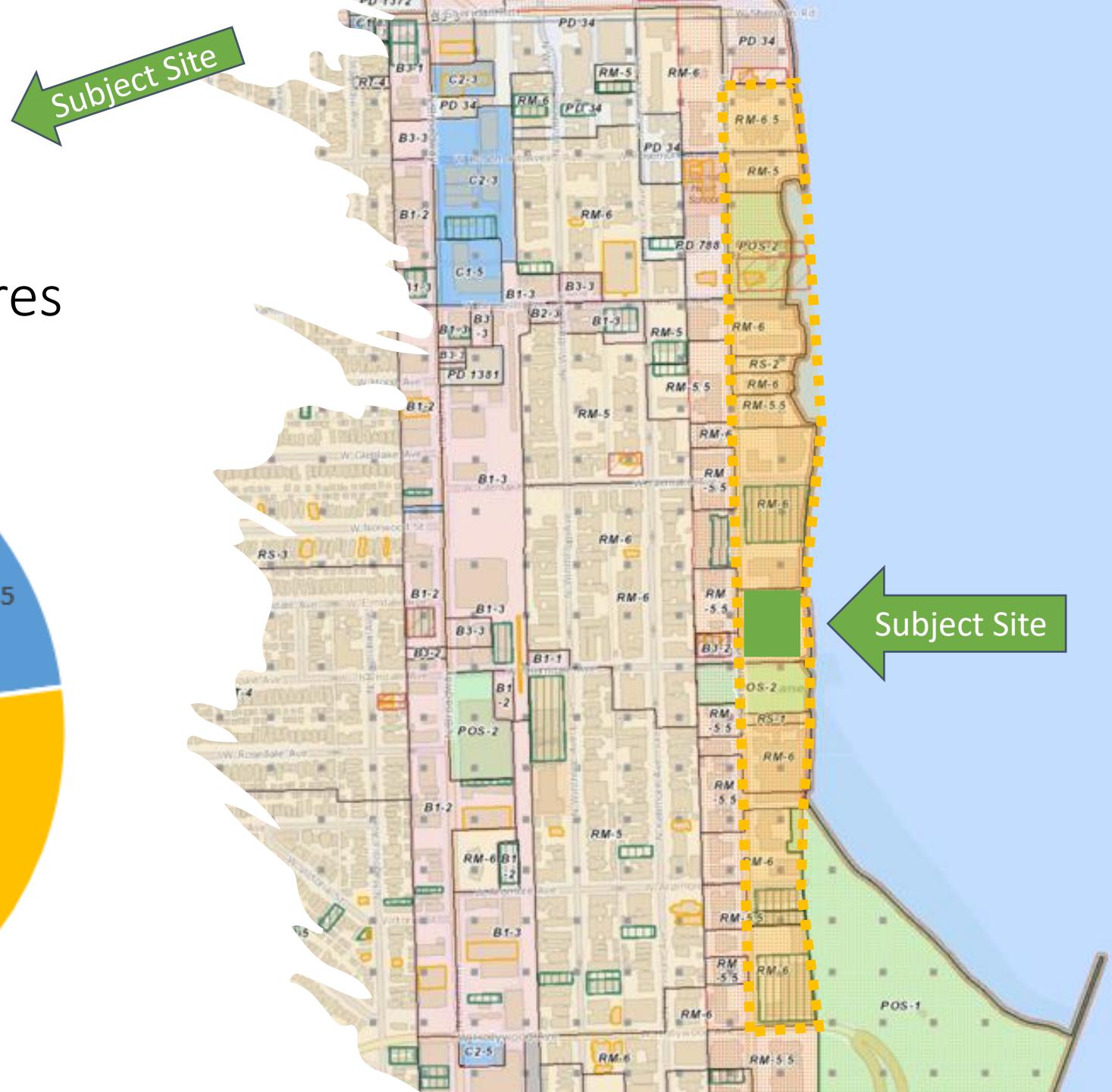
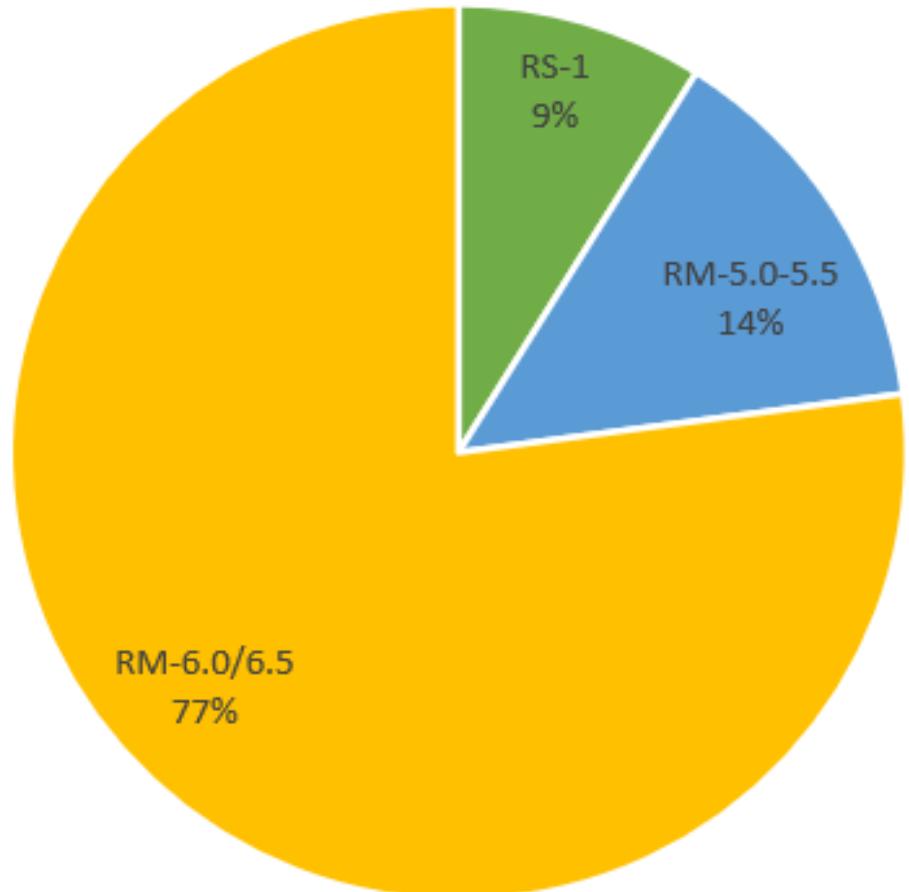




Lakefront Zoning

(DLSD to Loyola)

~1 mile long / 19 Acres



Massing Concept Options

Number of Buildings w/ 4 Orientations

Concept A:

-ONE BUILDING

-Orientations: N/S/E/W



Concept B:

-TWO BUILDINGS

-Orientations: N/S/E/W



Concept C:

-THREE BUILDINGS

-Orientations: N&S, E&W, Bent Bar



Concept D:

-CONNECTED BUILDINGS

-Orientations: Stepped, Courtyards







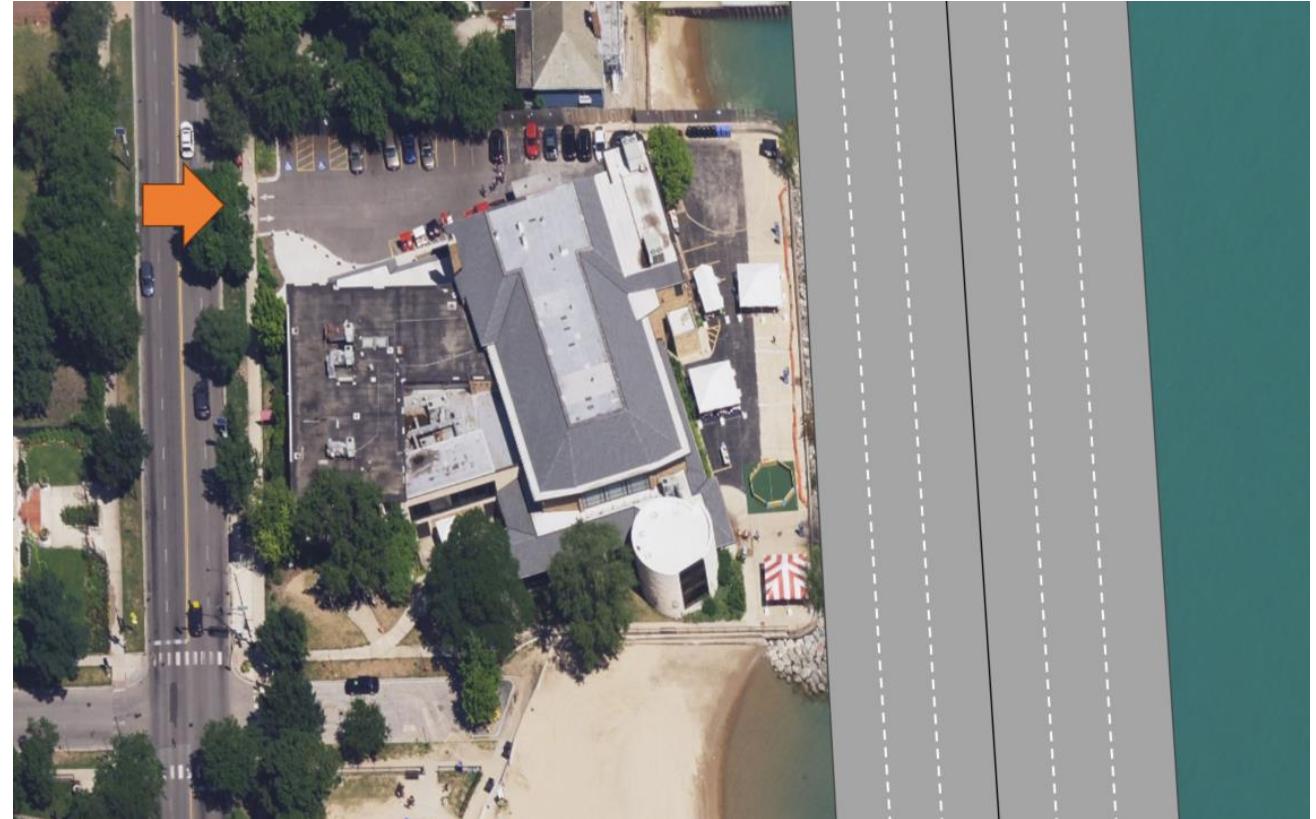


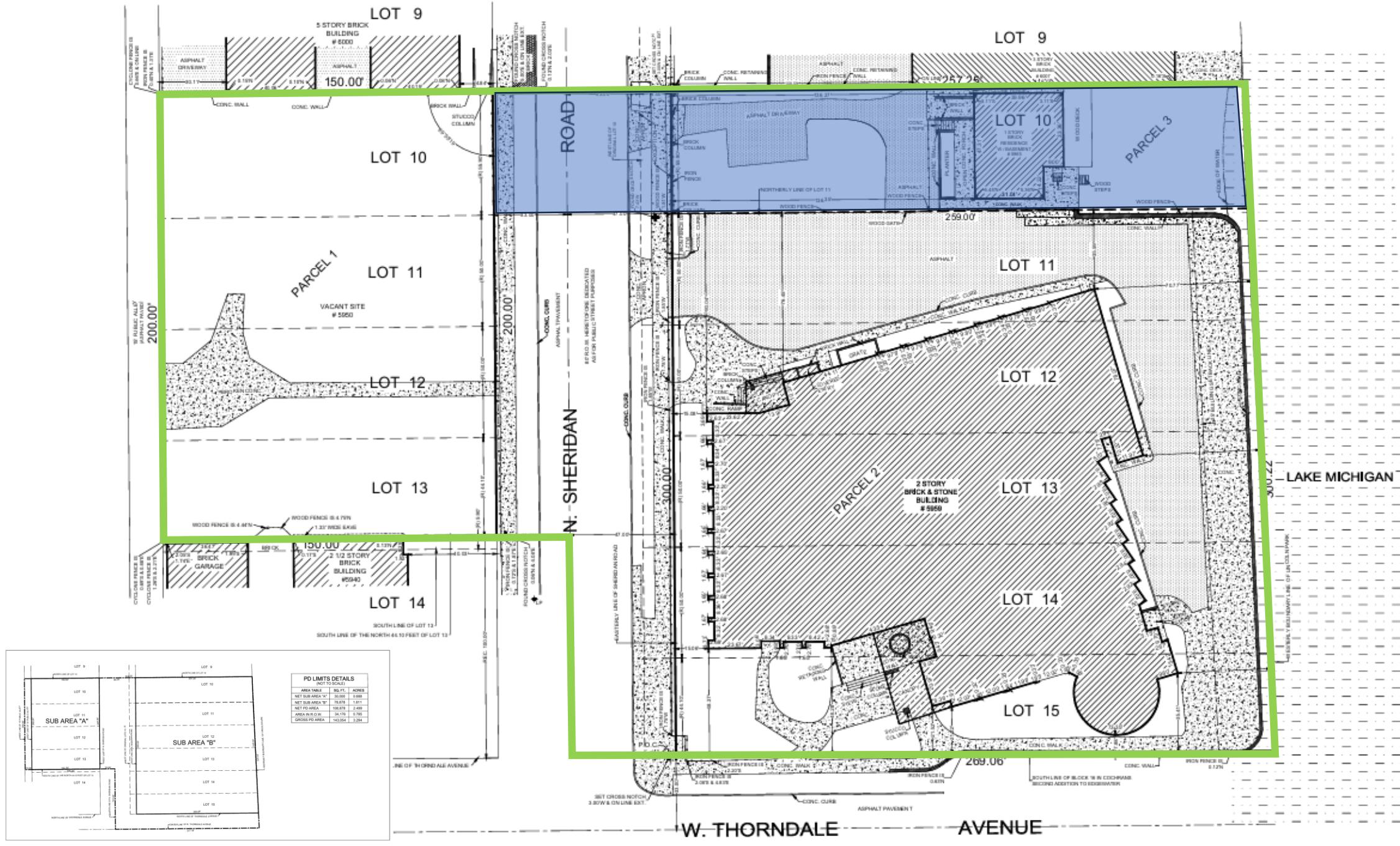


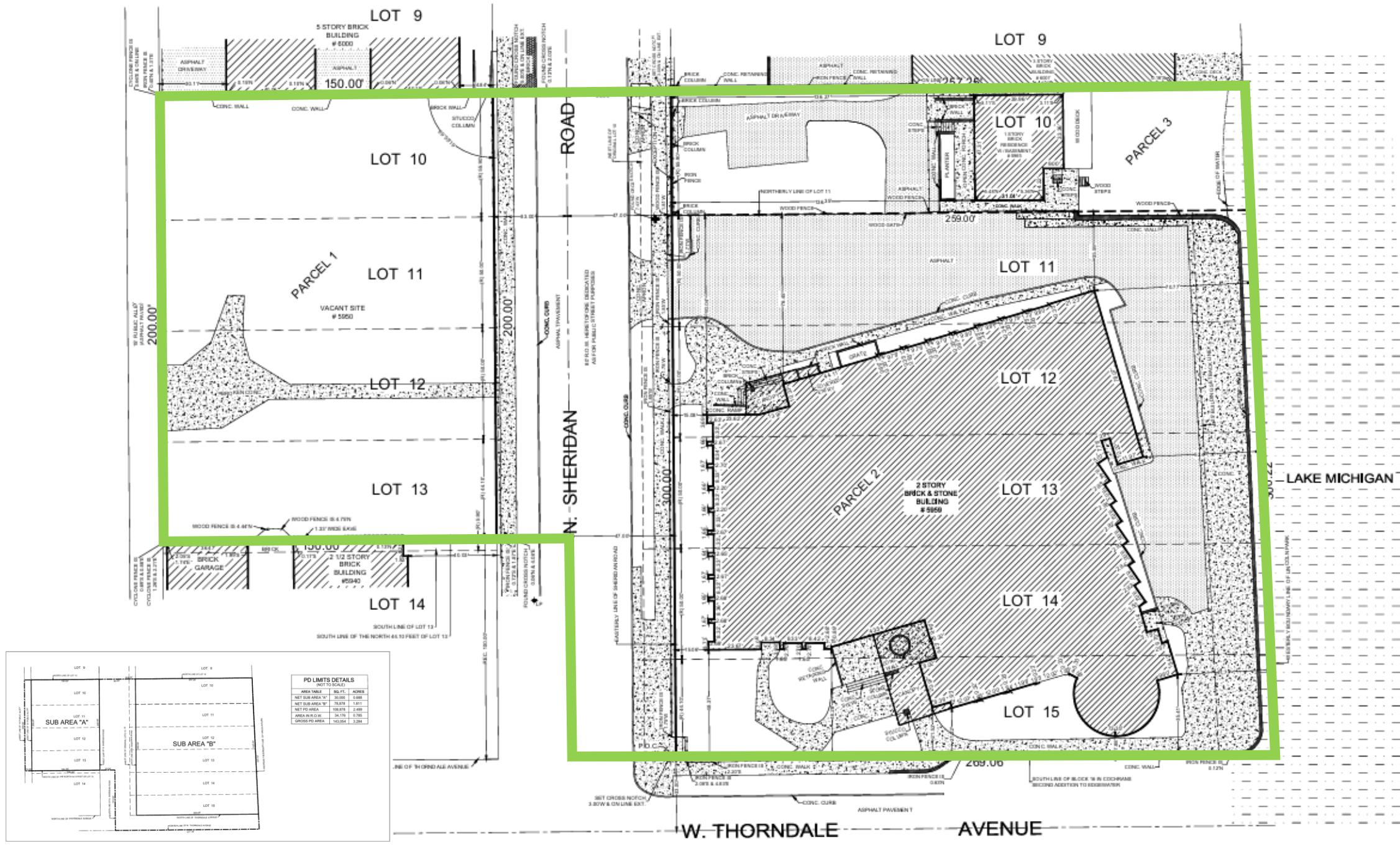


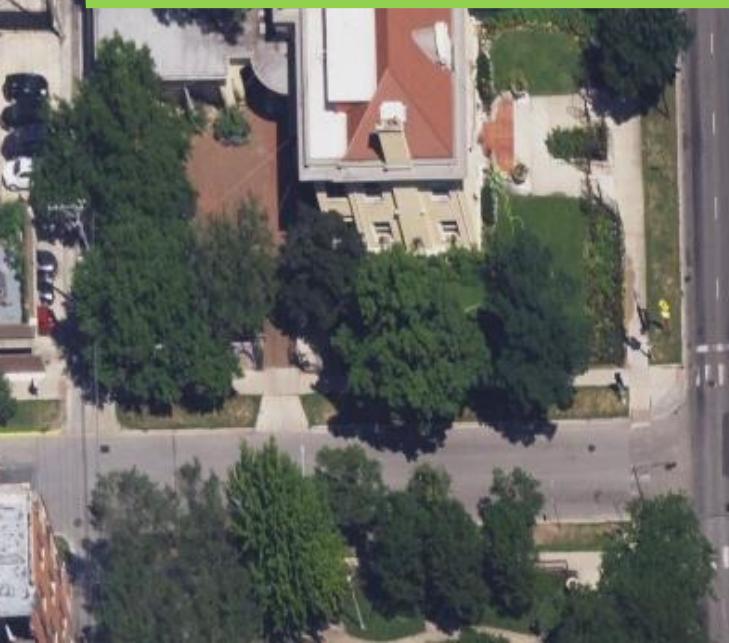
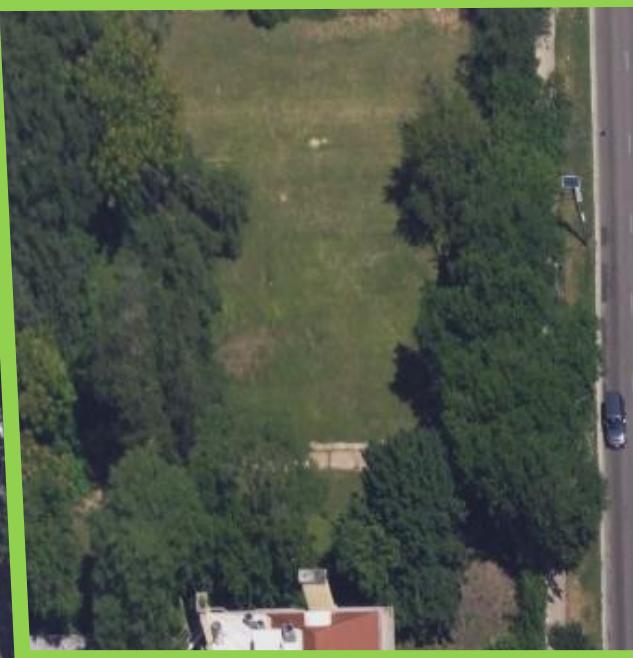
January Updates

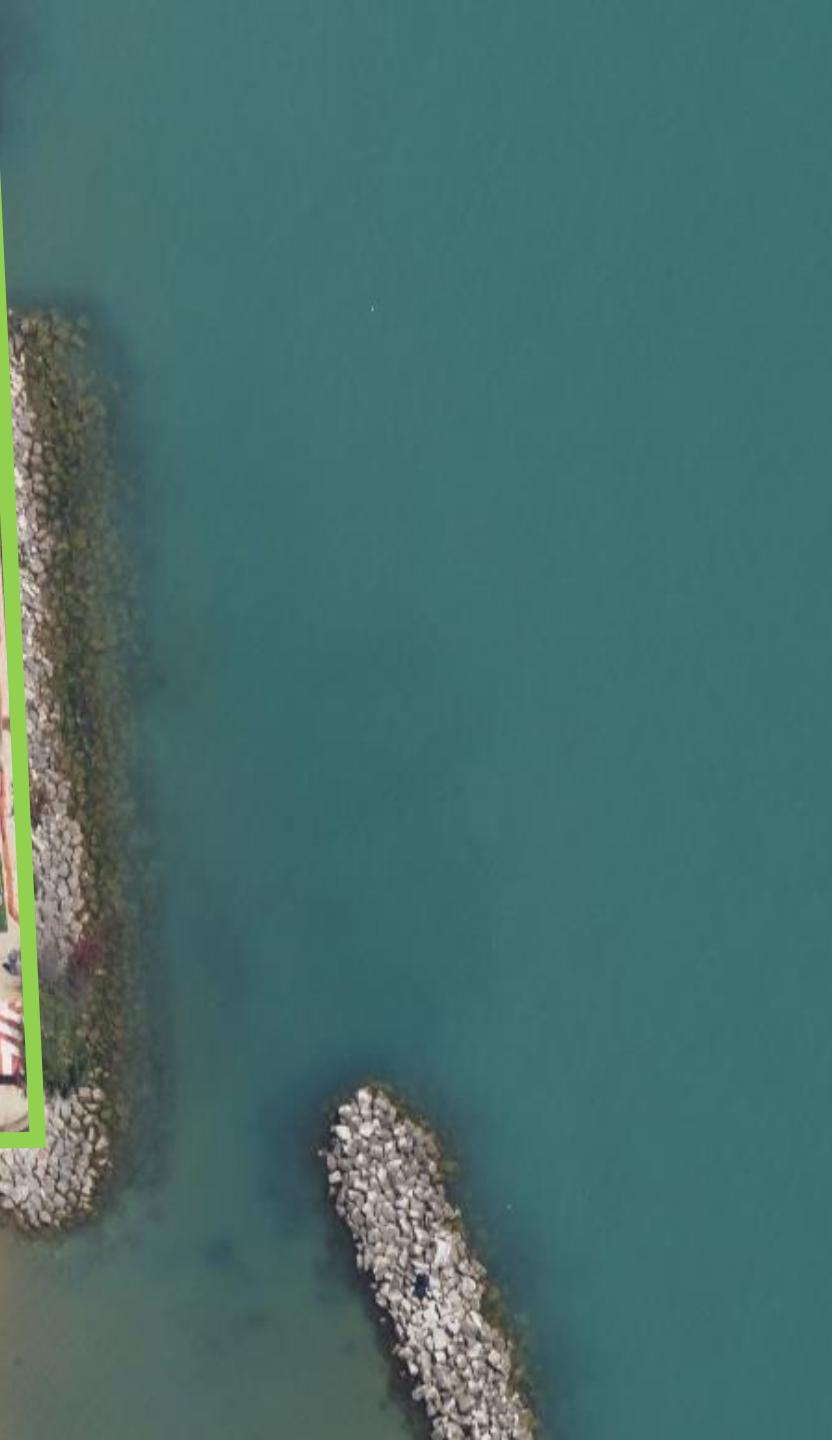
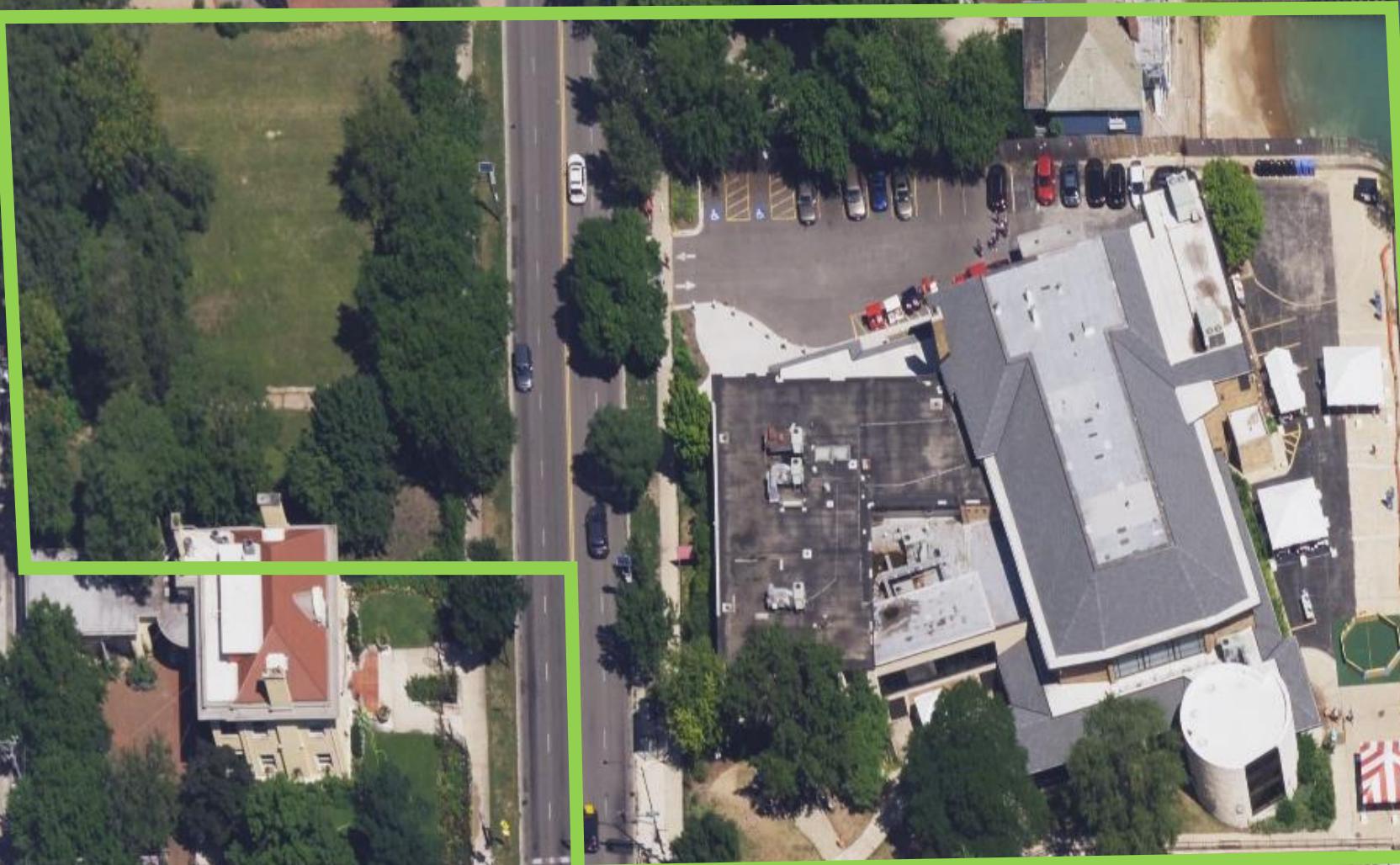
- Updated Contiguous Site Assembly
- Construction Logistics & Phasing
- Zoning History & Context
- Narrow Down Massing Concepts
- Refine Architecture & Design
- Study Site Plan and Traffic Data





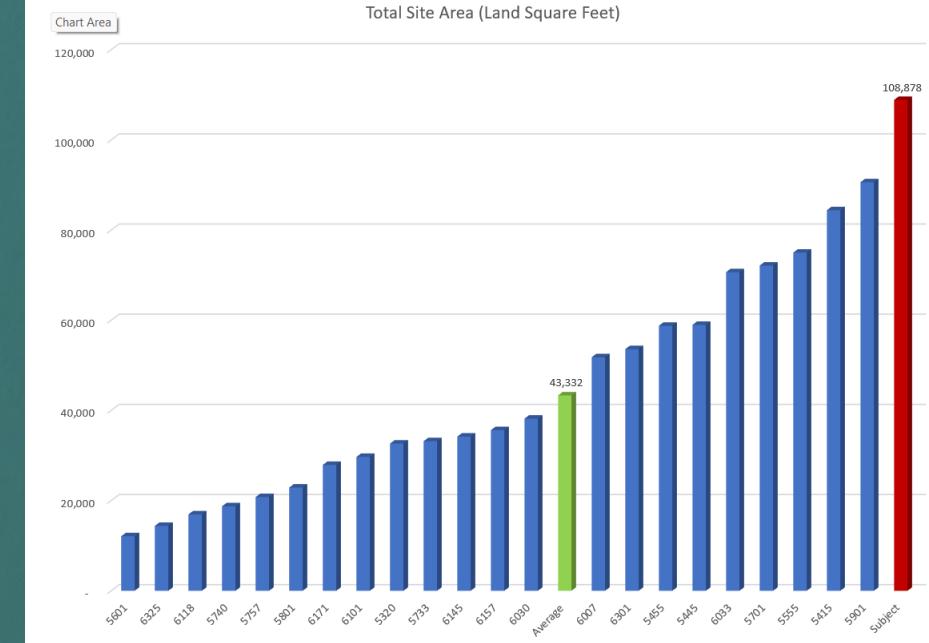
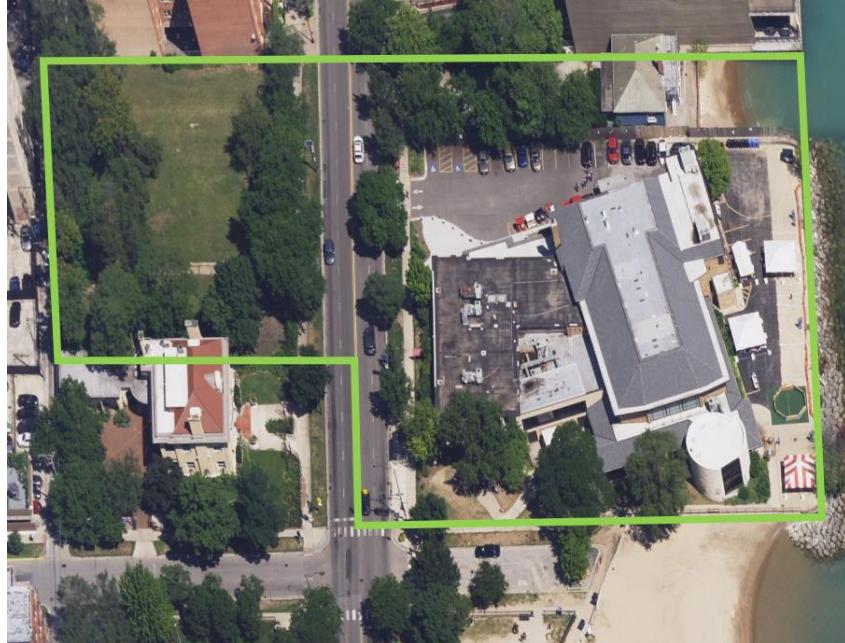








- 2.5 Acres
- 300 Feet on Lake Michigan
- Largest Site in Edgewater
- Both sides of Sheridan Rd.



Macro Neighborhood Zoning

Public Comment & TOD Planning Context



A WIN-WIN Roadmap for Broadway in Edgewater

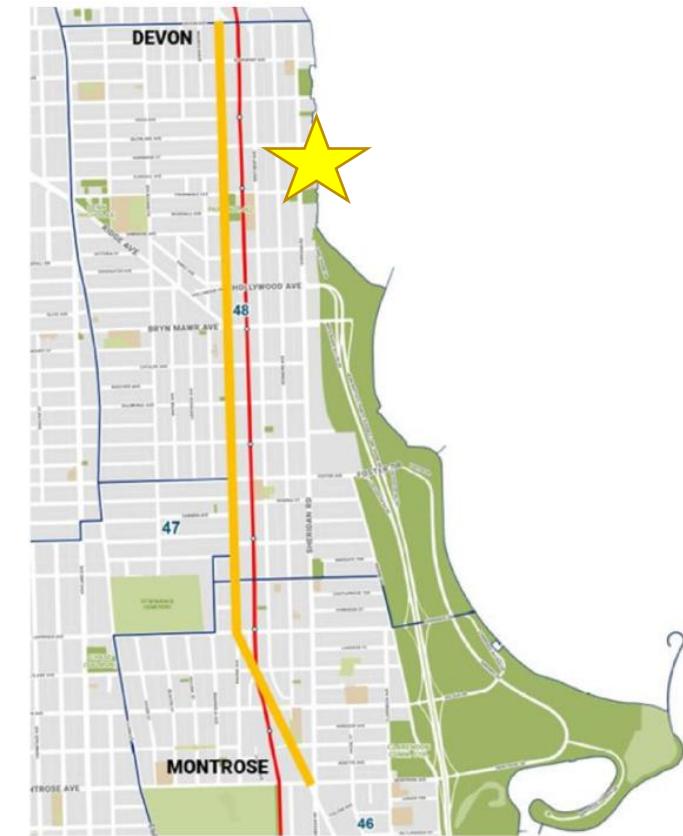
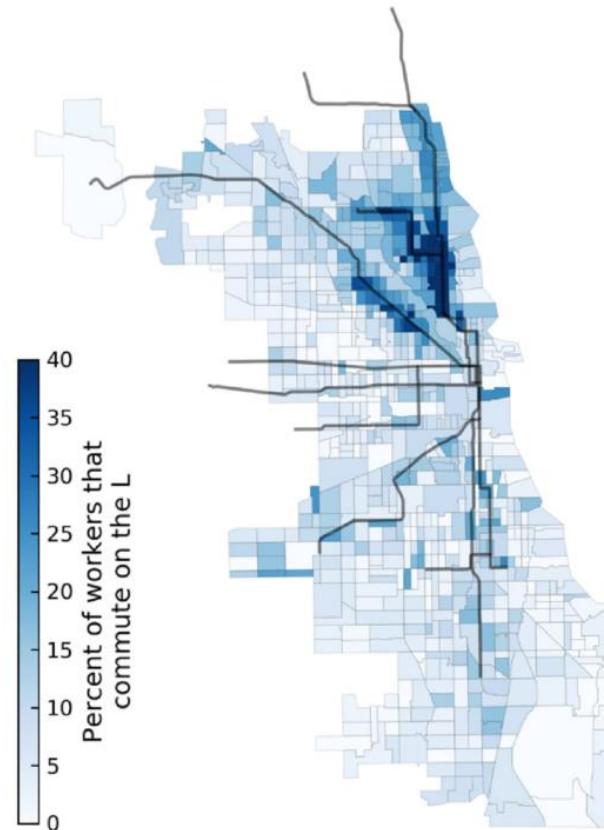
The ordinance submitted on April 16, 2025, to the Chicago City Council blanket upzones Broadway and its cross-streets in Edgewater to B3-5, the highest-density designation allowed in business districts under the Zoning Code. The process leading to the ordinance lacked the comprehensive planning needed to ensure equitable, sustainable development. Without safeguards, this approach threatens the character of Broadway and the livability of our neighborhood.

East Side of Broadway – Height & Density

→ Upzone East Side from dash-3 to dash-5 with Alderwoman Leni Manaa-Hoppenworth's agreement to lead a community inclusive process to mitigate increased traffic and parking demand and small business displacement

Rationale:

- 250' deep lots along the CTA Red Line are well suited for greater height and denser development and thus best suited to the goal of building more affordable housing
- The existing dash-3 zoning on the East side is similar to the new dash-5
- Key: To sustain quality of life, upzoning on the East side must be accompanied by a commitment to a Traffic and Parking Plan and a Small Business Retention Plan



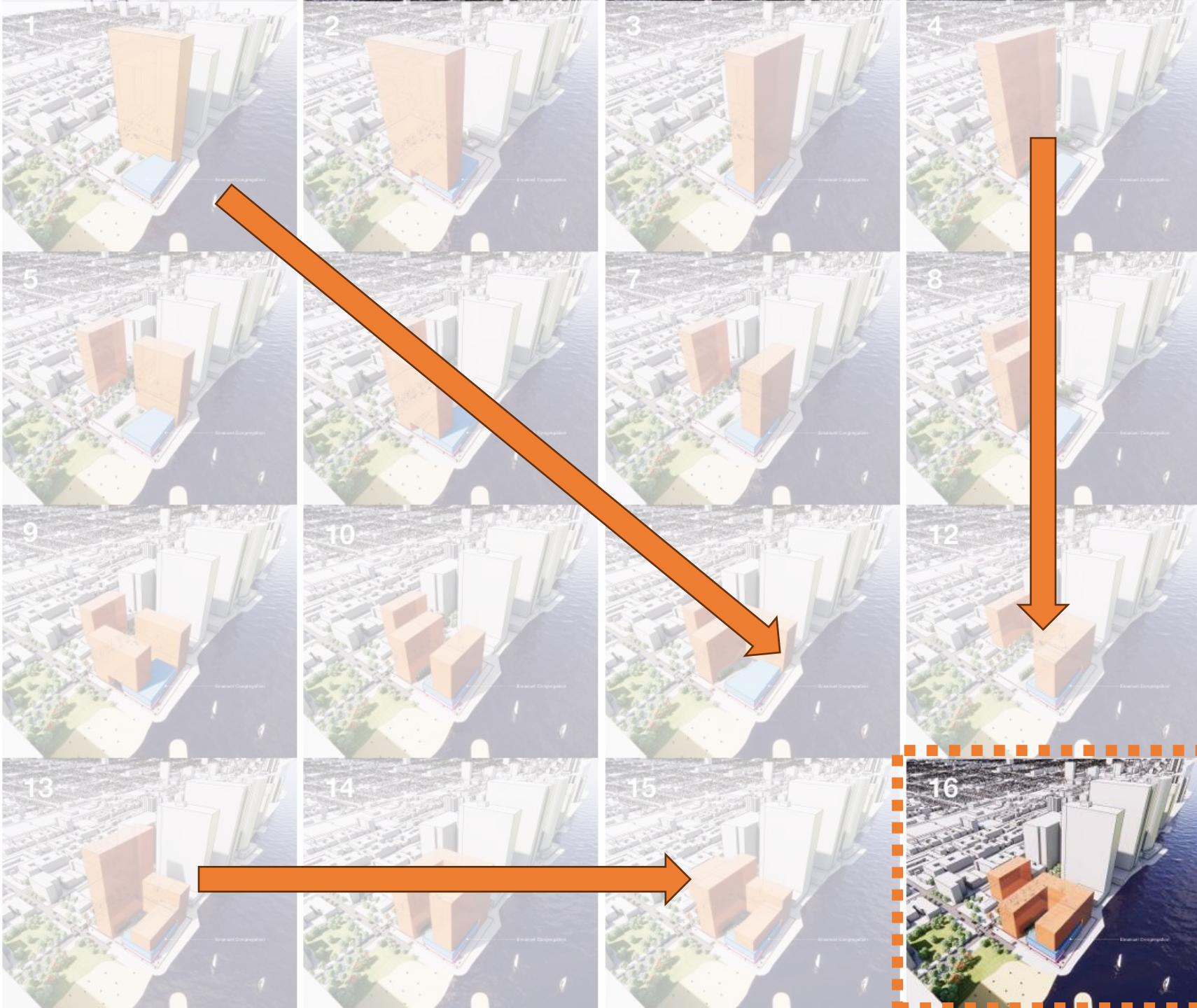
Massing Concept Options

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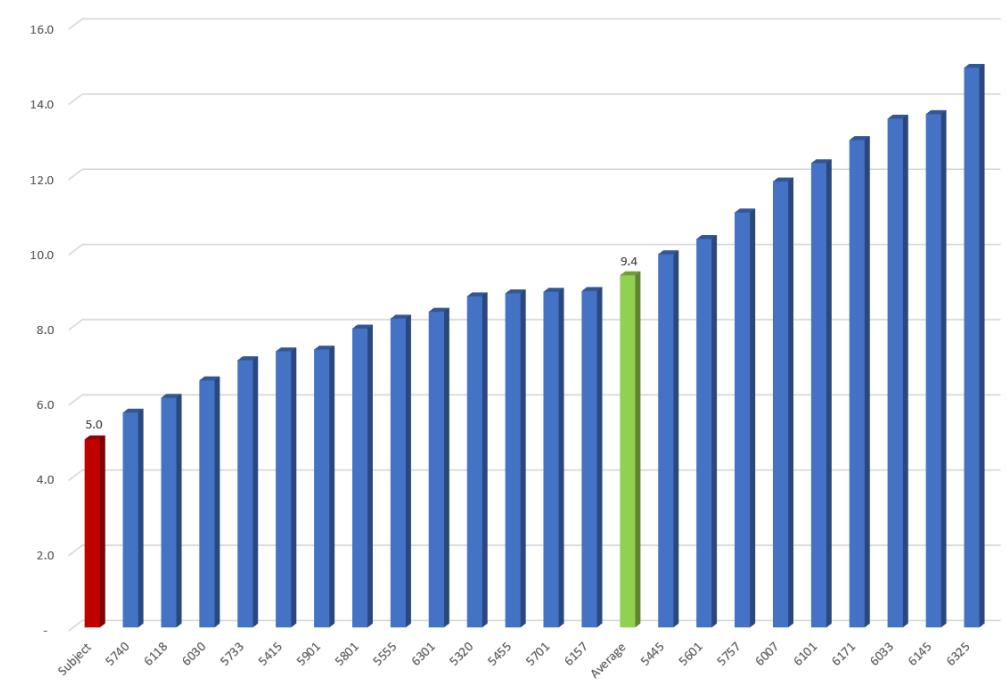
-Orientations: N&S, E&W, Bent Bar

Concept D:

-CONNECTED BUILDINGS

-Orientations: Stepped, Courtyards

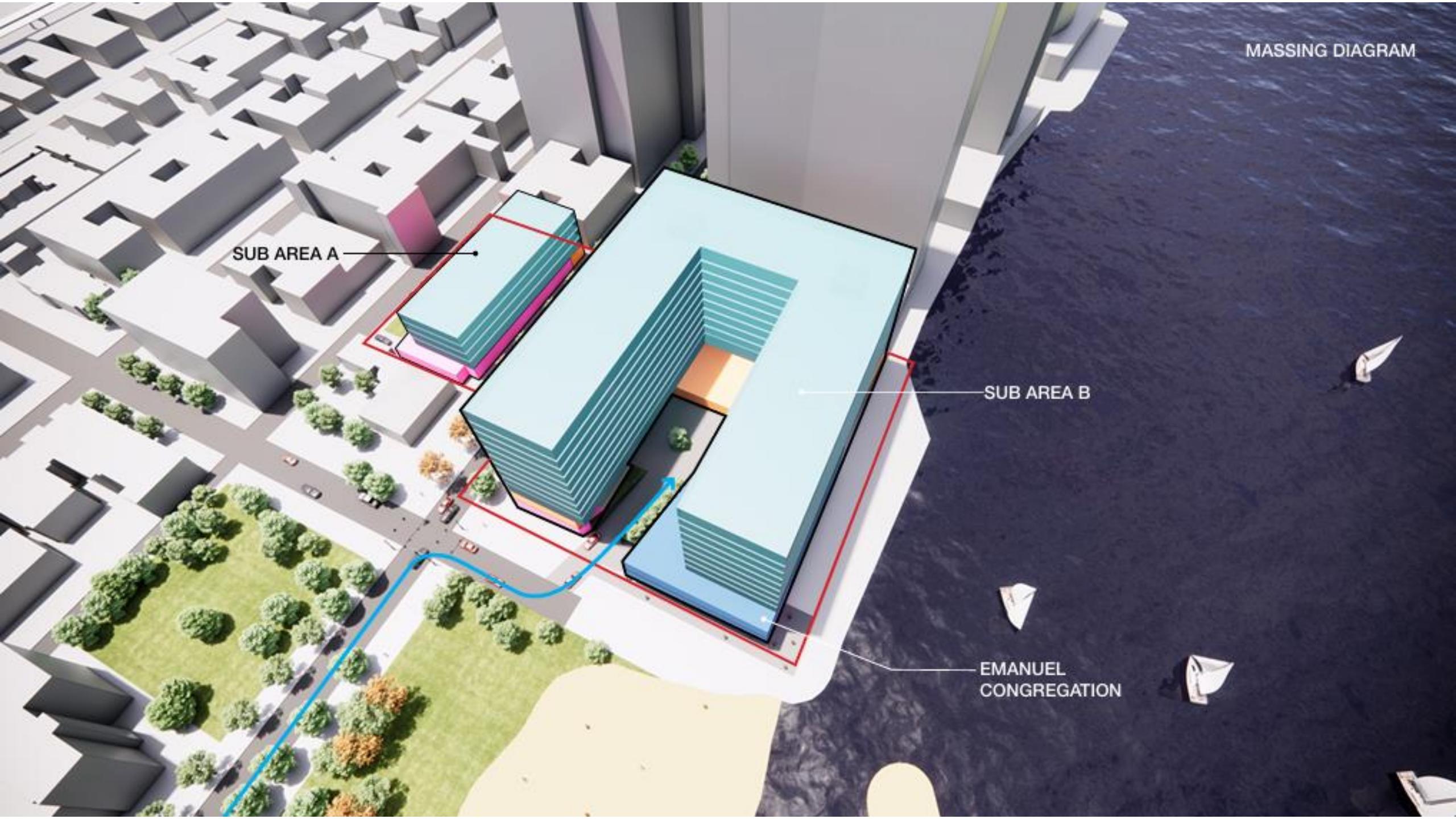


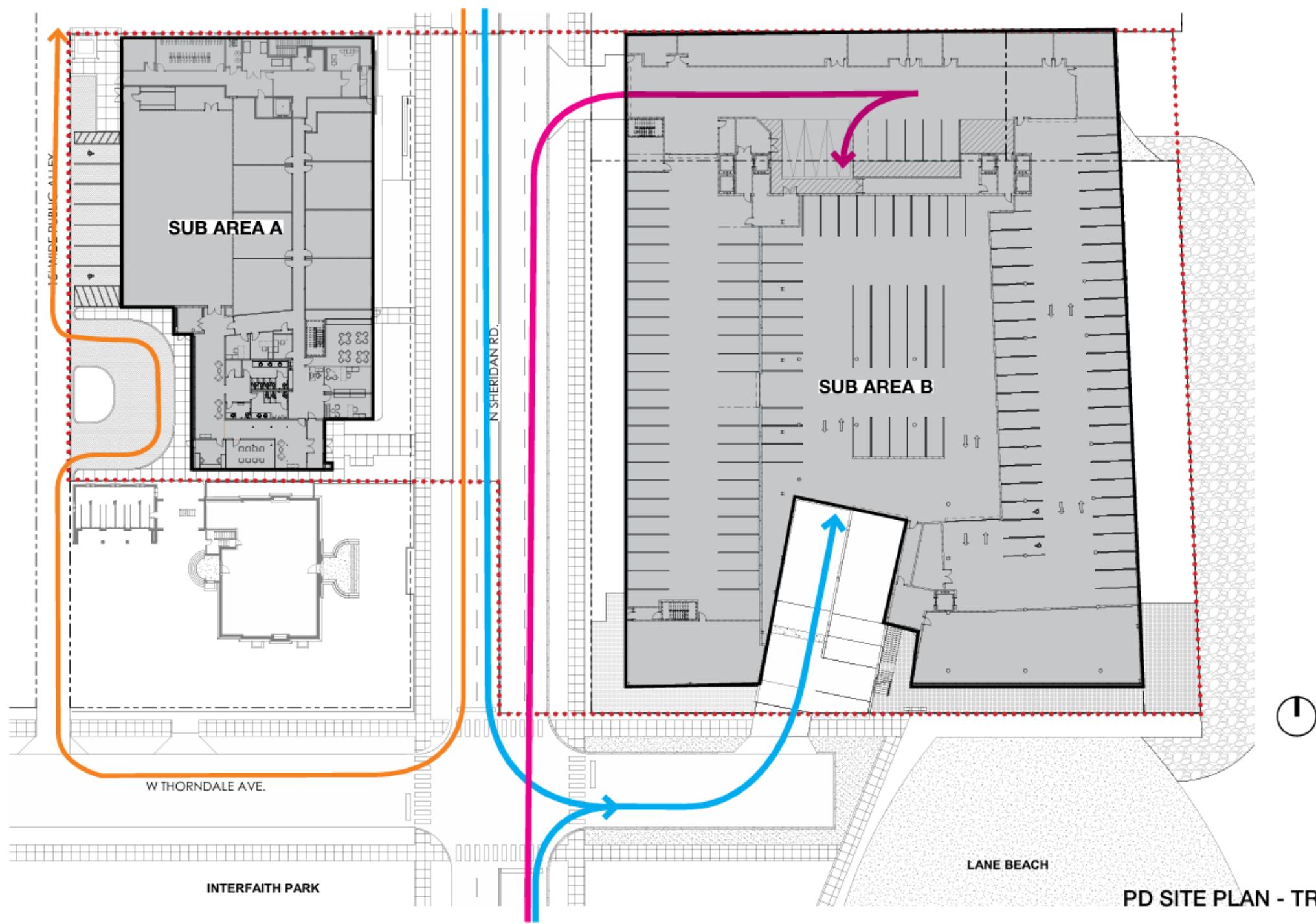


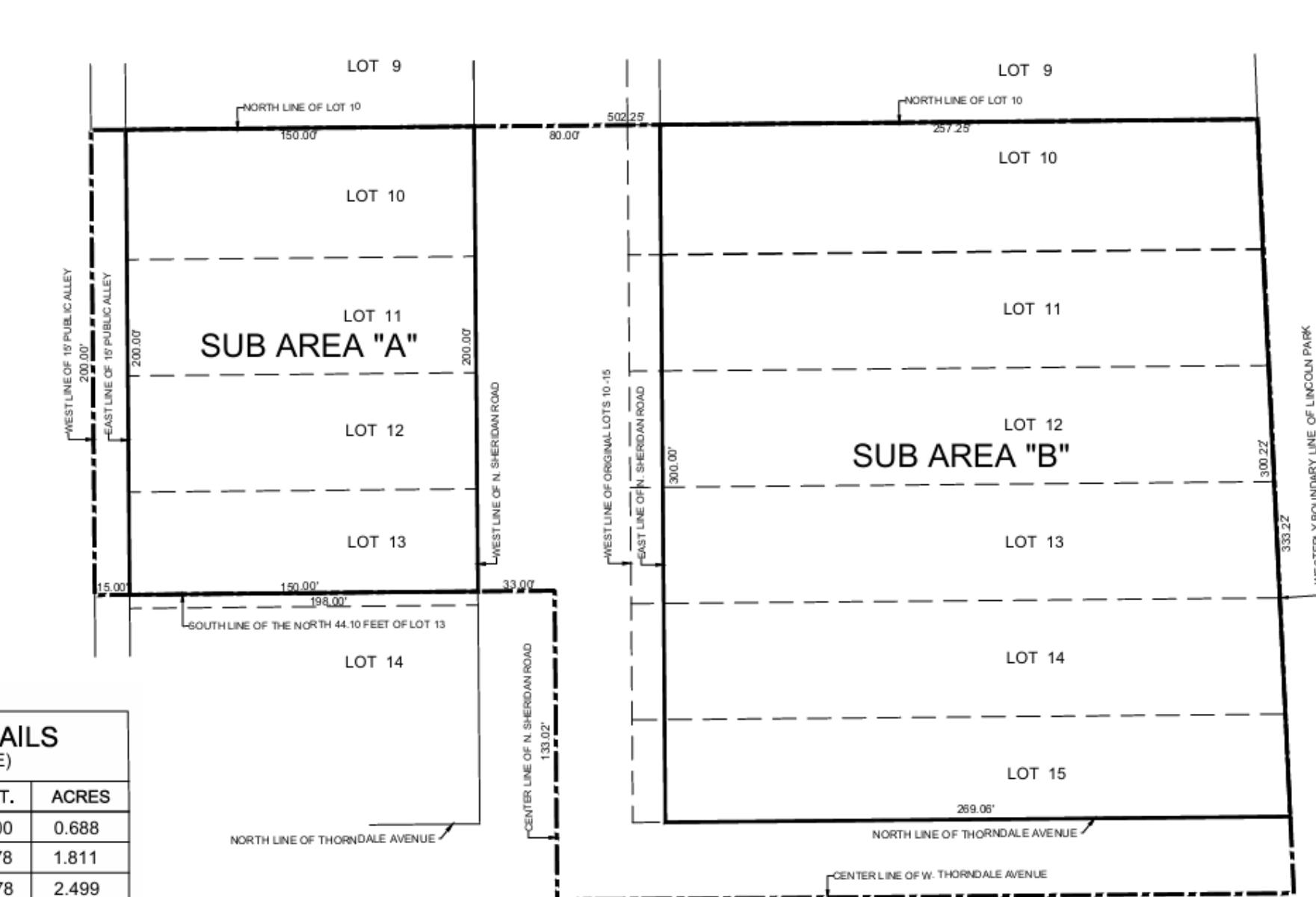
MASSING DIAGRAM



MASSING DIAGRAM

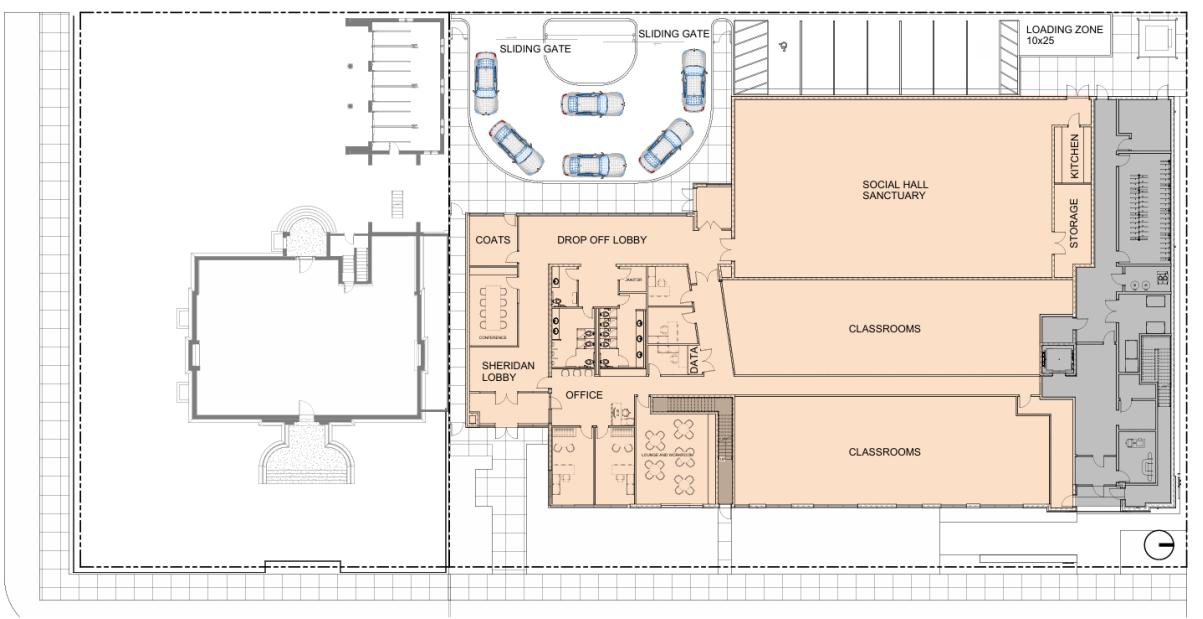
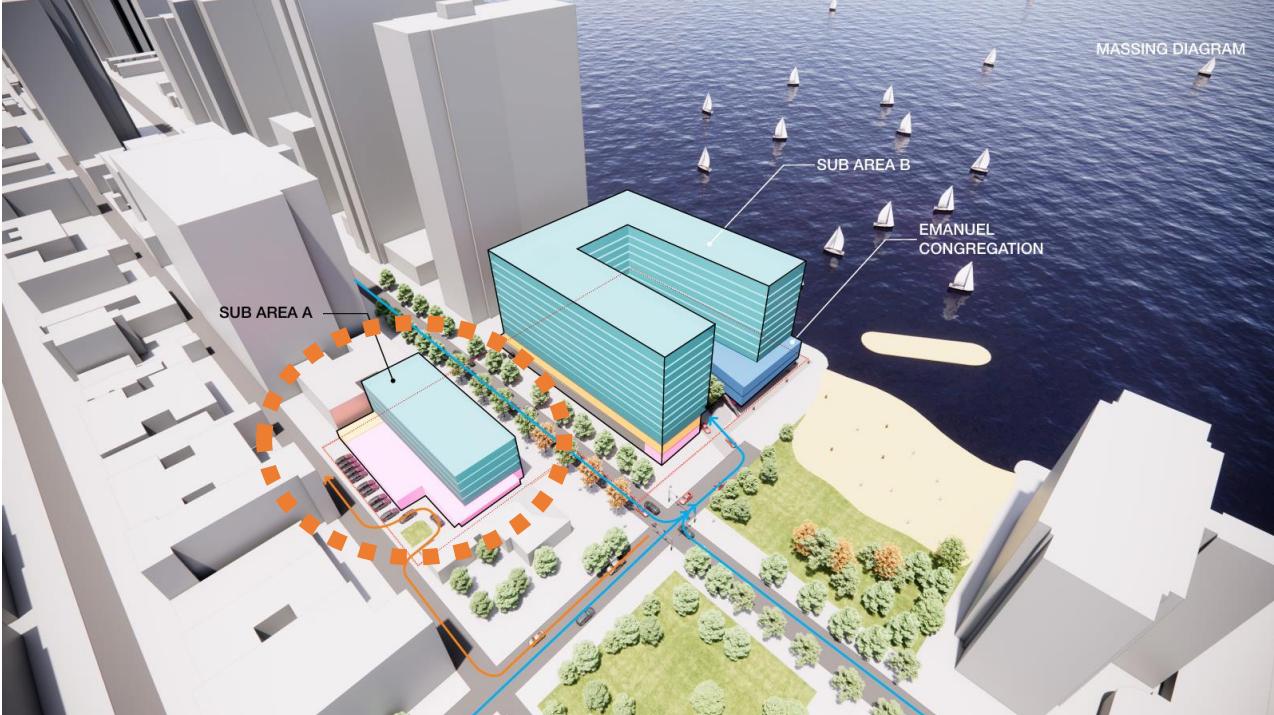






PD LIMITS DETAILS
(NOT TO SCALE)

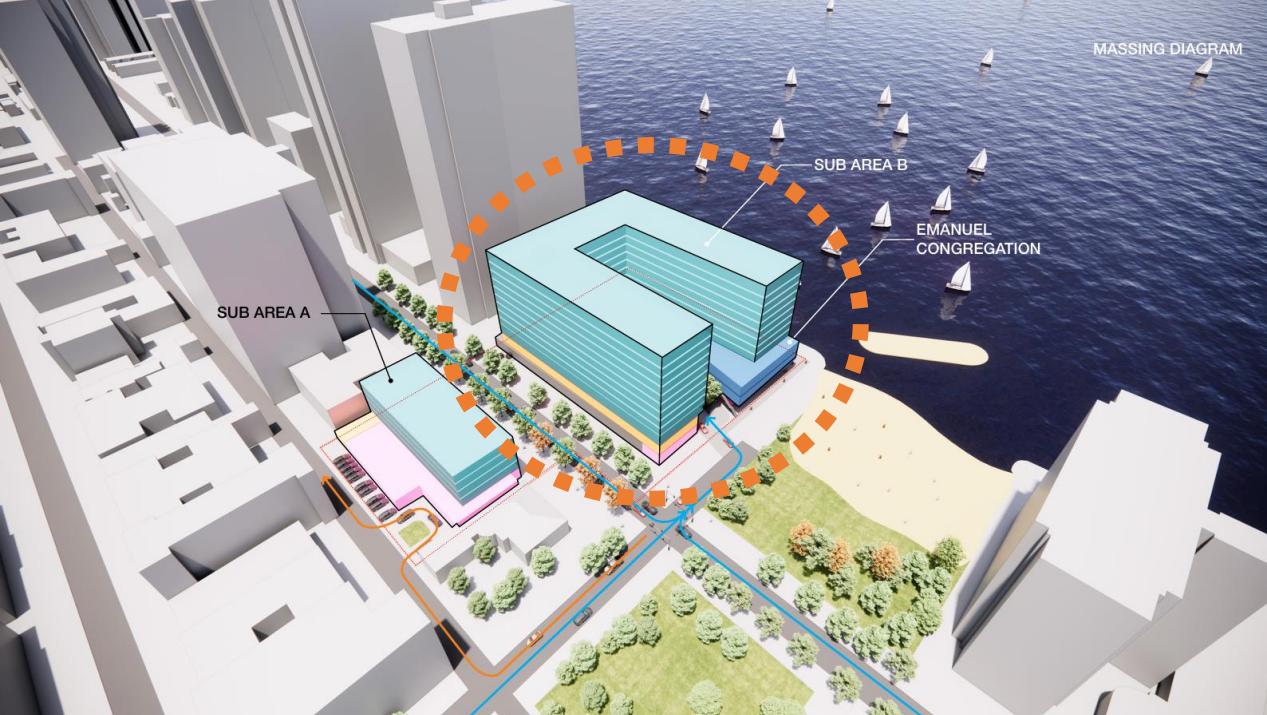
PD LIMITS DETAILS (NOT TO SCALE)		
AREA TABLE	SQ. FT.	ACRES
NET SUB AREA "A"	30,000	0.688
NET SUB AREA "B"	78,878	1.811
NET PD AREA	108,878	2.499
AREA IN R.O.W.	34,176	0.785
GROSS PD AREA	143,054	3.284



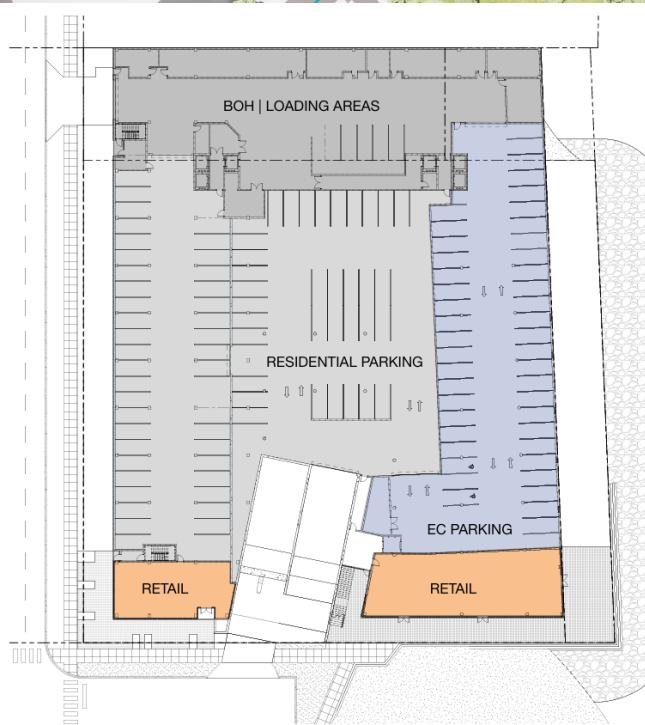
SUB AREA A - LEVEL 1 PLAN



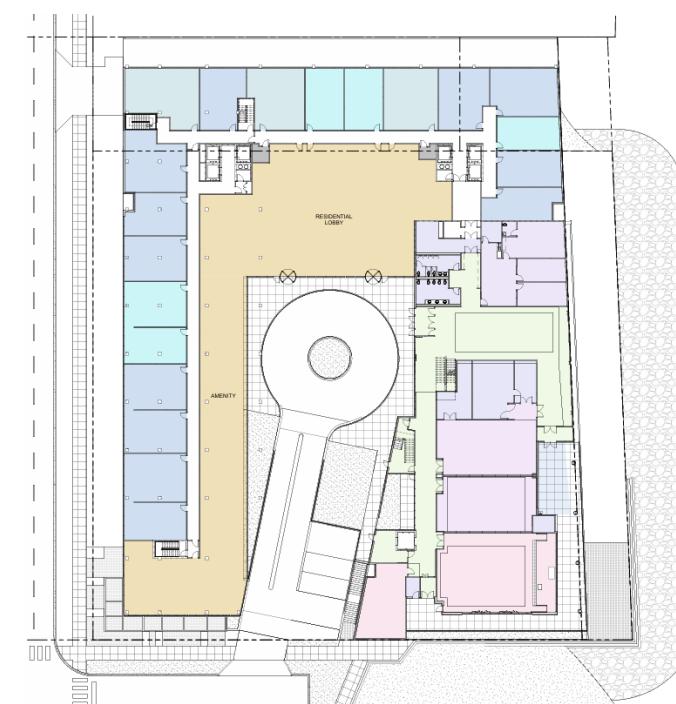
SUB AREA A - TYPICAL FLOOR PLAN



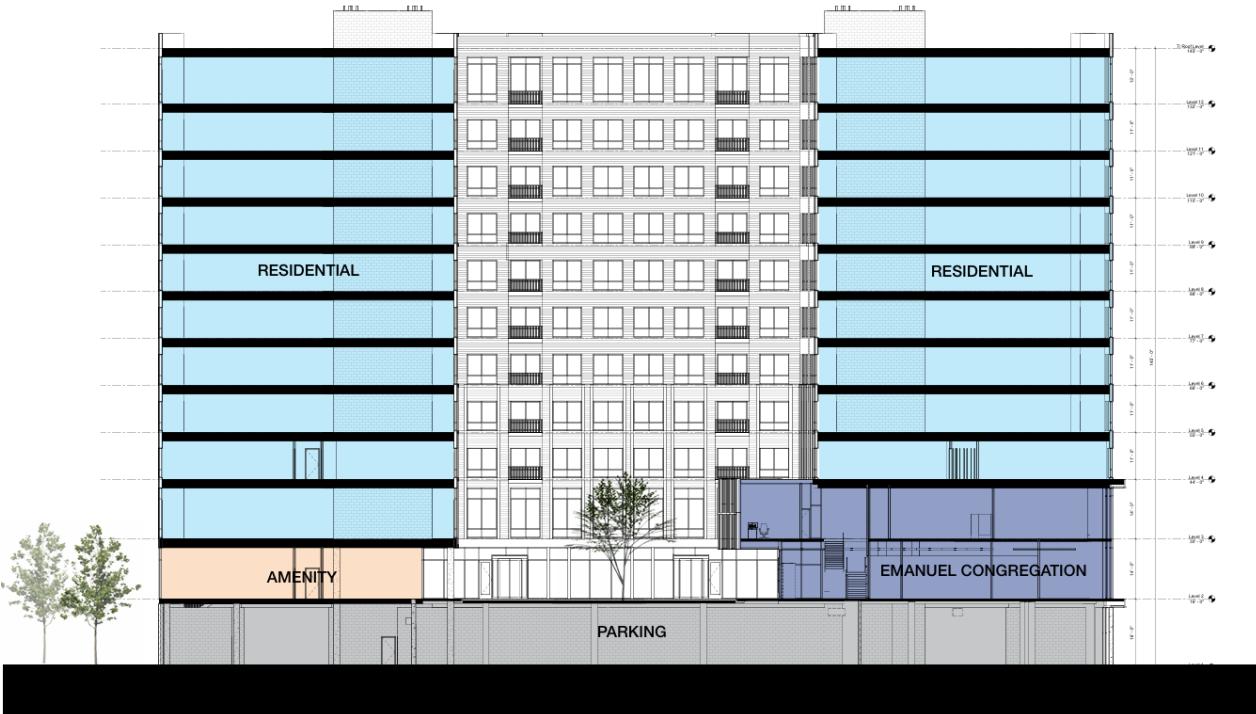
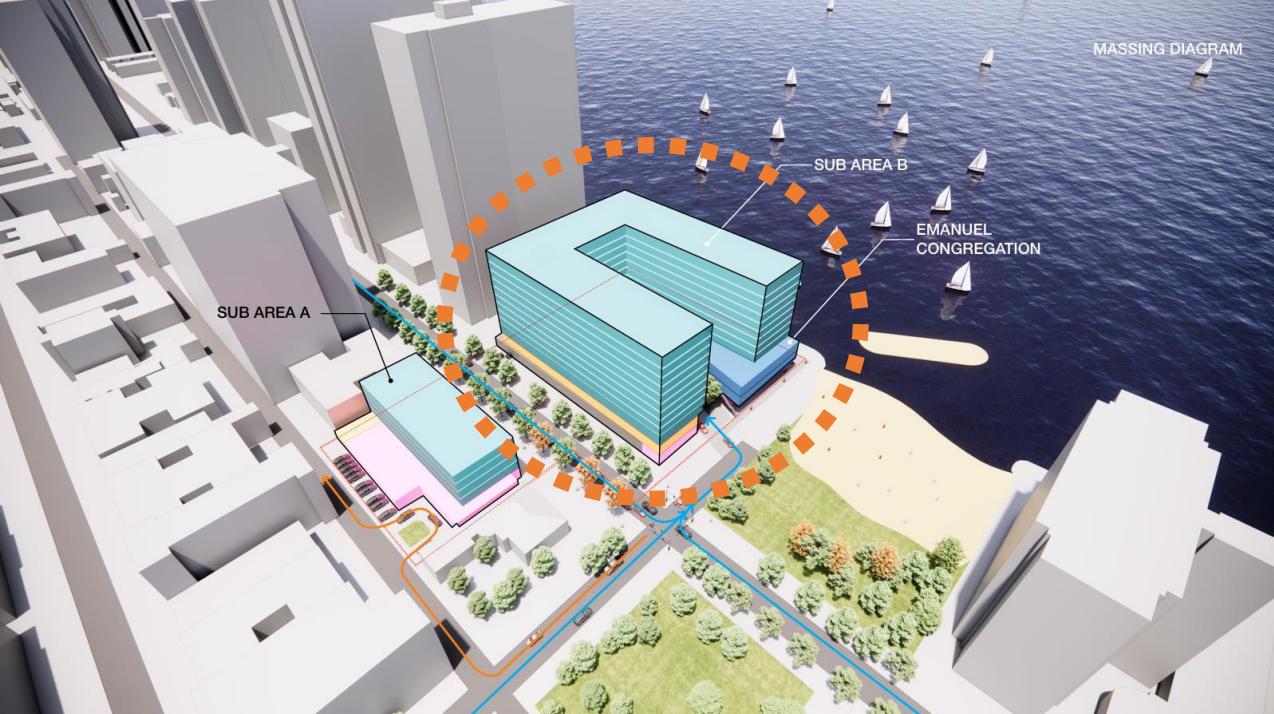
SUB AREA B - TYPICAL FLOOR PLAN



SUB AREA B - LEVEL 1 PLAN



SUB AREA B - LEVEL 2 PLAN





SUB AREA B - SOUTH PERSPECTIVE



SUB AREA B - SOUTH PERSPECTIVE



SUB AREA B - MOTOR COURT



SUB AREA B - SYNAGOGUE PERSPECTIVE

