

Emanuel Congregation Community Meeting

January 26, 2026



EMANUEL CONGREGATION

- 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 assuming Lake Shore Drive

Synagogue Representatives:

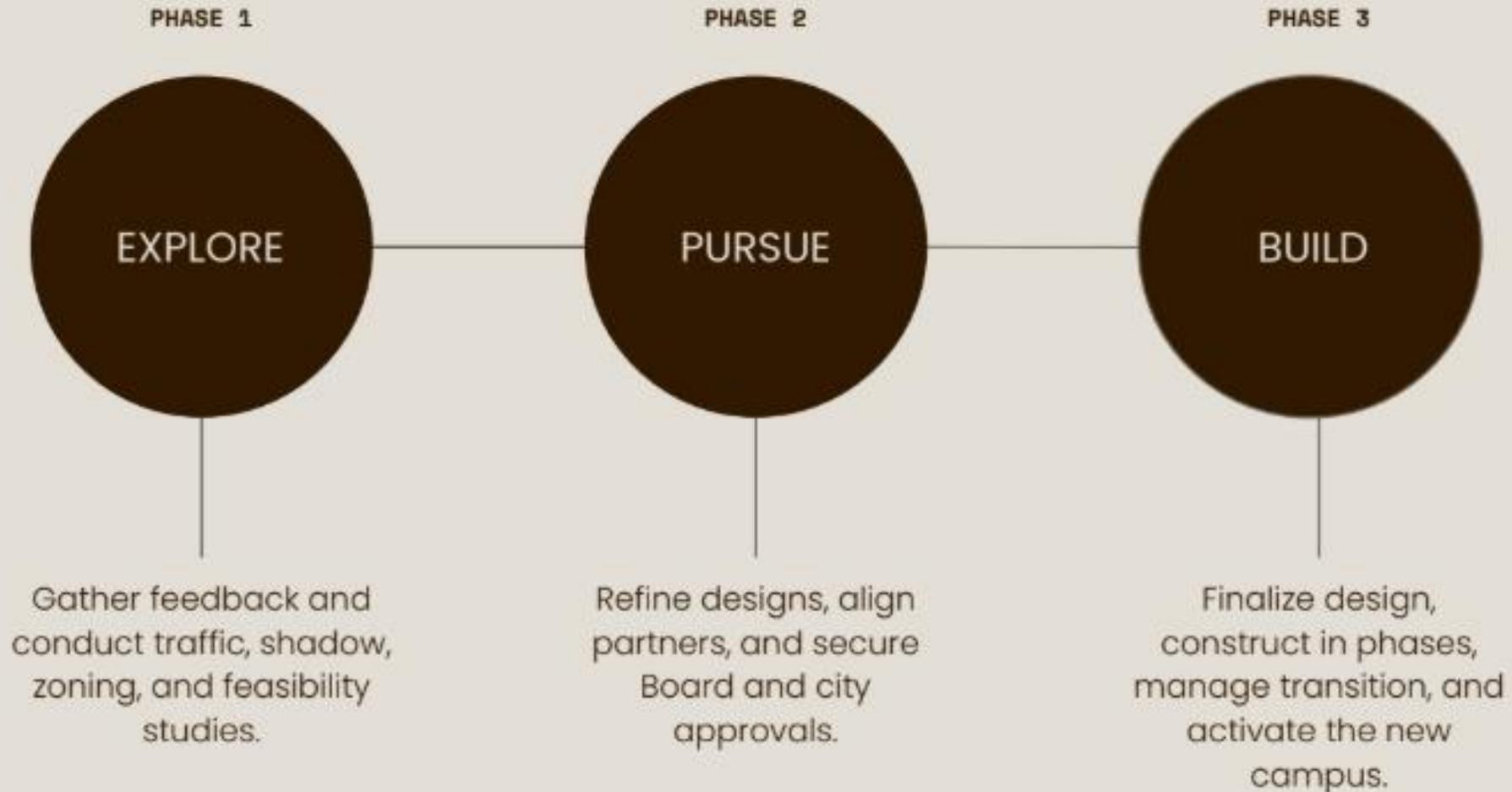
- Andrew Degenholtz, Co-President
- Jo Mc-Cawley, Co-President
- Executive Committee Members
- Board of Trustees



OUR MISSION

Re-imagine what Emanuel has the *potential* to become if we want to thrive and grow in the 21st century, with an imperative eye toward fiscal realism.

PROJECT PHASES

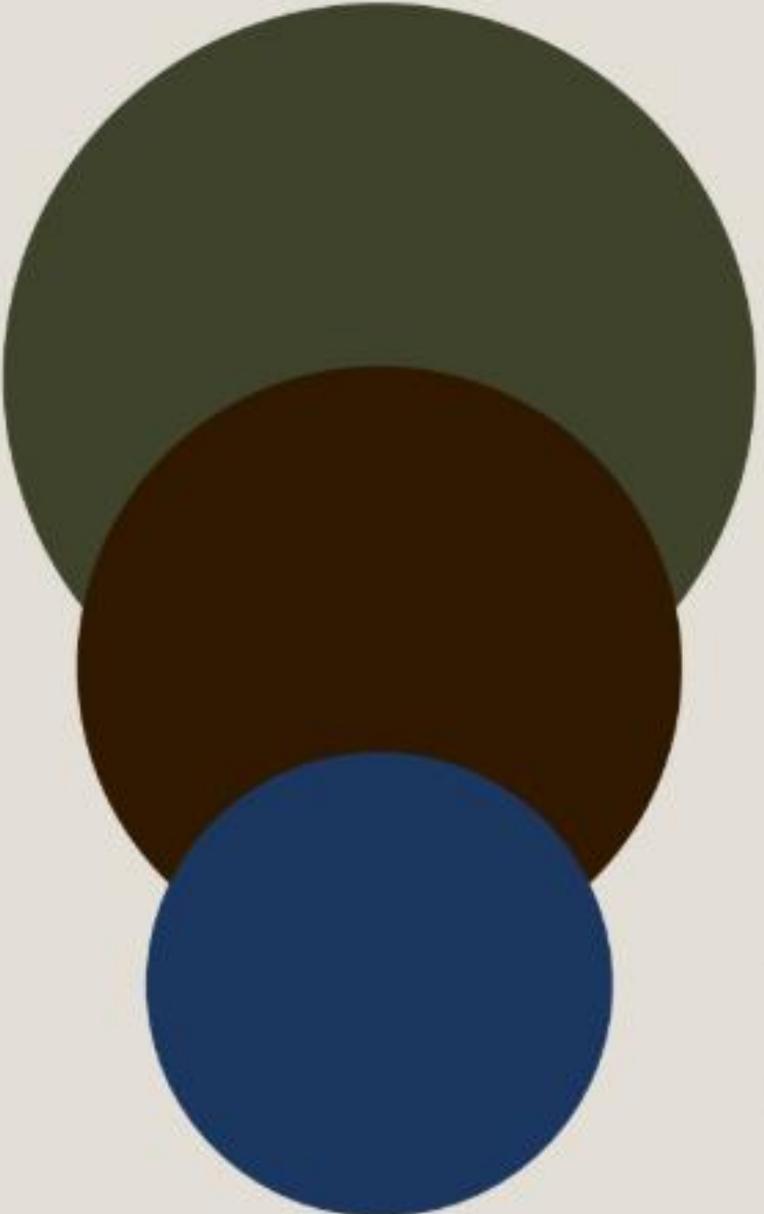


COMMUNITY ENGAGEMENT

- PUBLIC MEETINGS
 - 2025 June 2nd
 - 2025 September 17th
 - 2025 October 20th
 - 2026 January 22nd
- ASCO MEETINGS
 - 2025 July 28th
 - 2025 October 16th
 - 2026 February 3rd
- OTHER MEETINGS
 - Zoning Advisory Committee
 - Malibu East Condominium Association
 - Malibu Condominium Association
 - Thorndale Beach North Condo Association
 - Colvin House
 - Chicago Park District
 - Edgewater Chamber of Commerce



TEAM



CONGREGATION

Shares feedback, builds support in the community, contributes to public meetings and fundraisers

BUILDING COMMITTEE / BOARD

Facilitates decision making process + interfaces with Developer

DEVELOPMENT CONSULTANTS

Coordinates with Alderwoman, architect and Emanuel to complete project



External Partners

ASCO

Ward Leadership

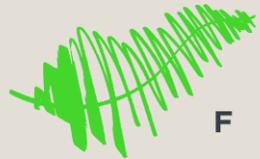
Zoning Advisory Committee

Planning Departments

- Planning
- Housing
- Transportation
- Sustainability

AGENDA

1. PRIORITIZING EMANUEL
2. ZONING CONTEXT
3. RESIDENTIAL CONCEPTS
4. COMMUNITY FEEDBACK
5. NEXT STEPS



FERN HILL





1. PRIORITIZING EMANUEL

FIRST QUESTION: HOW TO ACCESS SITE

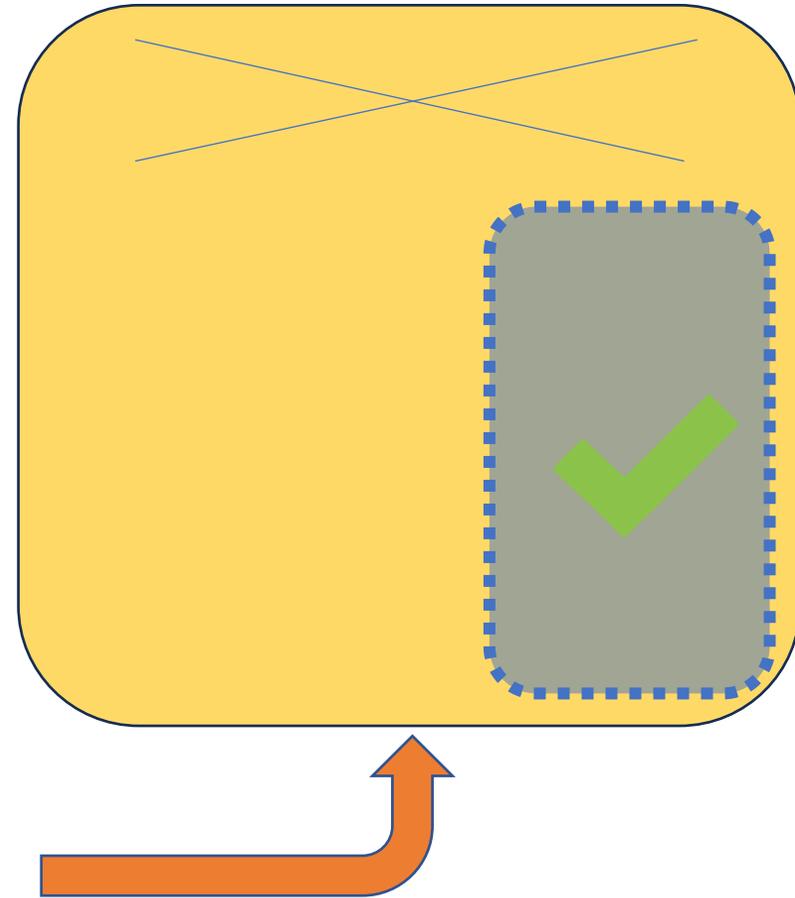
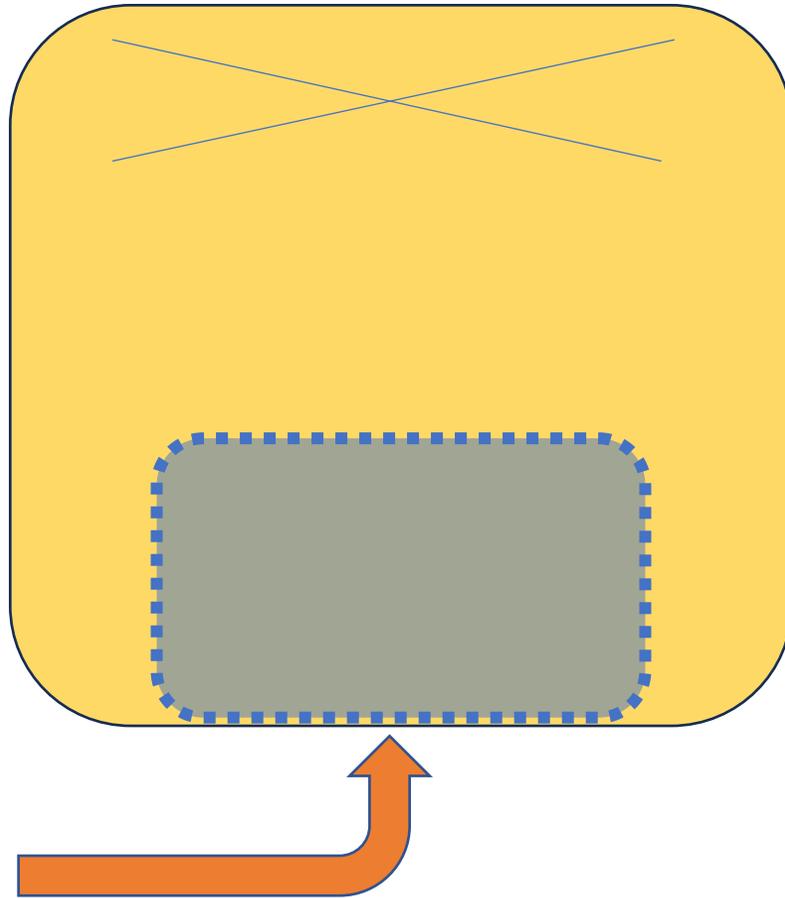
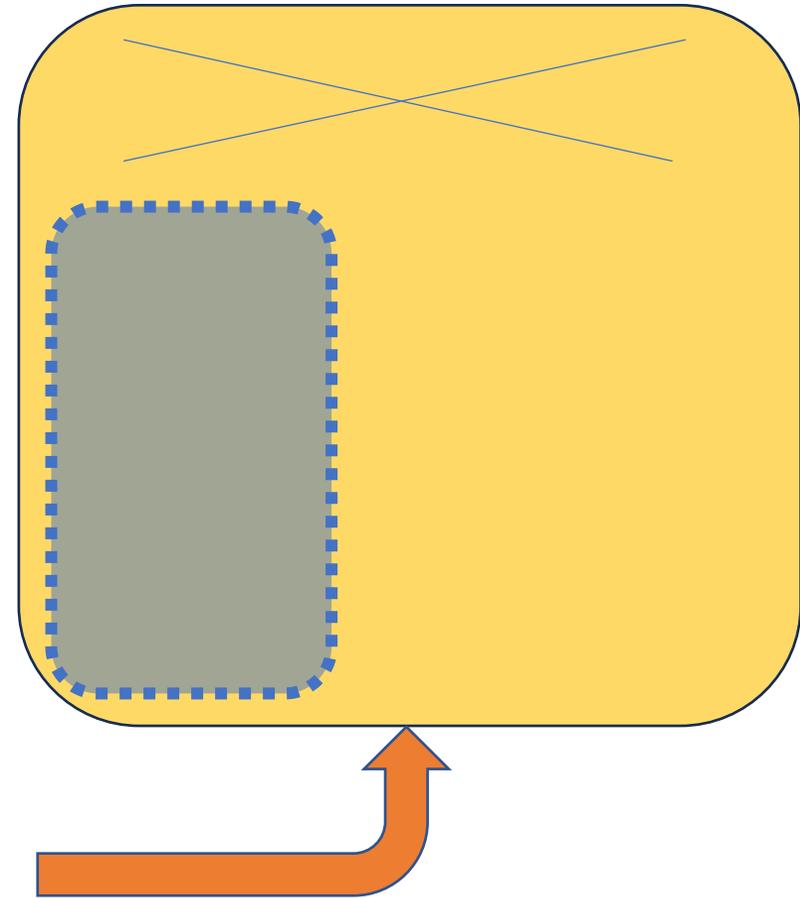
KEEP EXISTING? →

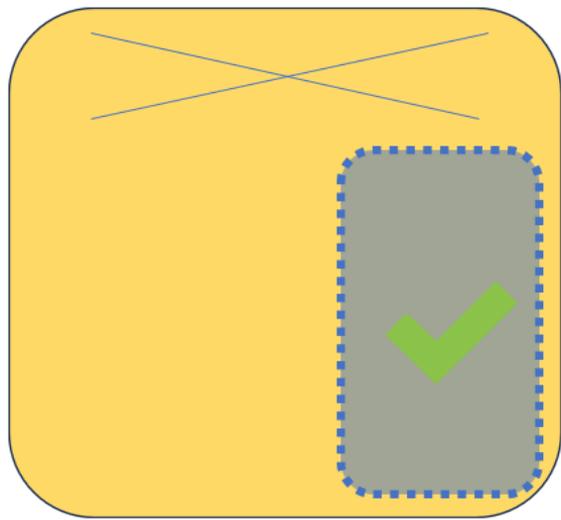
MOVE/NEW? →

USE INTERSECTION? → ✓

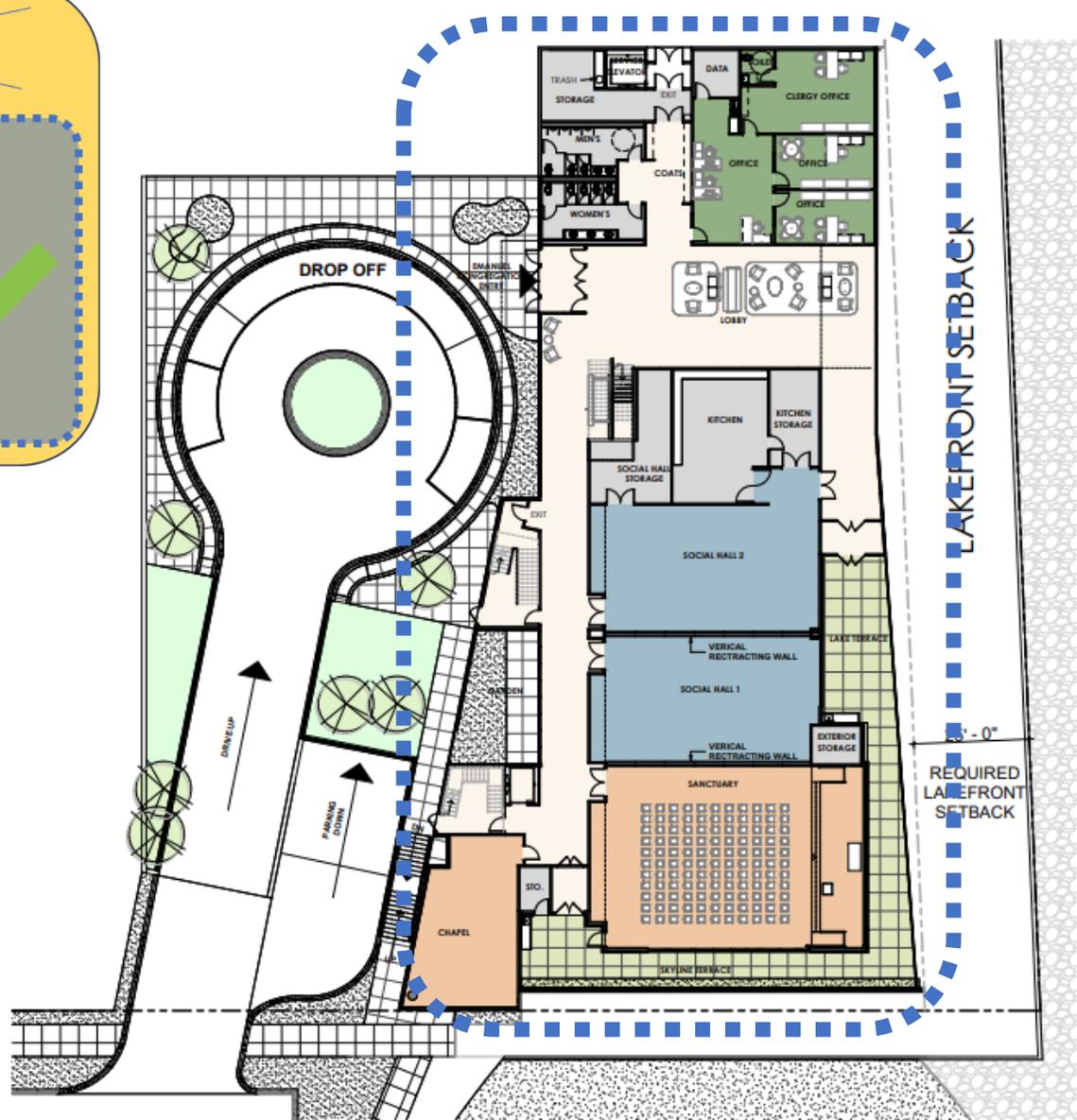


SECOND QUESTION: SITE ORIENTATION

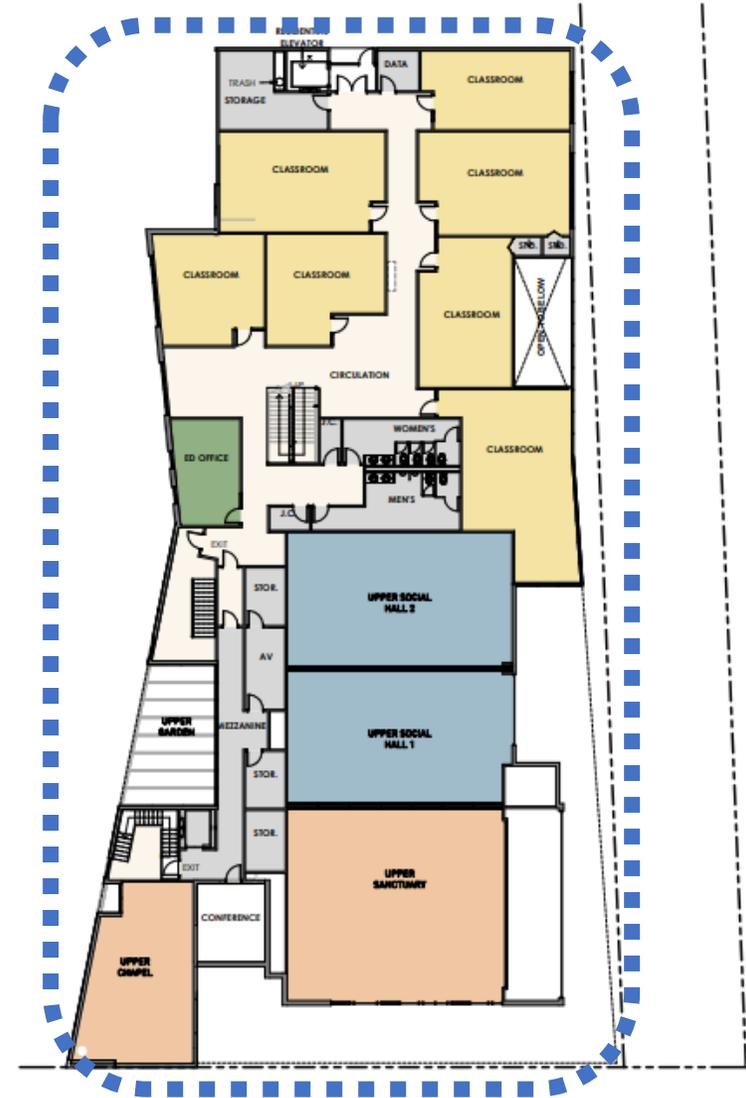




Main Level (2nd Floor)



Educational Level (3rd Floor)



LEGEND:

SACRED SPACES

SUPPORT SPACES

EXTERIOR SPACES

LEARNING SPACES

SOCIAL SPACES

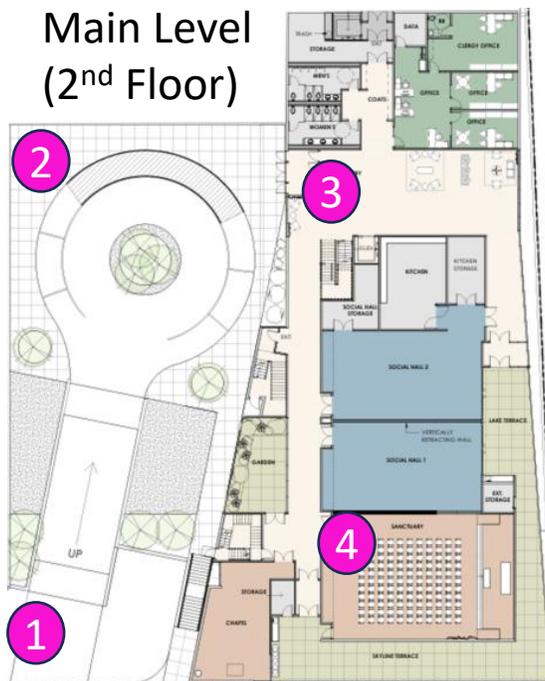
CIRCULATION

NOT IN SCOPE

ADMINISTRATIVE SPACES

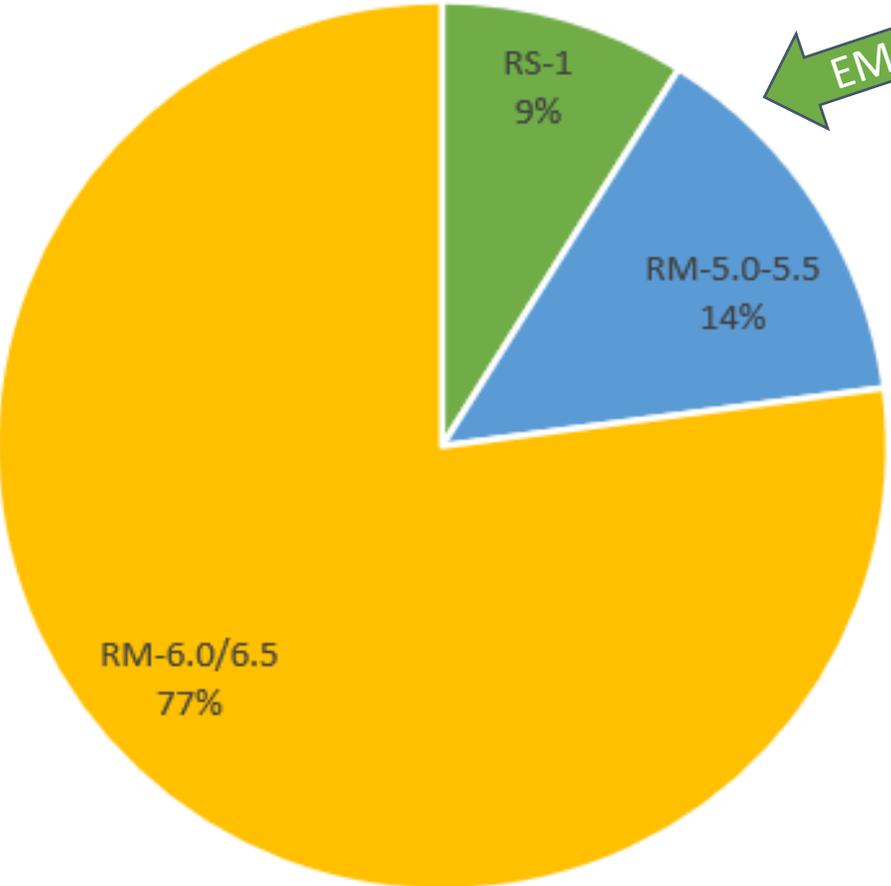


Main Level (2nd Floor)



2. ZONING CONTEXT

Sheridan Road Zoning



EMANUEL

EMANUEL

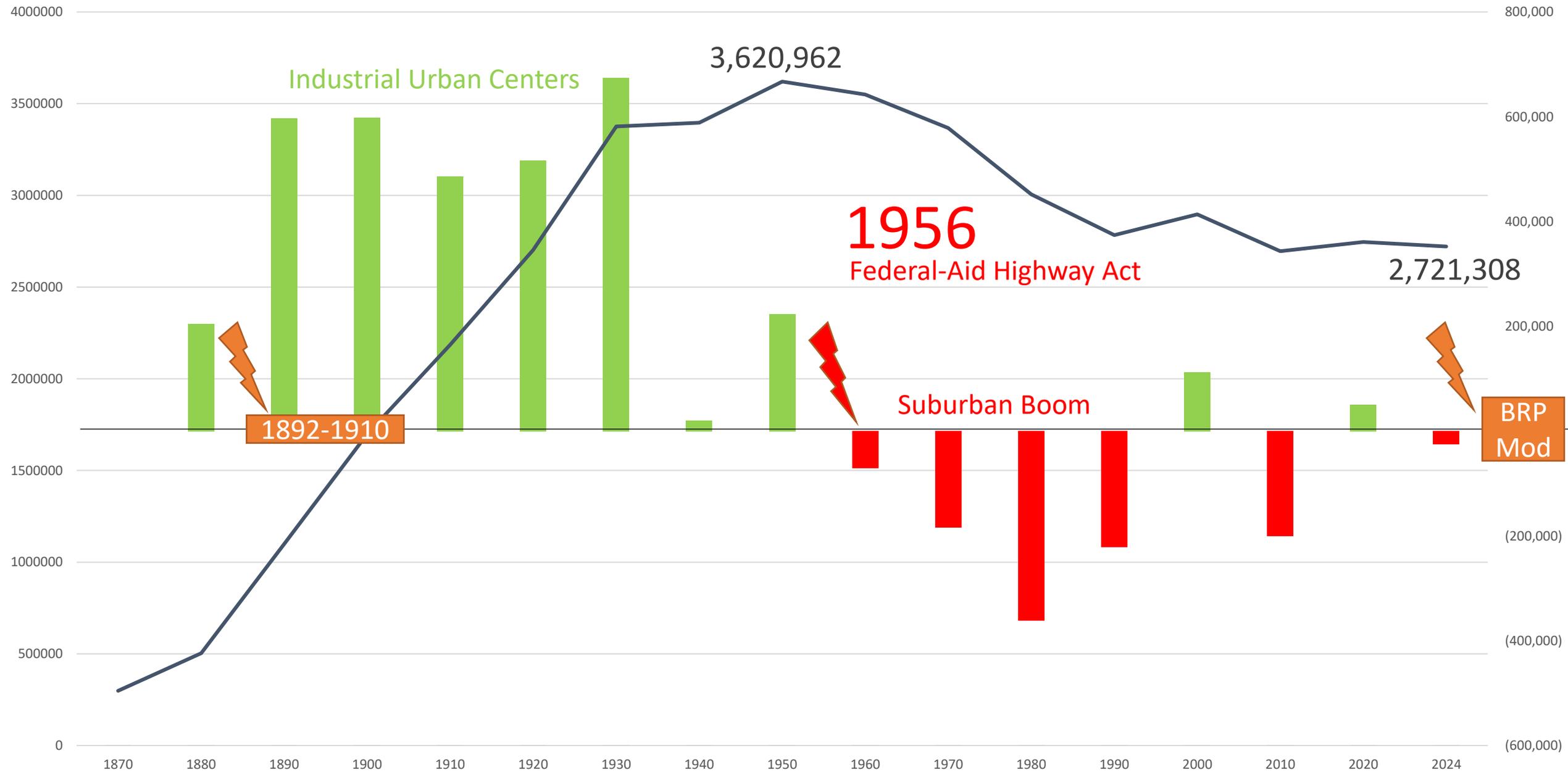
What does this mean?



Zoning is a reflection of a city's values, translated into urban planning policy, managing the movement of people, in and out, and within a city.

The end result is zoning code, but it begins with defining our values.

Evolution of Values, Urban Planning Policy & Transportation Investments



When government valued cars and invested in highways....



Edgewater became accessible and DENSE development followed:
+30 Buildings
+6,500 Units



Malibu East



Park Edgewater



East Point



6118 N Sheridan



Tiara



El Lago



Granville Beach



Shoreline Towers



Sheridan Point



Horizon House



Lakeshore Terrace



5757 Sheridan



Beach Point Tower



Thorndale Beach S.



Thorndale Beach N.



Malibu Condos



6030 N Sheridan



HOW DO WE MEASURE DENSITY?

The Metropolitan



Park Tower



Edgewater Plaza I



Edgewater Plaza II



Edgewater Beach Apts.



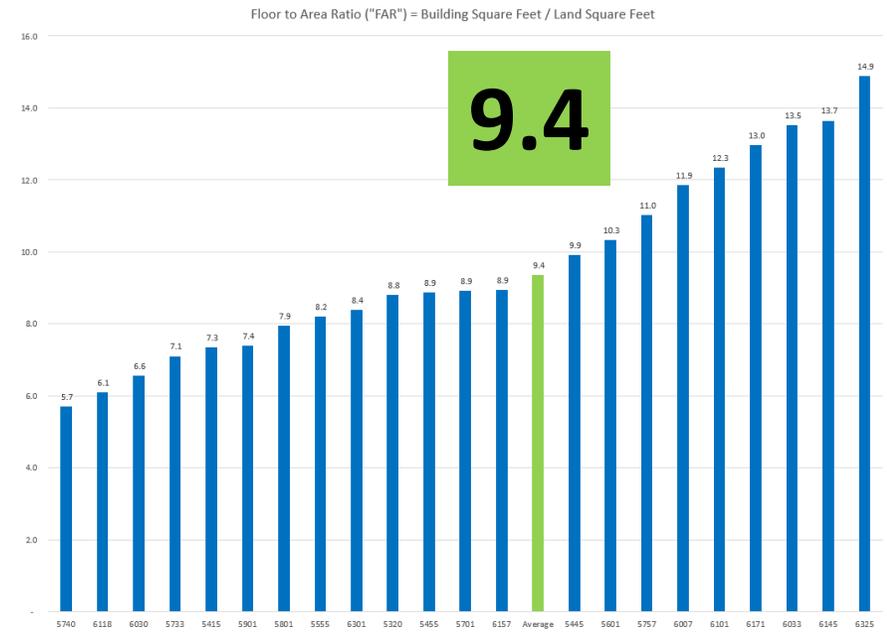
The Statesman



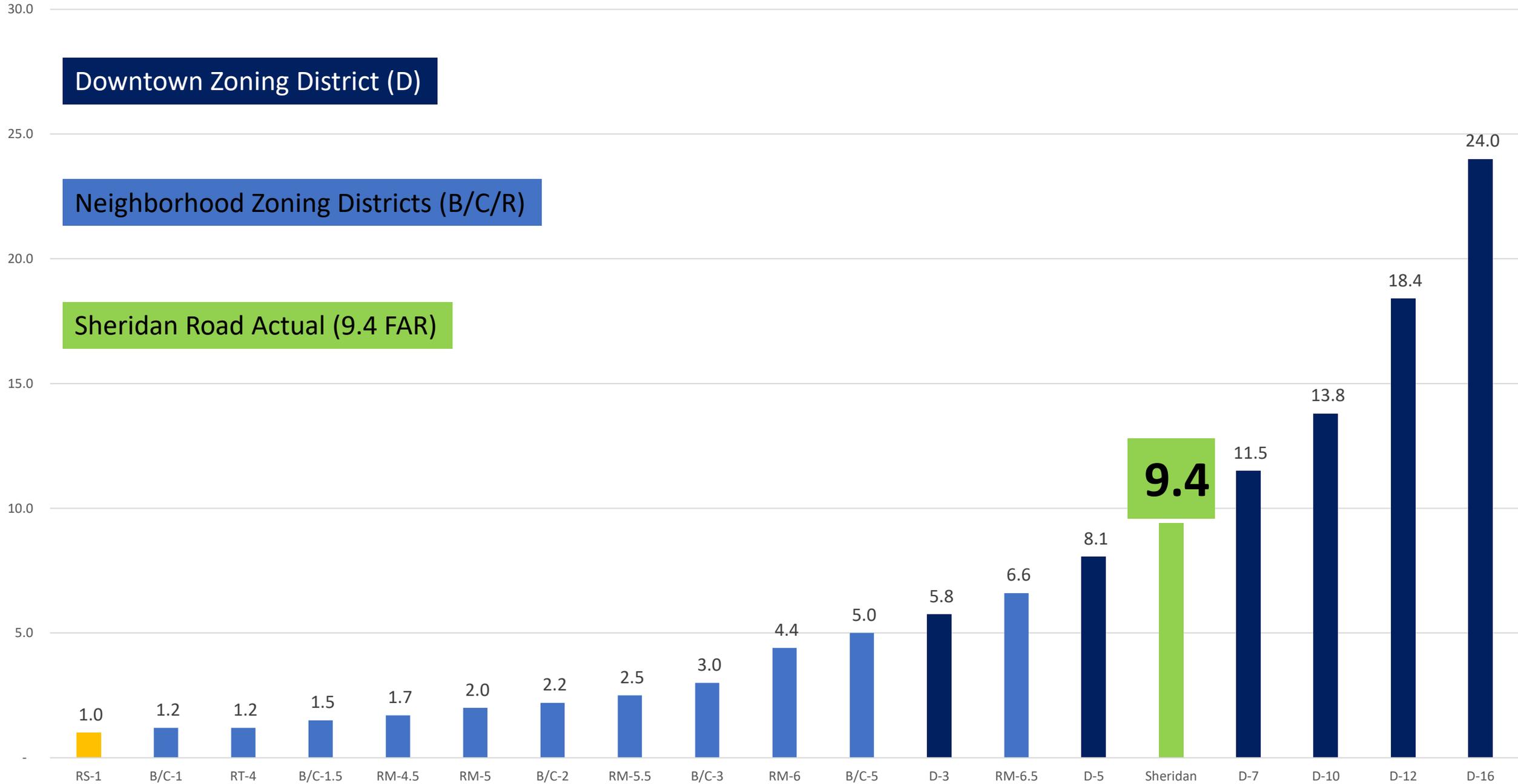
Hollywood Towers



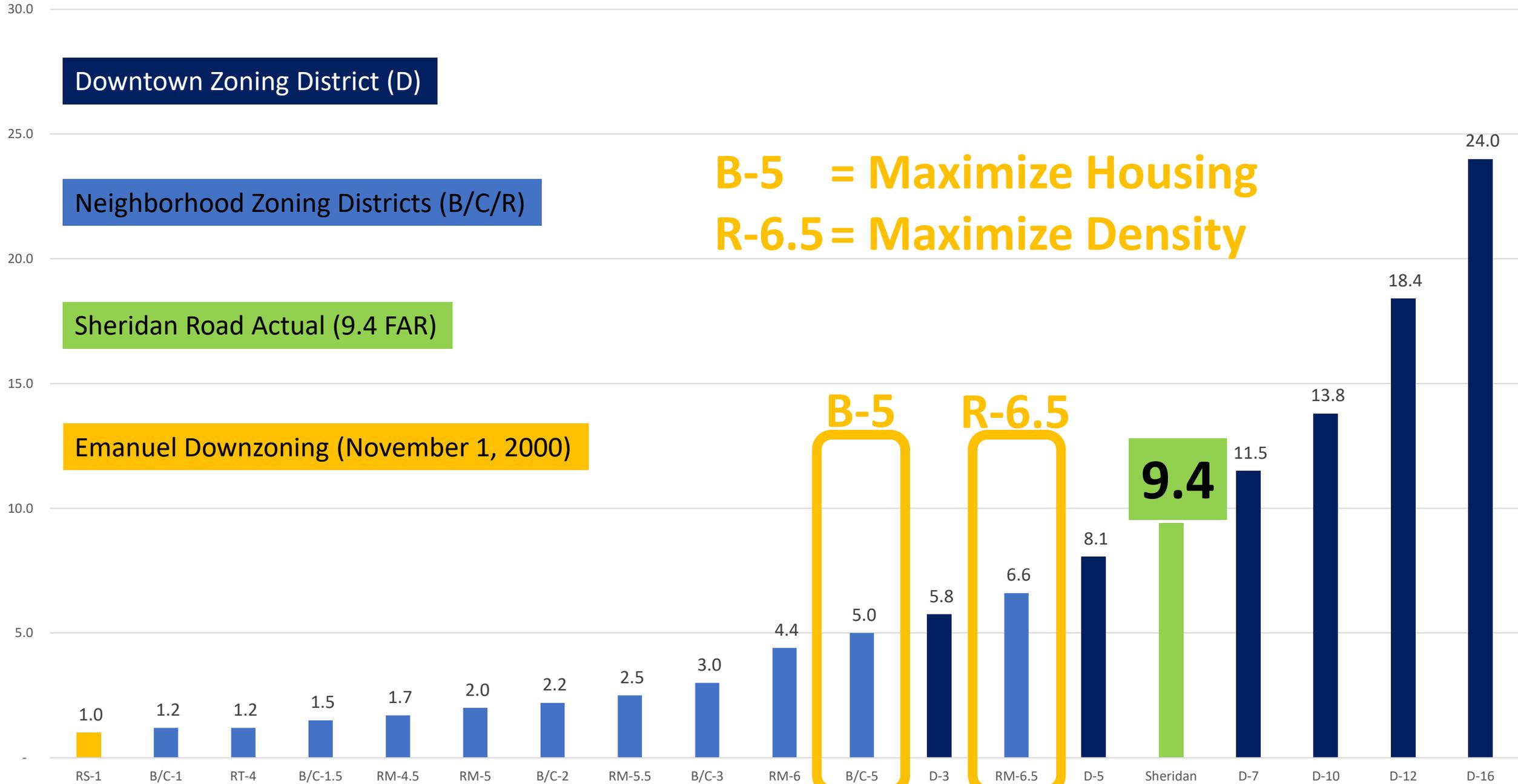
9.4 Floor to Area Ratio FAR



CHICAGO FAR CATEGORIES



CHICAGO FAR CATEGORIES



Downtown Zoning District (D)

Neighborhood Zoning Districts (B/C/R)

Sheridan Road Actual (9.4 FAR)

Emanuel Downzoning (November 1, 2000)

B-5 = Maximize Housing
R-6.5 = Maximize Density

B-5

R-6.5

9.4

3. RESIDENTIAL CONCEPTS

Massing Concept Options

Number of Buildings w/ 4 Orientations

Concept A:

- ONE BUILDING
- Orientations: N/S/E/W

Concept B:

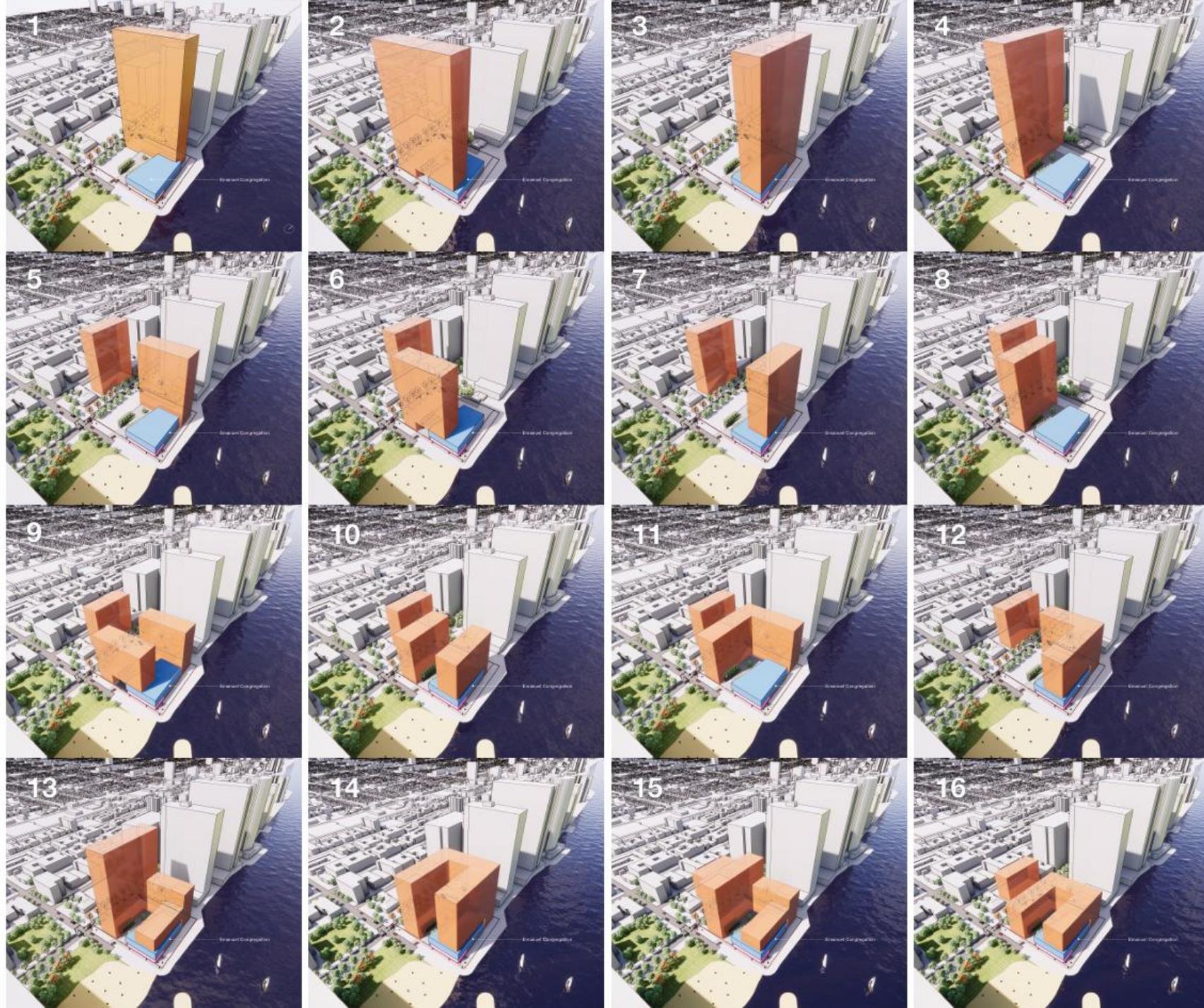
- TWO BUILDINGS
- Orientations: N/S/E/W

Concept C:

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

Concept D:

- CONNECTED BUILDINGS
- Orientations: Stepped, Courtyards



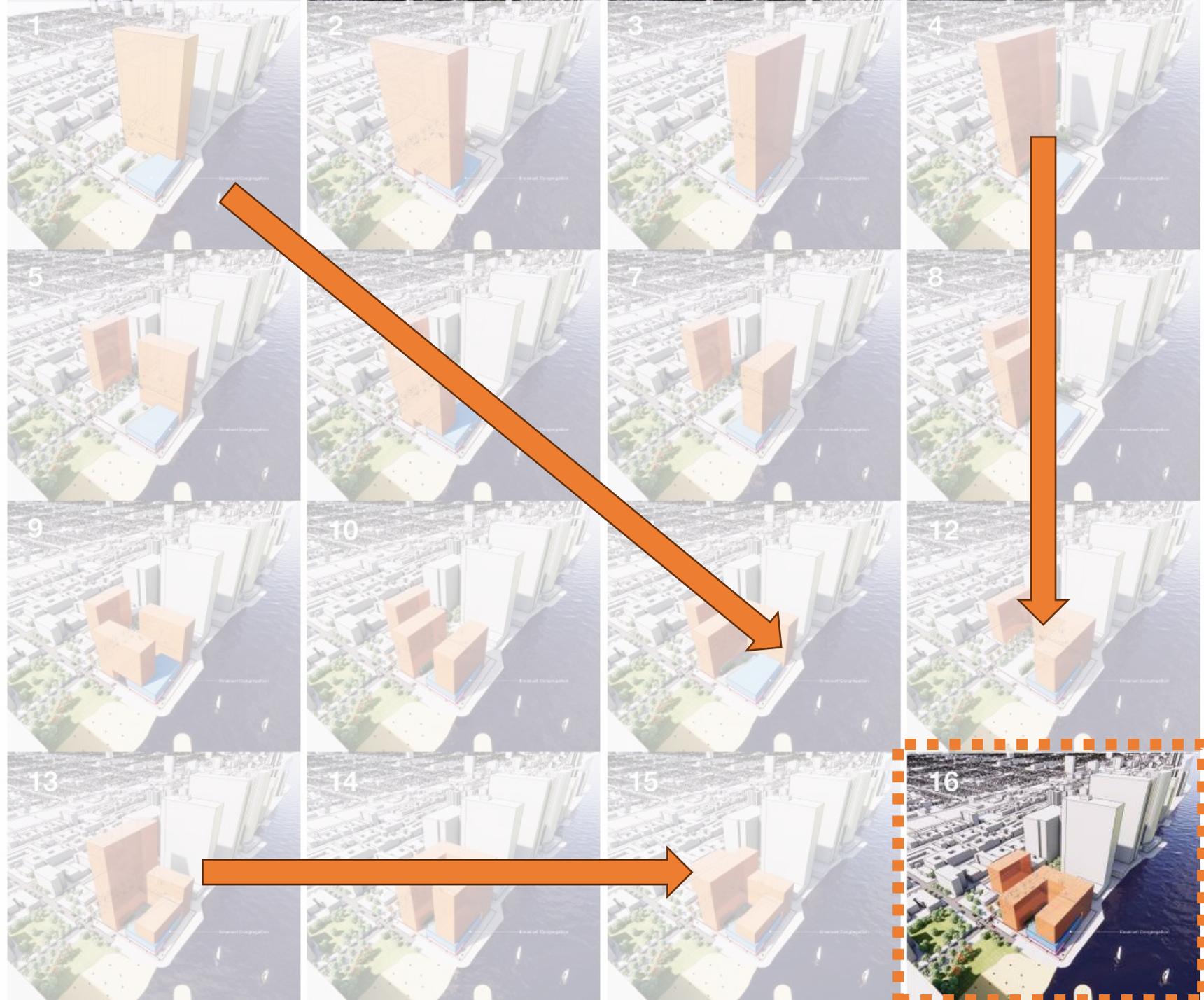
Massing Concept Options
Number of Buildings w/ 4 Orientations

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

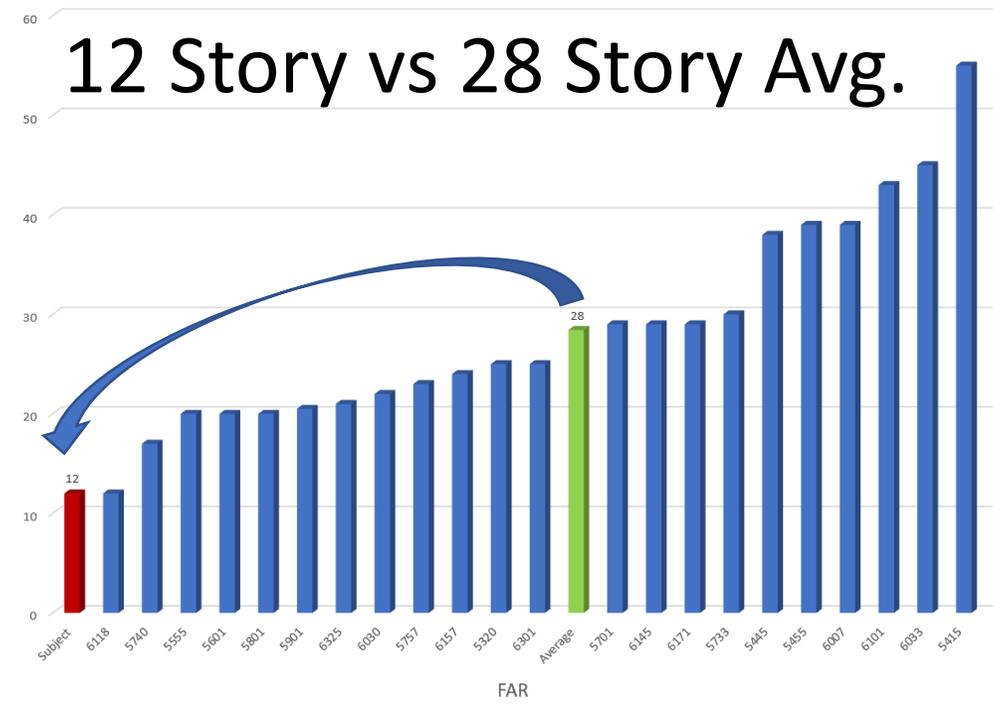




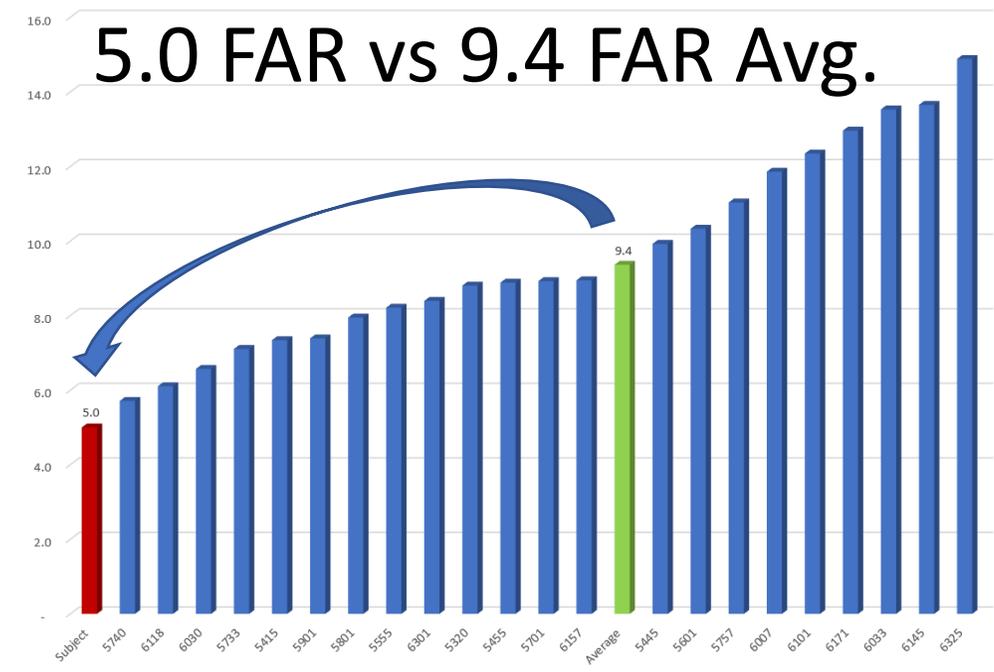


Building Height (Total Floors)

12 Story vs 28 Story Avg.



5.0 FAR vs 9.4 FAR Avg.

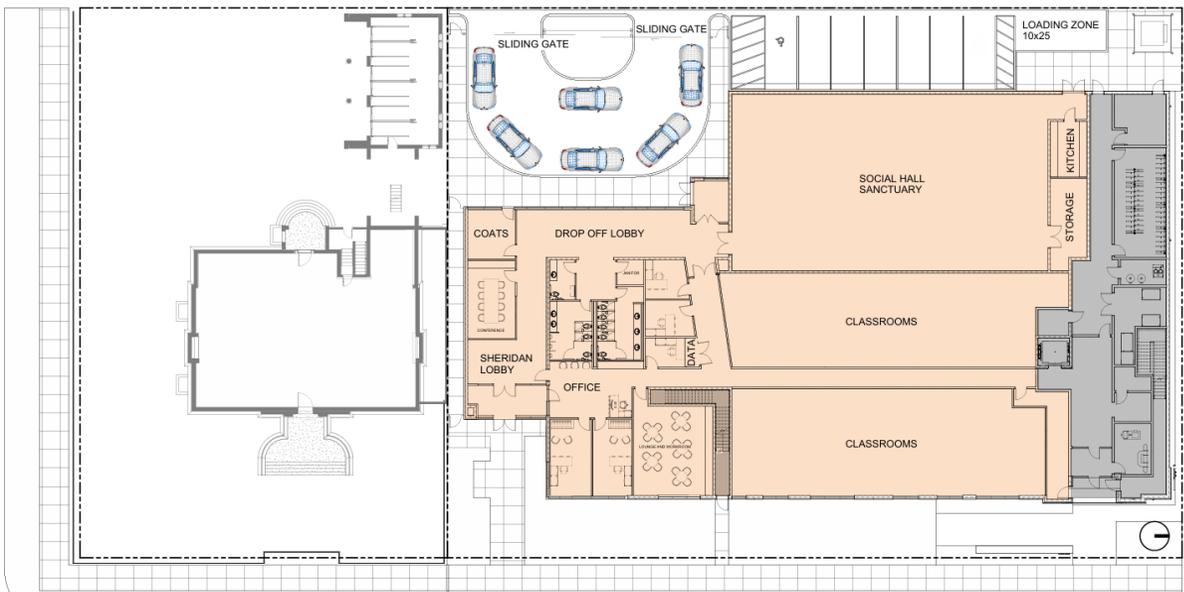


SUB AREA A

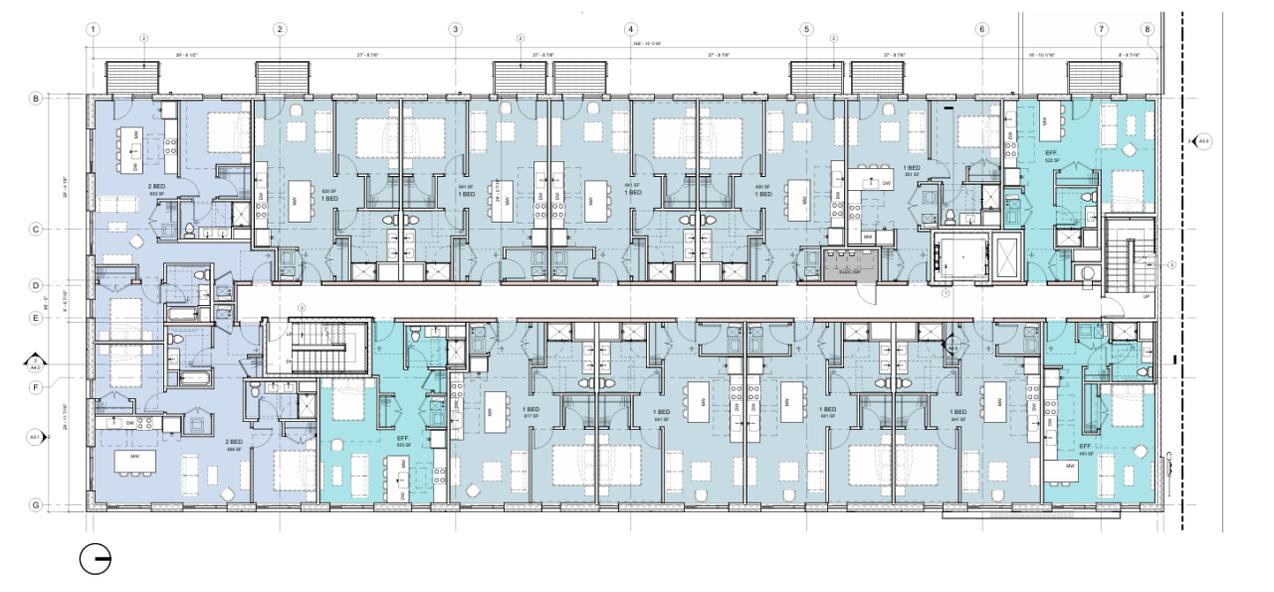
SUB AREA B

EMANUEL
CONGREGATION

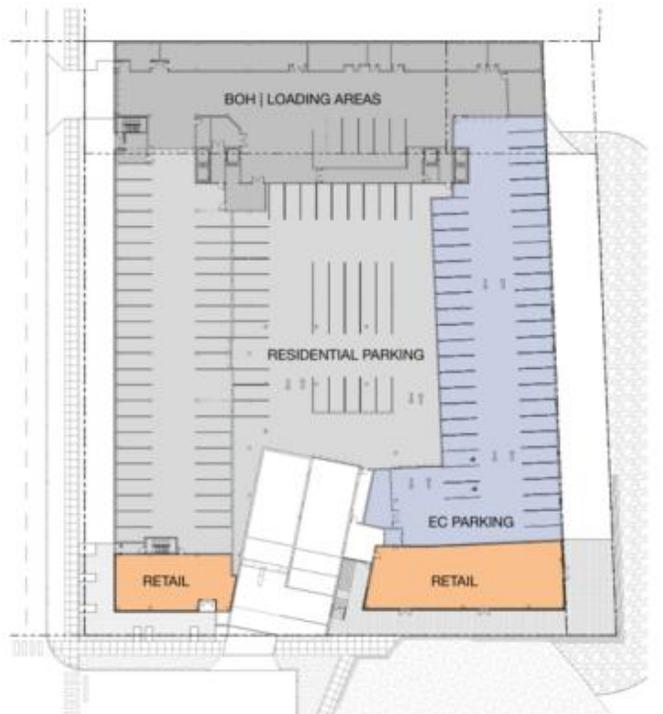
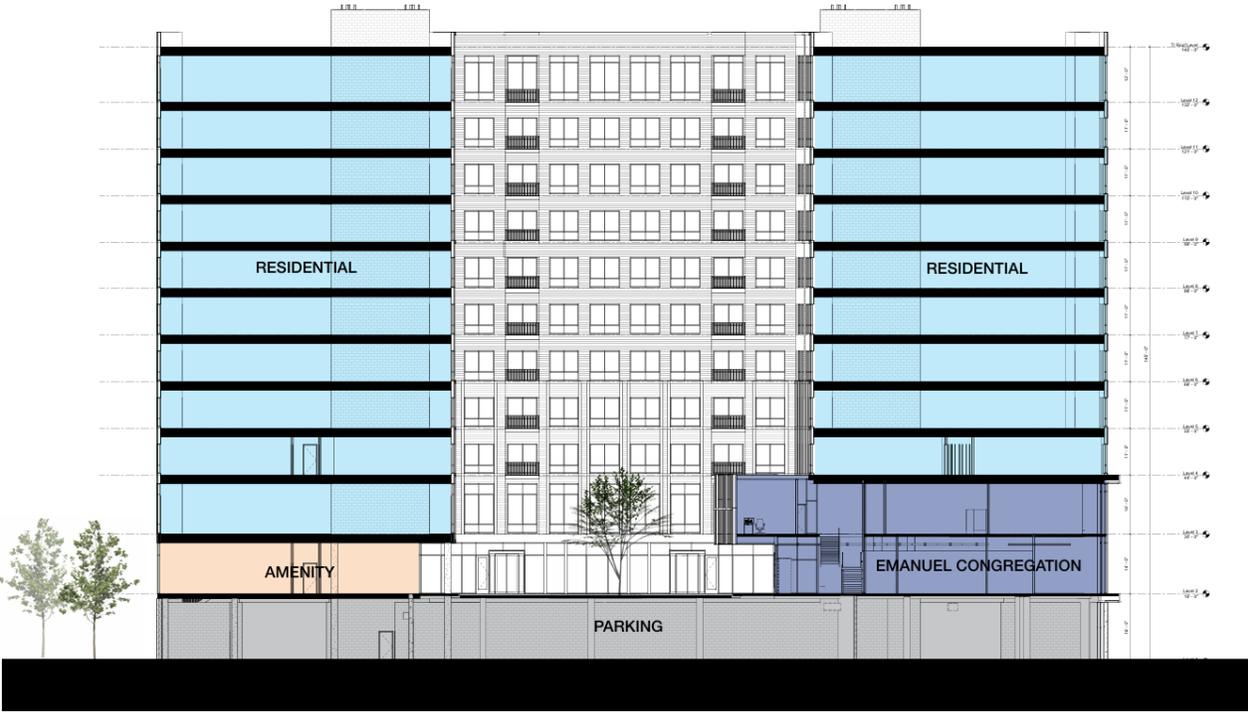
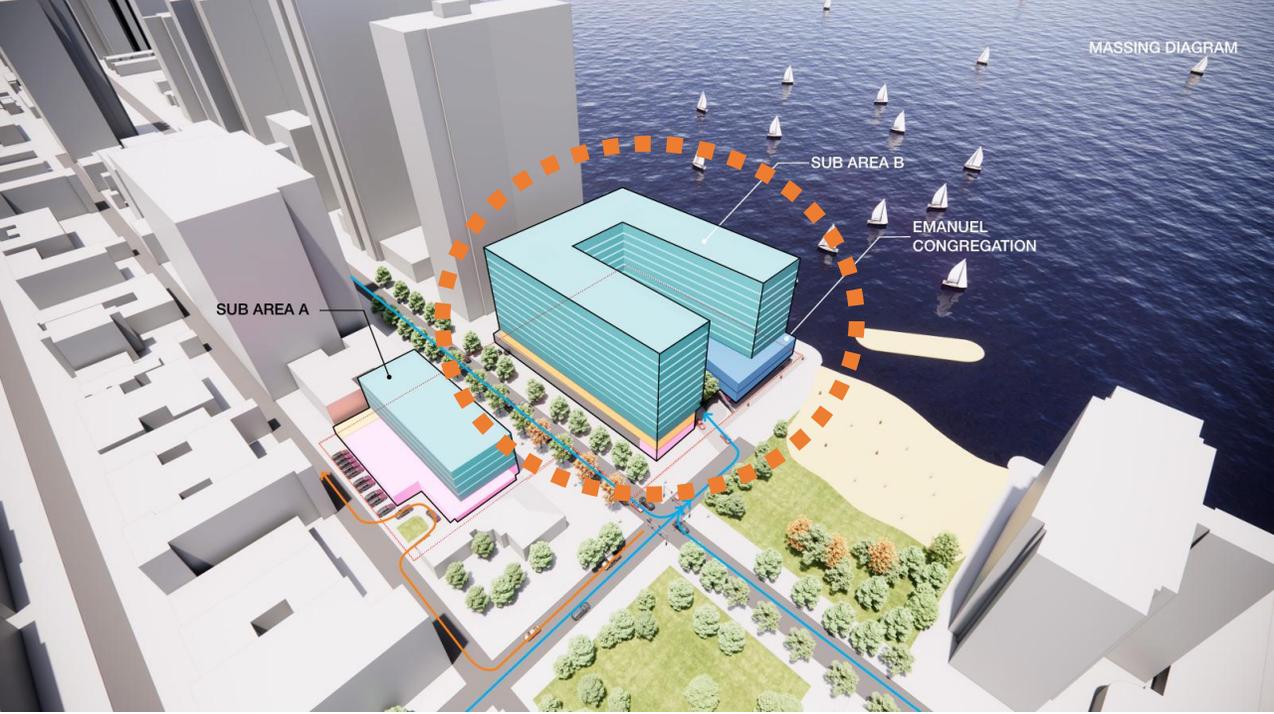




SUB AREA A - LEVEL 1 PLAN



SUB AREA A - TYPICAL FLOOR PLAN





SUB AREA B - SOUTH PERSPECTIVE



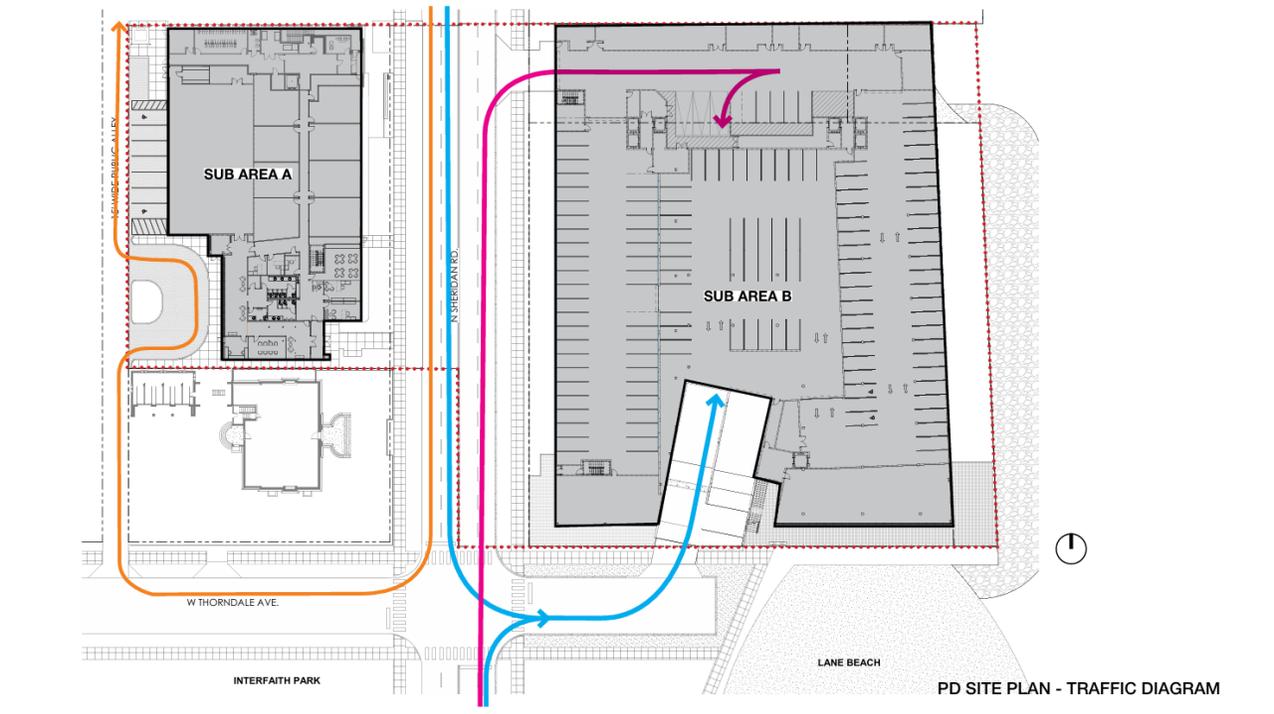
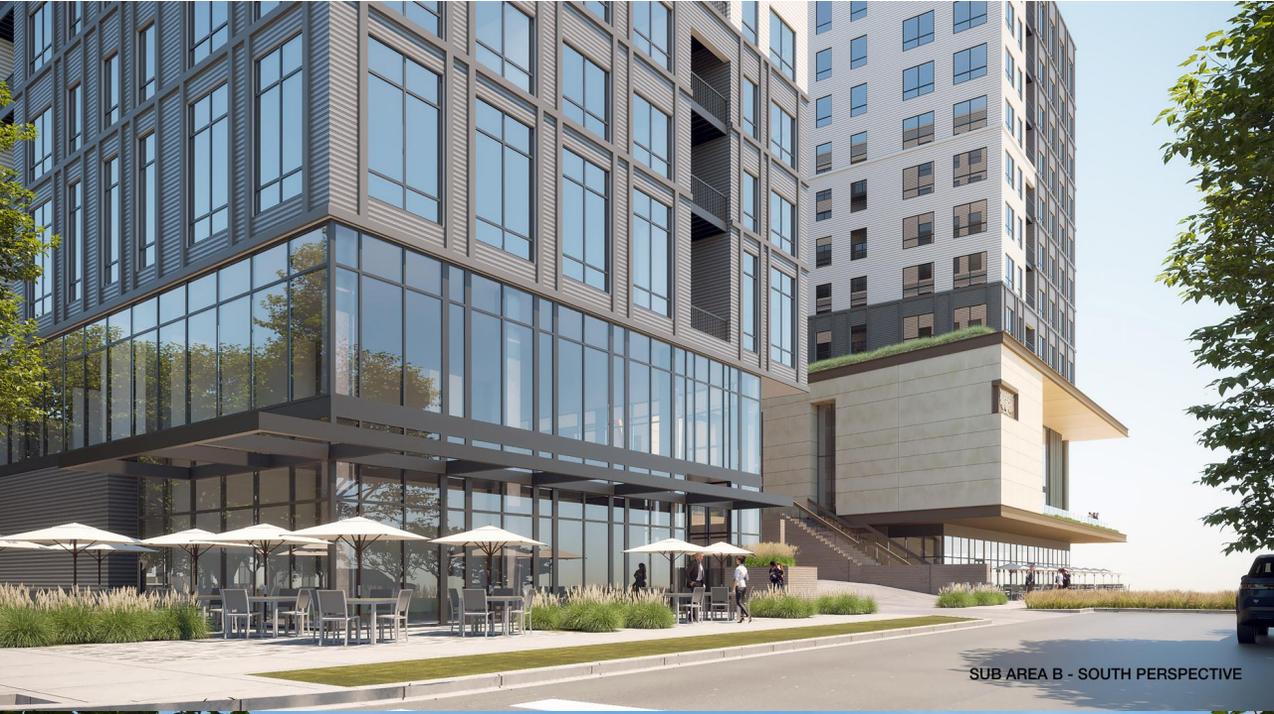
SUB AREA B - SOUTH PERSPECTIVE



SUB AREA B - MOTOR COURT



SUB AREA B - SYNAGOGUE PERSPECTIVE





4. COMMUNITY FEEDBACK

FEEDBACK

Emanuel Congregation Internal Membership Feedback Categories

1 ACCESSIBILITY

How will congregants and guests arrive, reside and depart comfortably?

2 DENSITY & MASSING

How tall and dense should it be relative to the neighborhood?

3 TRAFFIC

Does the development work for all?

4 ENVIRONMENTAL IMPACT

How can sustainability, energy efficiency, and stormwater management be incorporated?

5 DESIGN

How will we feature our unique place in sacred and social settings?

6 SECURITY + SAFETY

What is the balance of “welcome” & safety?

7 AFFORDABILITY

How do development choices affect operating costs and financial sustainability?

8 GOVERNANCE

How will congregants receive updates and provide ongoing input?

9 FINANCIAL STRUCTURE

Who are our partners?

External Community Cross-over Categories*

*Outward facing (not internal) topics are of greater focus of public feedback.

1 ACCESSIBILITY

How will congregants and guests arrive, reside and depart comfortably?

+ DENSITY & MASSING

How tall and dense should it be relative to the neighborhood?

+ TRAFFIC

Does the development work for all?

+ ENVIRONMENTAL IMPACT

How can sustainability, energy efficiency, and stormwater management be incorporated?

+ DESIGN

How will we feature our unique place in sacred and social settings?

6 SECURITY + SAFETY

What is the balance of "welcome" & safety?

Financials vs Housing Affordability

7 AFFORDABILITY

How do development choices affect operating costs and financial sustainability?

8 GOVERNANCE

How will congregants receive updates and provide ongoing input?

9 FINANCIAL STRUCTURE

Who are our partners?

EXTERNAL COMMUNITY FEEDBACK

1. Zoning
2. Site Plan/Access
3. Design
4. Parking
5. Transit Oriented
6. Unit Mix



Massing Concepts

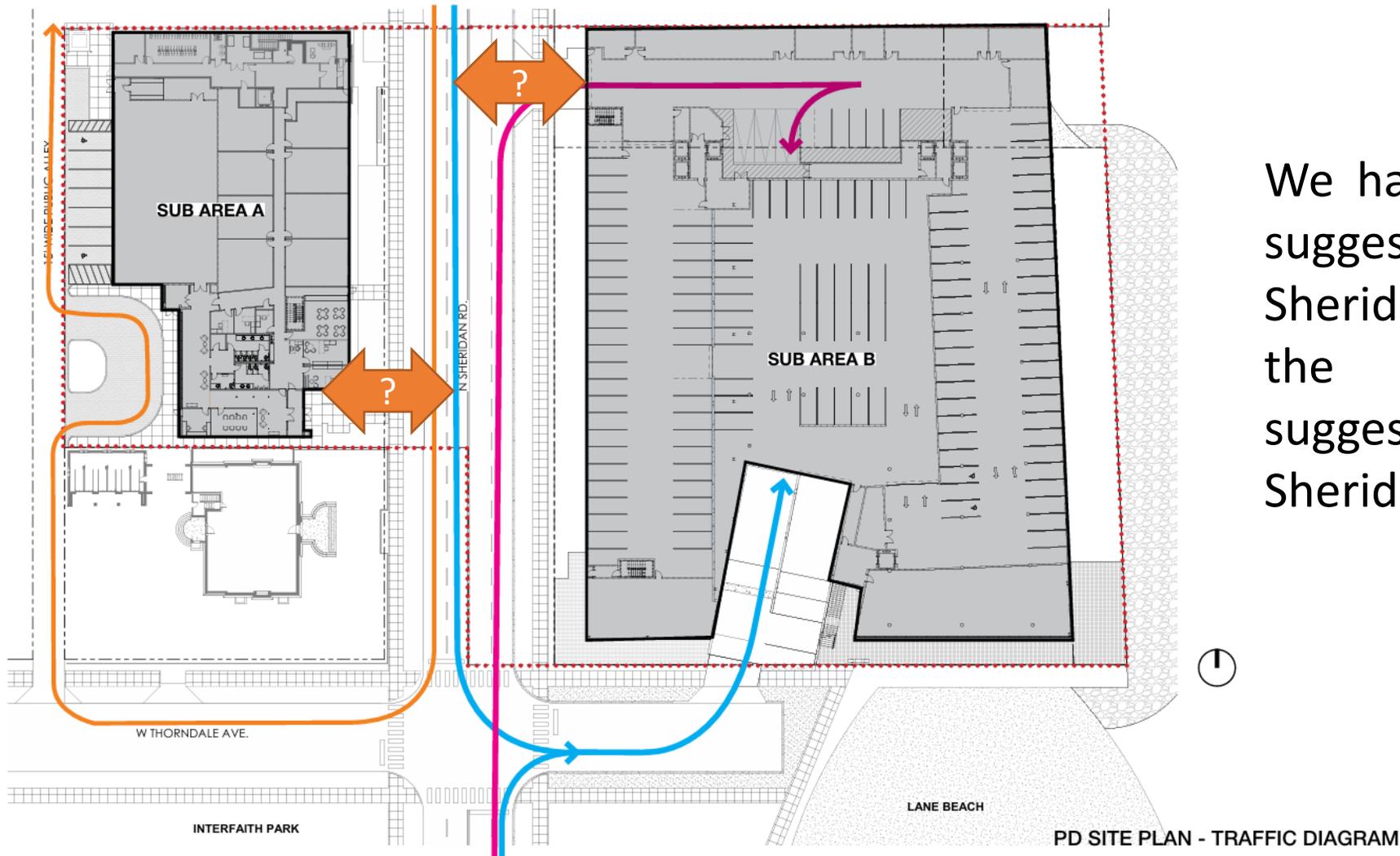
The team has received suggestions or requests to study **SIX (6)** of the concepts.

- #2
- #4
- #6
- #8
- #13
- #15

Nine (9) Massing Concept have received **NO SUPPORT**.



Site Access (Sheridan Road Curb Cuts)



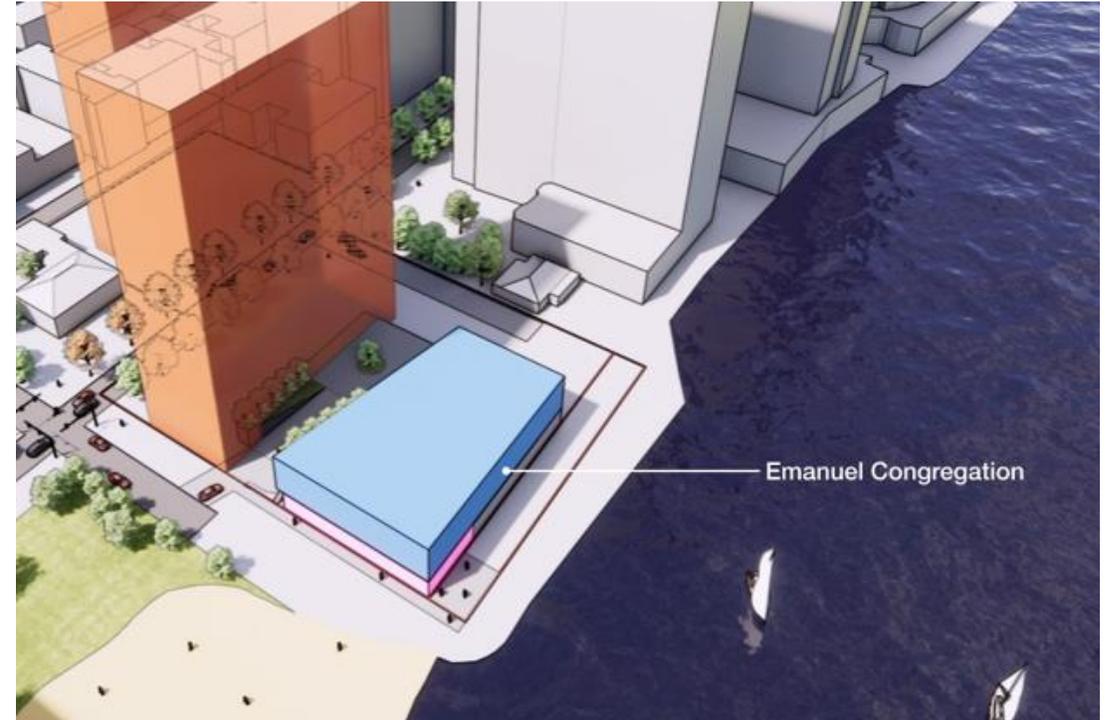
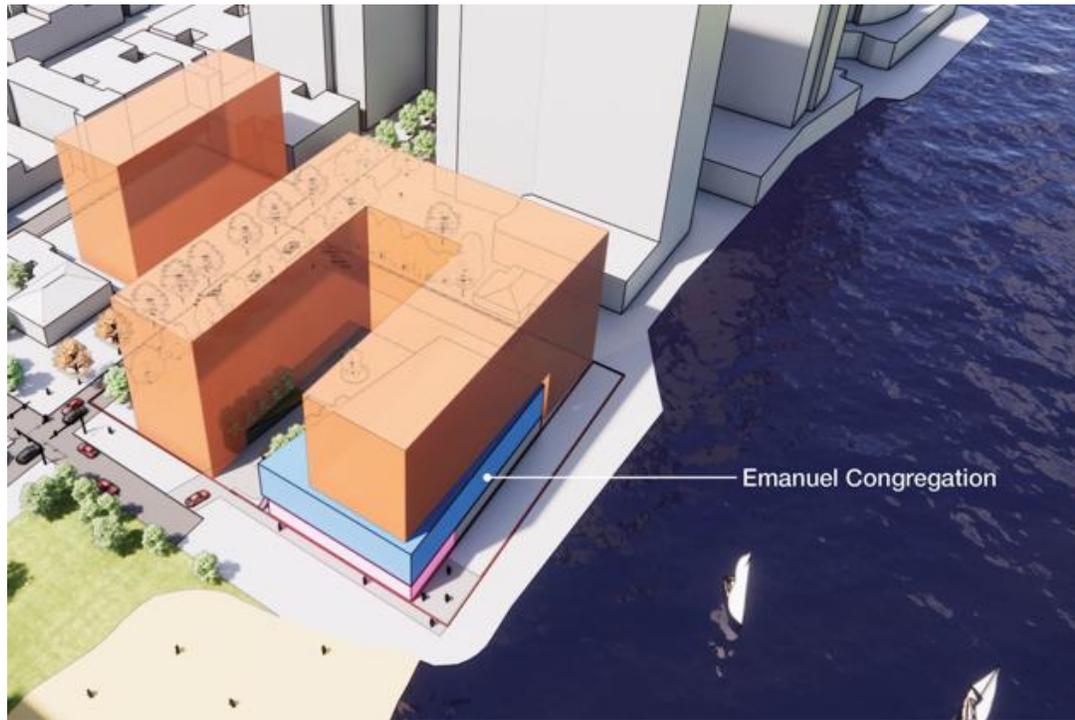
We have received both the suggestion to add additional Sheridan curb cuts as well as the complete opposite suggestion to eliminate all Sheridan Curb cuts entirely.

Design (Alt. Building Presence / Philosophies)

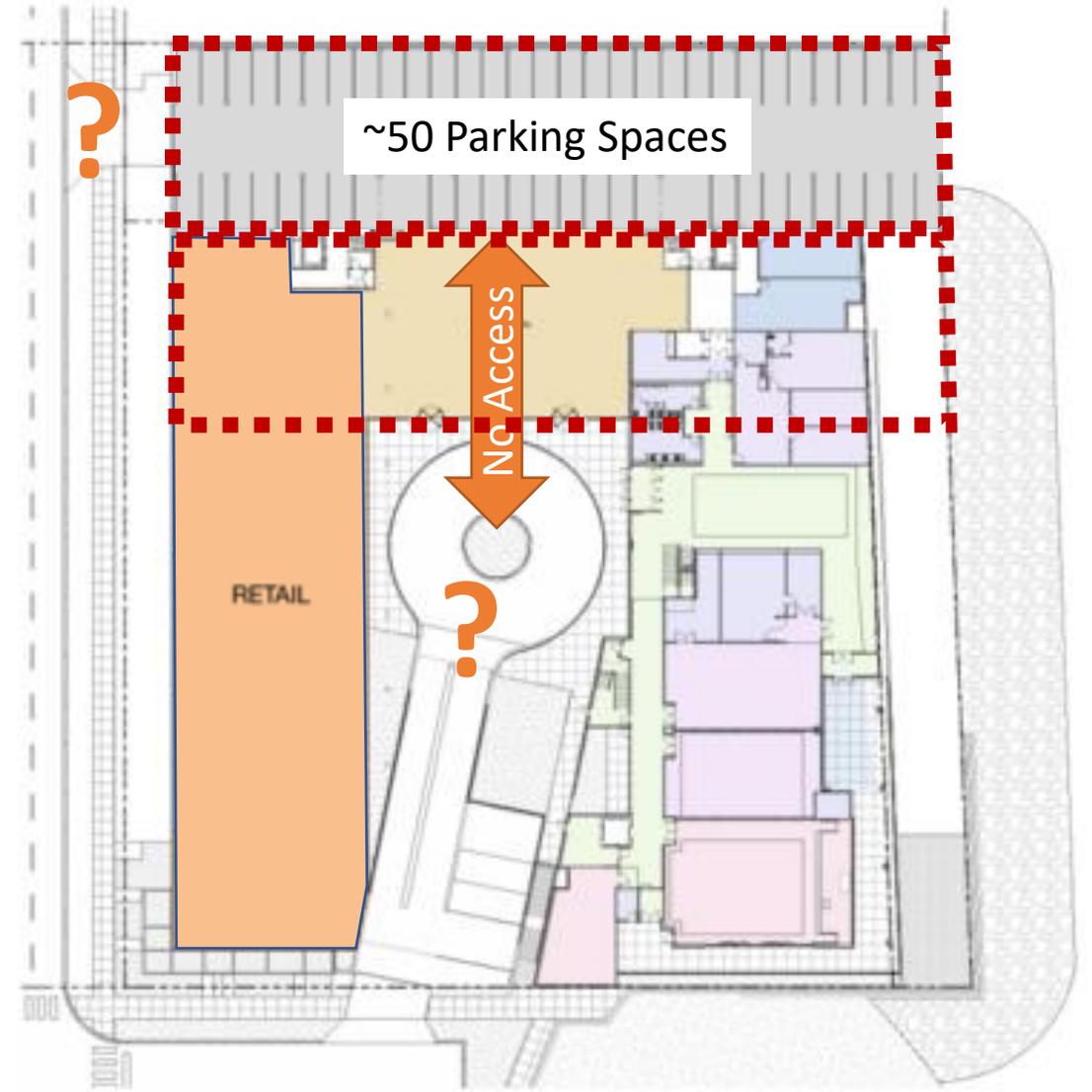
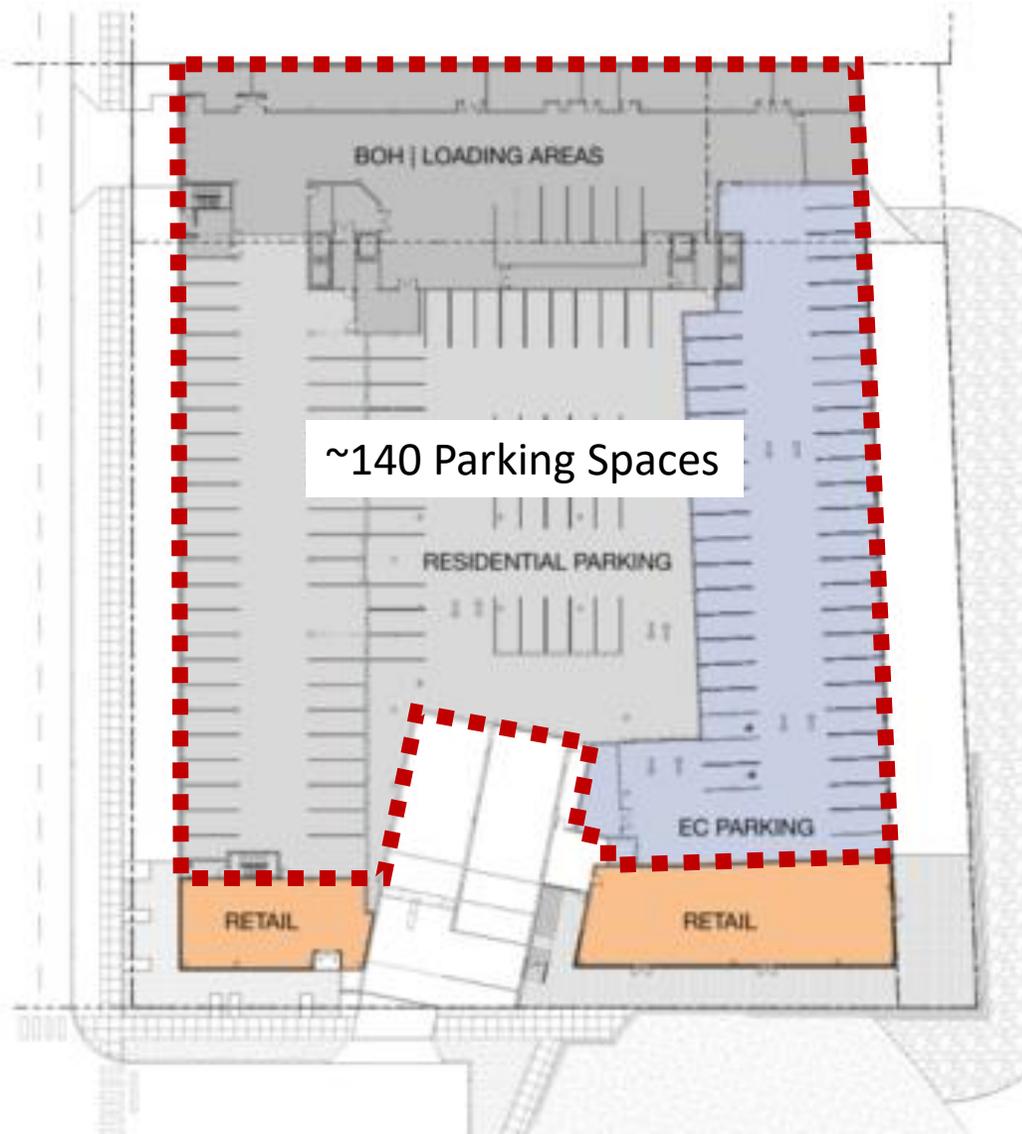
Integrated Design

VS

Standalone Design



Parking vs TOD & Active Pedestrian Uses



Zoning, Unit Mix, Housing (Affd.) & Parking

ZONING

| Classifications | B1-5 | RM-6.5 |
|--------------------------------|--------------|--------------|
| Buildable Square Footage | Less Dense | More Dense |
| Housing Supply | More Housing | Less Housing |
| Floor to Area Ratio | 5.0 | 6.6 |
| Total FAR Square Feet | 544,390 | 718,595 |
| Average FAR SF per Unit (*MLA) | 903 | 1,544 |

UNIT MIX

| | | |
|-----------------------------------|-----|-----|
| Maximum Unit Count | 603 | 465 |
| Maximum Studio Unit % | 30% | 40% |
| Maximum Studio Units | 181 | 186 |
| Maximum Non-Studio Dwelling Units | 422 | 279 |

HOUSING

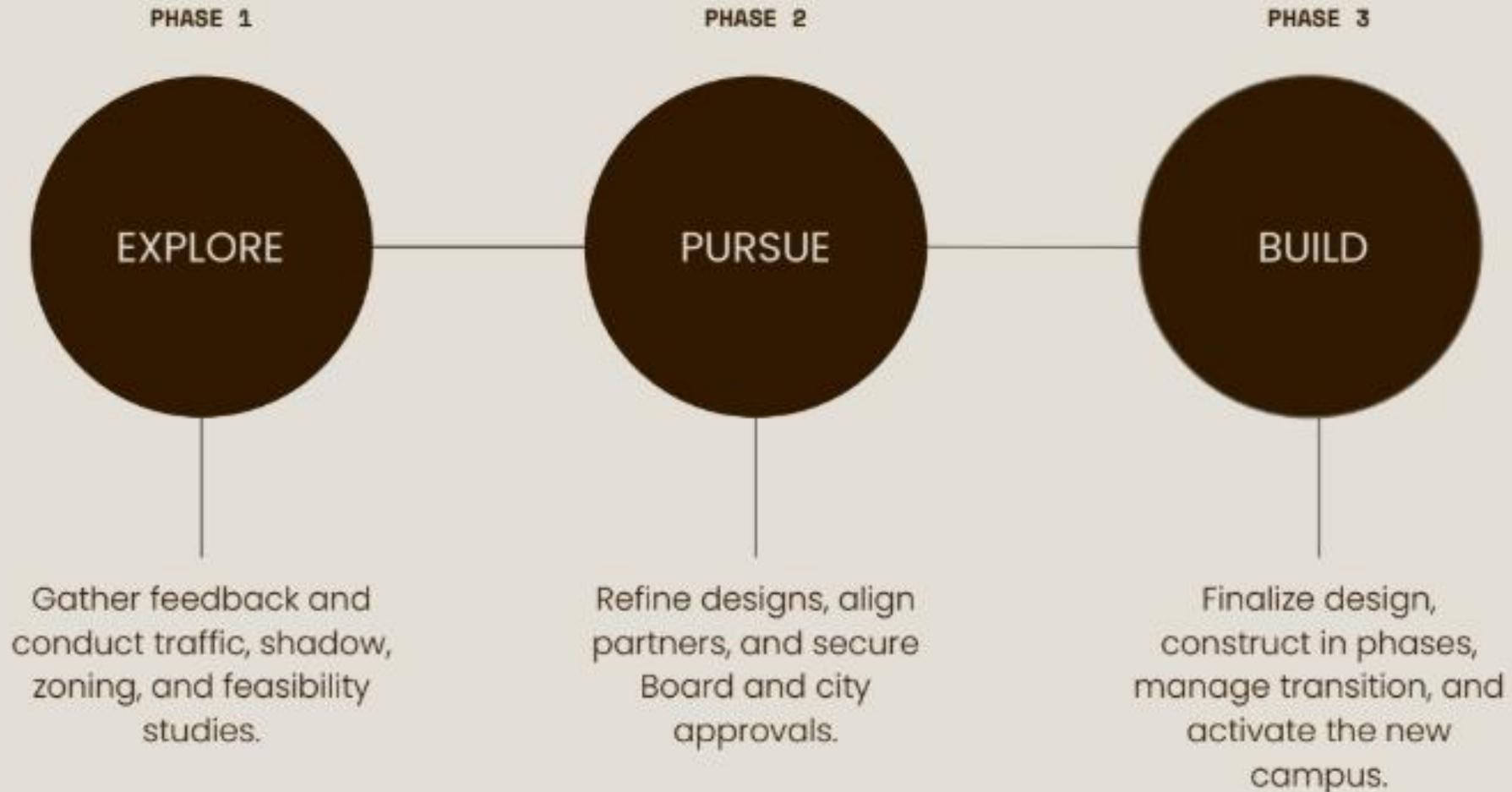
| Likely Housing Type | Multifamily Rental | For Sale Condominiums |
|-------------------------------|--------------------|-----------------------|
| Affordable Housing Percentage | 20% | 20% |
| On-Site Affordable Units | 121 | - |
| Off-Site Affordable Units | - | 93 |

PARKING

| | | |
|-----------------------------|--------|------|
| Market Demand Parking Ratio | 20-30% | 100% |
| Parking Spaces | 151 | 465 |

5. NEXT STEPS

PROJECT PHASES



EXPLORE & BALANCE

1 ACCESSIBILITY

2 DENSITY & MASSING

3 TRAFFIC

4 ENVIRONMENTAL IMPACT

5 DESIGN

6 SECURITY + SAFETY

7 AFFORDABILITY

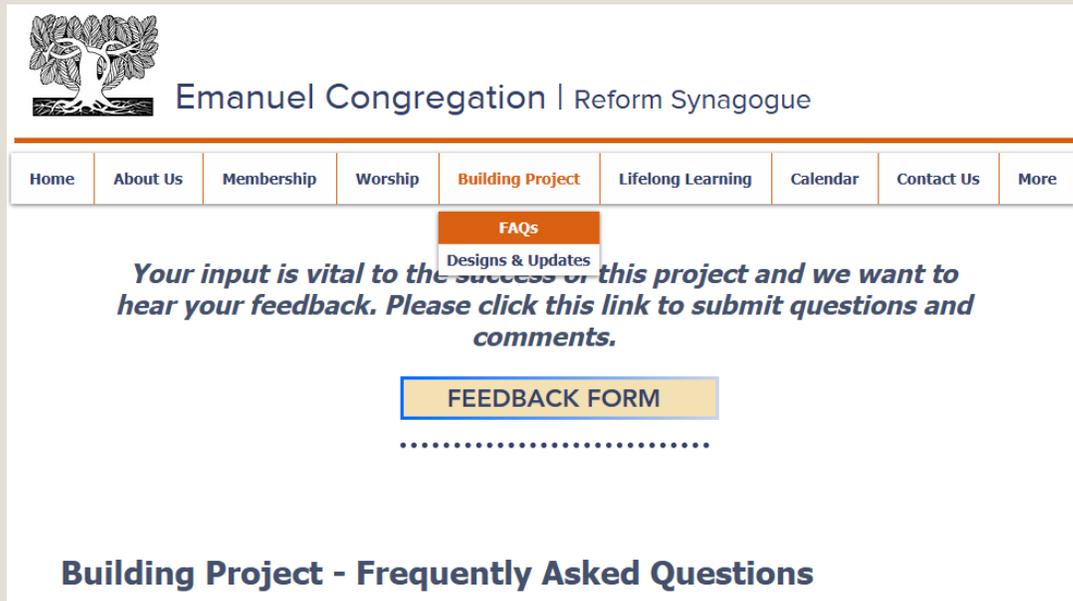
8 GOVERNANCE

9 FINANCIAL STRUCTURE

Stay Informed, Stay Engaged

[Emanuelcong.org/faqs](https://emanuelcong.org/faqs)

<https://the48thward.org/development-projects>



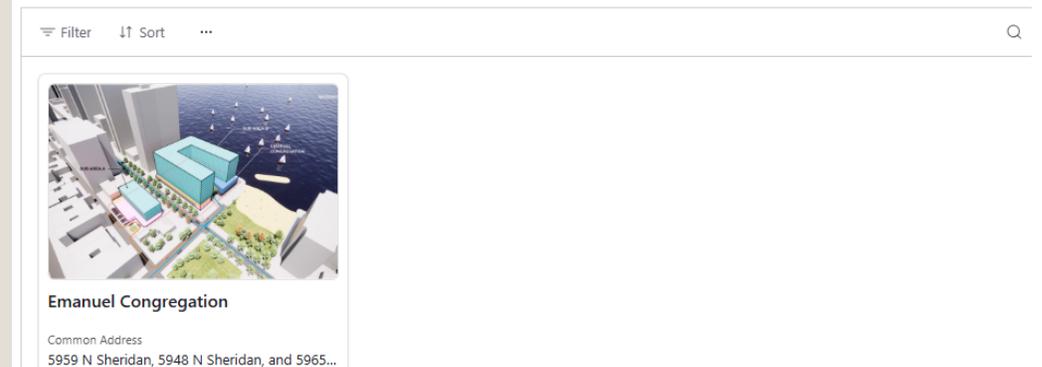
The screenshot shows the Emanuel Congregation website. At the top left is a logo of a tree with roots. To its right is the text "Emanuel Congregation | Reform Synagogue". Below this is a navigation menu with buttons for Home, About Us, Membership, Worship, Building Project, Lifelong Learning, Calendar, Contact Us, and More. The "Building Project" button is highlighted in orange. Below the navigation menu, there is a sub-menu with "FAQs" and "Designs & Updates". The "FAQs" button is also highlighted in orange. Below the sub-menu, there is a text block that reads: "Your input is vital to the success of this project and we want to hear your feedback. Please click this link to submit questions and comments." Below this text is a yellow button with the text "FEEDBACK FORM". At the bottom of the page, there is a heading: "Building Project - Frequently Asked Questions".

Proposed Developments

The table below shows current projects that are under consideration for zoning change request in the 48th ward. **Note:** If it says "The table is empty" below, that means there are no current projects for review. [View past projects here.](#)

- For information about the 48th ward development process, [see this page.](#)
- To submit feedback on projects listed below, [use this form.](#)
- Questions? Email: development@the48thward.org

Note: This page is best viewed in a web browser.



The screenshot shows the "Proposed Developments" page on the48thward.org. At the top, there are filters for "Filter", "Sort", and a search icon. Below the filters is a table of proposed developments. The first entry is for Emanuel Congregation, with a thumbnail image of a building and a map. Below the image, the text reads: "Emanuel Congregation", "Common Address", "5959 N Sheridan, 5948 N Sheridan, and 5965...".

Question & Answer