



# City of Chicago



O2016-5574

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1134 W Hubbard St - App No. 18899T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18899 T1

ORDINANCE

INTRO. DATE  
JULY 20, 2016

**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 of the M2-2 Manufacturing District symbols and indications as shown on Map No. 1-G in the area bounded by:

A line 50.52 feet north and parallel to West Hubbard Street; North May Street; West Hubbard Streets; the public alley next west of and parallel to North May Street.

to those of a B3-3 Community Shopping District

SECTION 2. This ordinance takes effect after its passage and approval.

FILE #  
WARD  
MAP #

Common Address of Property: 1134 W. Hubbard St.

1134 W Hubbard St..  
Zoning Amendment  
Type 1 Rezoning Supplemental Submittal

**Project Description :**

The applicant seeks to rezone the above mentioned property from zoning district M2-2 to B3-3. The applicant intends to use the subject property to renovate an existing 14,760 SF, 3 story manufacturing building to be converted to an office building. The applicant seeks a zoning change to raise FAR to allow for the addition of an 194 SF stairway and allow for a 1,296 SF open roof deck to serve the office building.

**Proposed Use:**

Office Building

**Floor area ratio:**

2.5

Lot Area = 5,860 sf

Building Area =14,909 sf

**Off street parking provided:**

No parking spaces

**Setbacks:**

South: 0', North: 0', East: 0', West: 0'

**Building Height:**

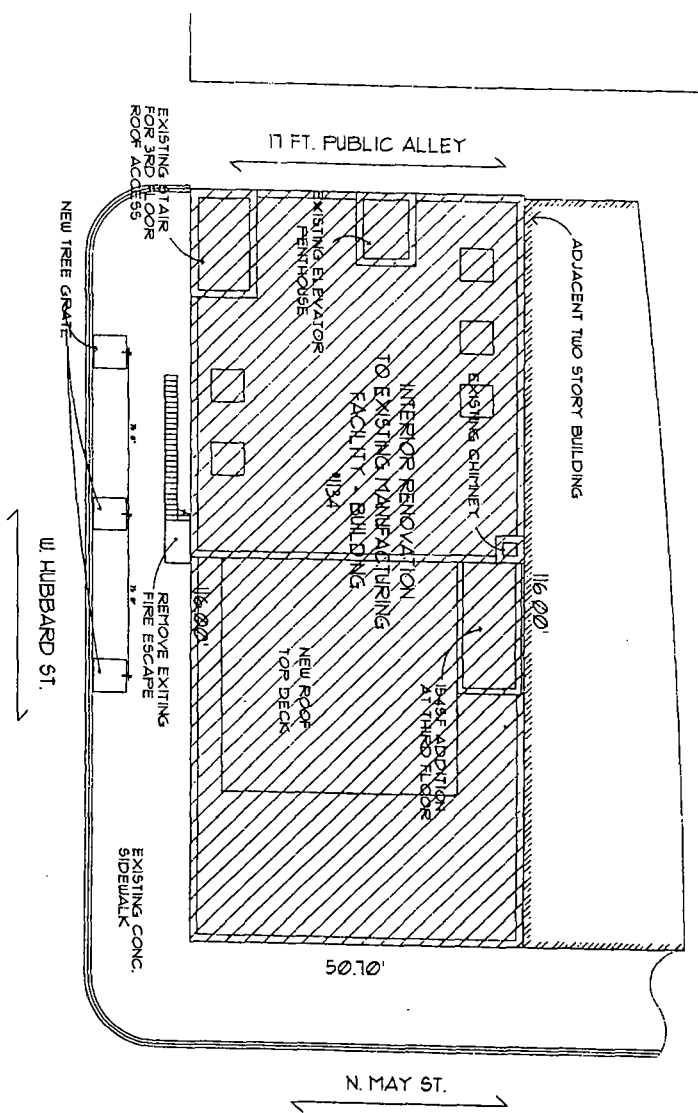
49'-6 1/2" (Top of Penthouse)

40'-6" (Building Height)

**FINAL FOR PUBLICATION**

# INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY

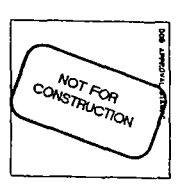
1134 W HUBBARD  
CHICAGO, IL 60642



**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"

NOTE:  
ALL THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS AND SAFETY.

**FINAL FOR PUBLICATION**



**IPSA**  
Architecture & Design

ARCHITECTS & CONSULTANTS IN ARCHITECTURE  
118 WEST GRAND AVENUE  
CHICAGO, ILLINOIS 60642  
PHONE: (312) 243-2300  
FAX: (312) 243-9970

NO.	DATE	DESCRIPTION

**ARCHITECT'S STATEMENT**

I, the undersigned, being a duly licensed Architect under the laws of the State of Illinois, do hereby certify that the above is a true and correct copy of the plans and specifications for the above described work, and that I am a duly licensed Architect under the laws of the State of Illinois.

**ECC COMPLIANCE**

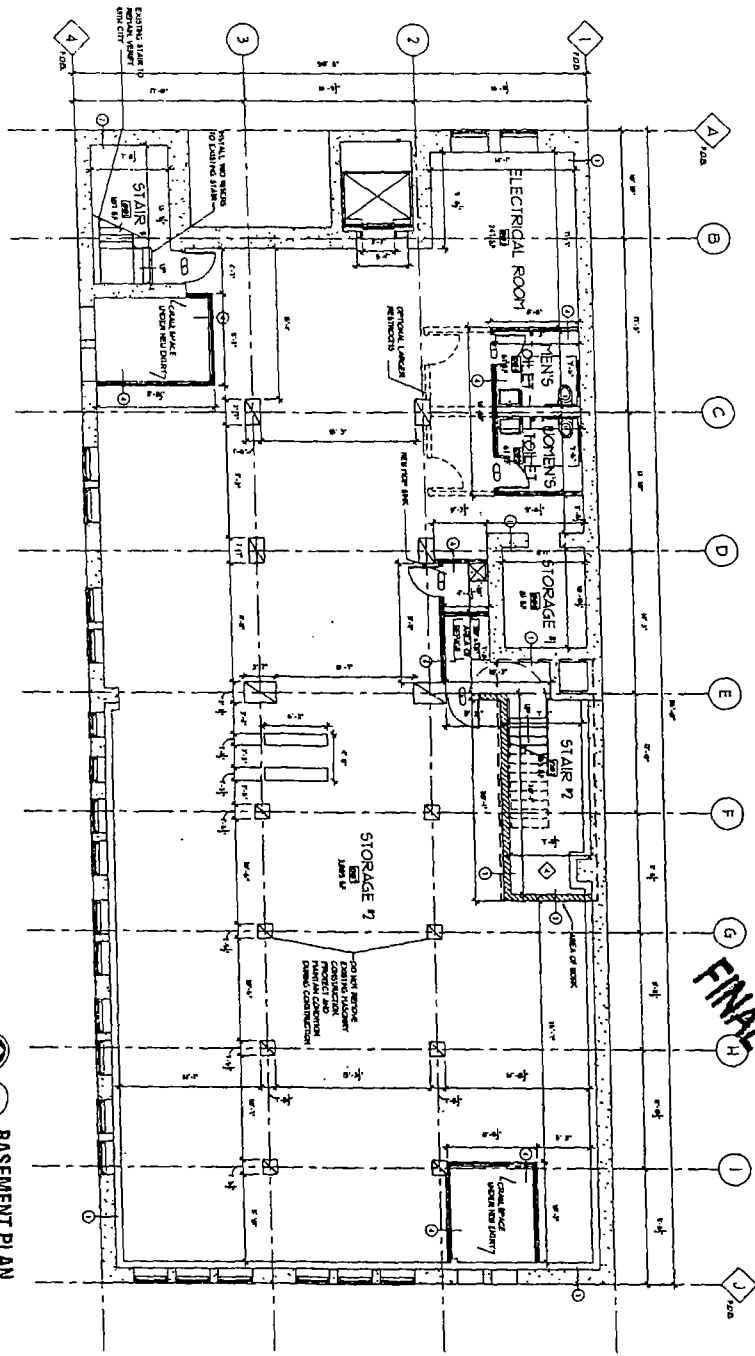
I, the undersigned, being a duly licensed Architect under the laws of the State of Illinois, do hereby certify that the above is a true and correct copy of the plans and specifications for the above described work, and that I am a duly licensed Architect under the laws of the State of Illinois.



DATE: 02/25/2016  
DRAWN BY: JRE  
CHECKED BY: SM  
PROJECT #: 20151114

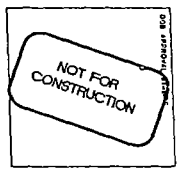
INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY  
KERRIGAN ARTS CENTER  
1134 W HUBBARD  
CHICAGO, IL 60642

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

SYMBOL	LEGEND	PLAN KEY NOTES
	Architectural Wall	Architectural Wall
	Structural Wall	Structural Wall
	Door	Door
	Window	Window
	Stair	Stair
	Other	Other



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REVISION	DATE	DESCRIPTION

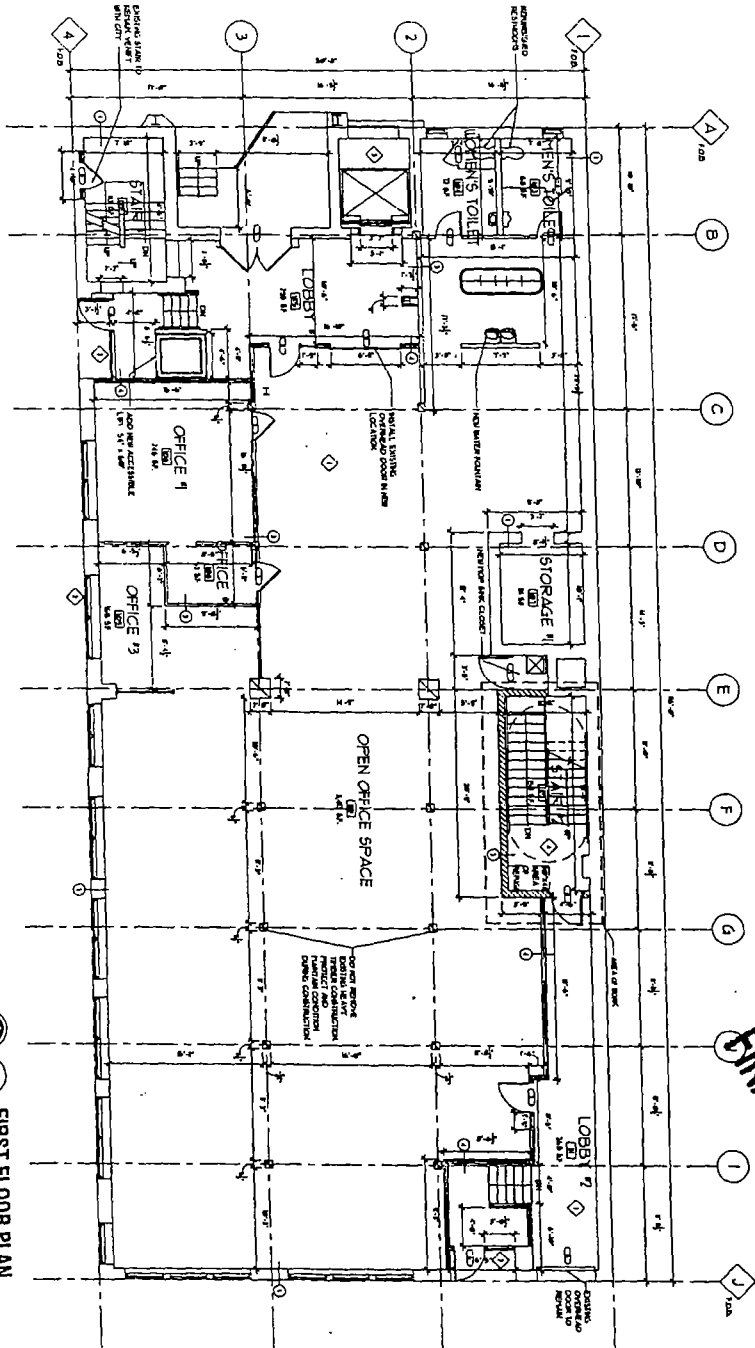
INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY

KERRIGAN ARTS CENTER  
 1134 W. HUBBARD  
 CHICAGO, IL 60642

DATE: 02/25/2016  
 DRAWN BY: JRE  
 CHECKED BY: SM  
 PROJECT #: 20151114

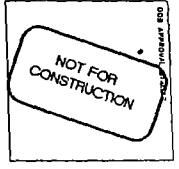


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1 FIRST FLOOR PLAN  
ASPD SCALE: 1/8" = 1'-0"

SYMBOL LEGEND	PLAN KEY NOTES
	WALLS TO BE CONSTRUCTED AS SHOWN
	DOORS TO BE CONSTRUCTED AS SHOWN
	WINDOWS TO BE CONSTRUCTED AS SHOWN
	FLOOR FINISH TO BE CONSTRUCTED AS SHOWN
	CEILING FINISH TO BE CONSTRUCTED AS SHOWN
	LIGHTING FIXTURES TO BE CONSTRUCTED AS SHOWN
	MECHANICAL EQUIPMENT TO BE CONSTRUCTED AS SHOWN
	STRUCTURAL STEEL TO BE CONSTRUCTED AS SHOWN
	CONCRETE TO BE CONSTRUCTED AS SHOWN
	MASONRY TO BE CONSTRUCTED AS SHOWN
	INSULATION TO BE CONSTRUCTED AS SHOWN
	ACOUSTIC TREATMENT TO BE CONSTRUCTED AS SHOWN
	FIRE PROTECTION TO BE CONSTRUCTED AS SHOWN
	ACCESSIBILITY TO BE CONSTRUCTED AS SHOWN
	SAFETY TO BE CONSTRUCTED AS SHOWN
	SECURITY TO BE CONSTRUCTED AS SHOWN
	ENERGY EFFICIENCY TO BE CONSTRUCTED AS SHOWN
	SUSTAINABILITY TO BE CONSTRUCTED AS SHOWN



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ADDRESS & CONTACT INFORMATION  
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NO.	DATE	DESCRIPTION

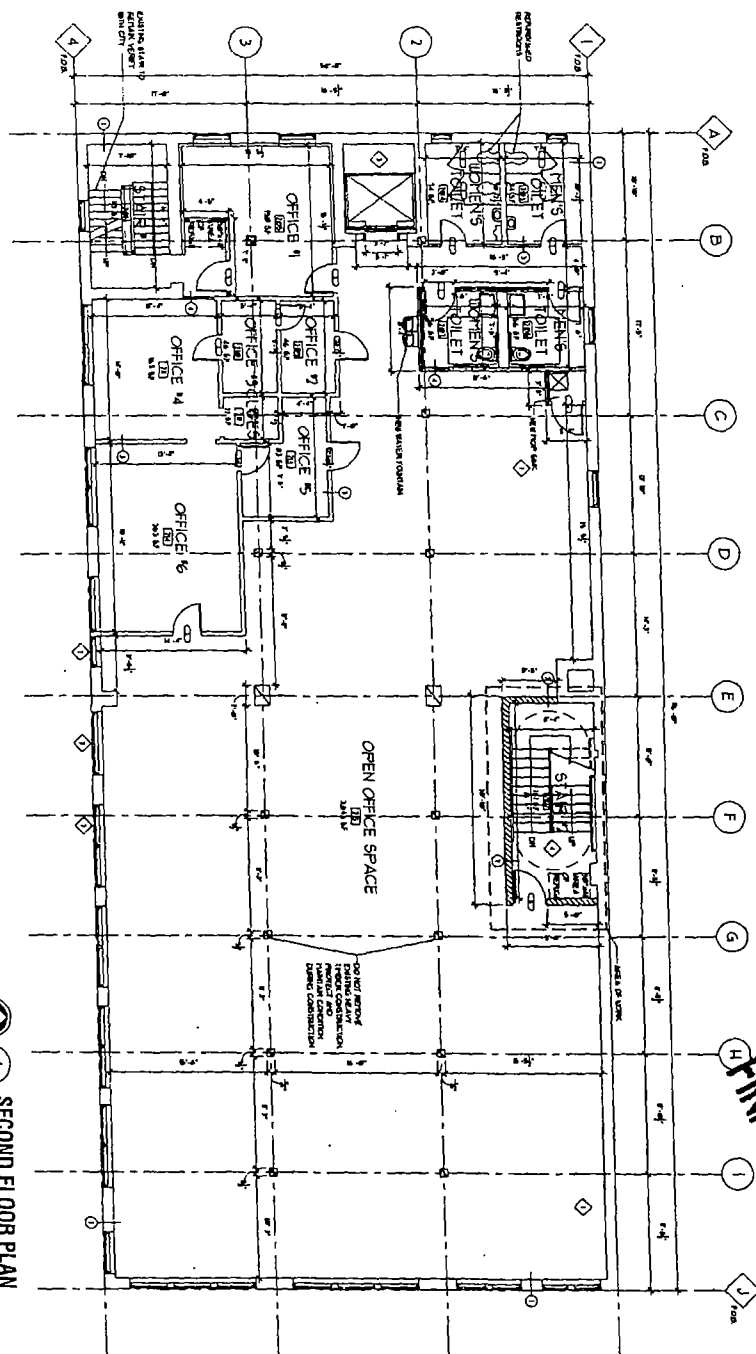
INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY

KERRIGAN ARTS CENTER  
1134 W. HUBBARD  
CHICAGO, IL 60642

DATE: 02/25/2016  
DRAWN BY: JRE  
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PROJECT: 20151114



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**1 SECOND FLOOR PLAN**

SYMBOL LEGEND	
	Open Office Space
	Office
	Restroom
	Stair
	Wall
	Door
	Window
	Column
	Core
	Elevation
	Section
	Note
	Reference
	Detail
	Annotation
	Construction
	Retention
	Removal
	Existing
	Proposed

**A102**

DATE: 07/25/2016  
 DRAWING BY: JRC  
 CHECKED BY: SM  
 PROJECT #: 20151114

KERRIGAN ARTS CENTER  
 1134 W. HUBBARD  
 CHICAGO, IL 60642

INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY

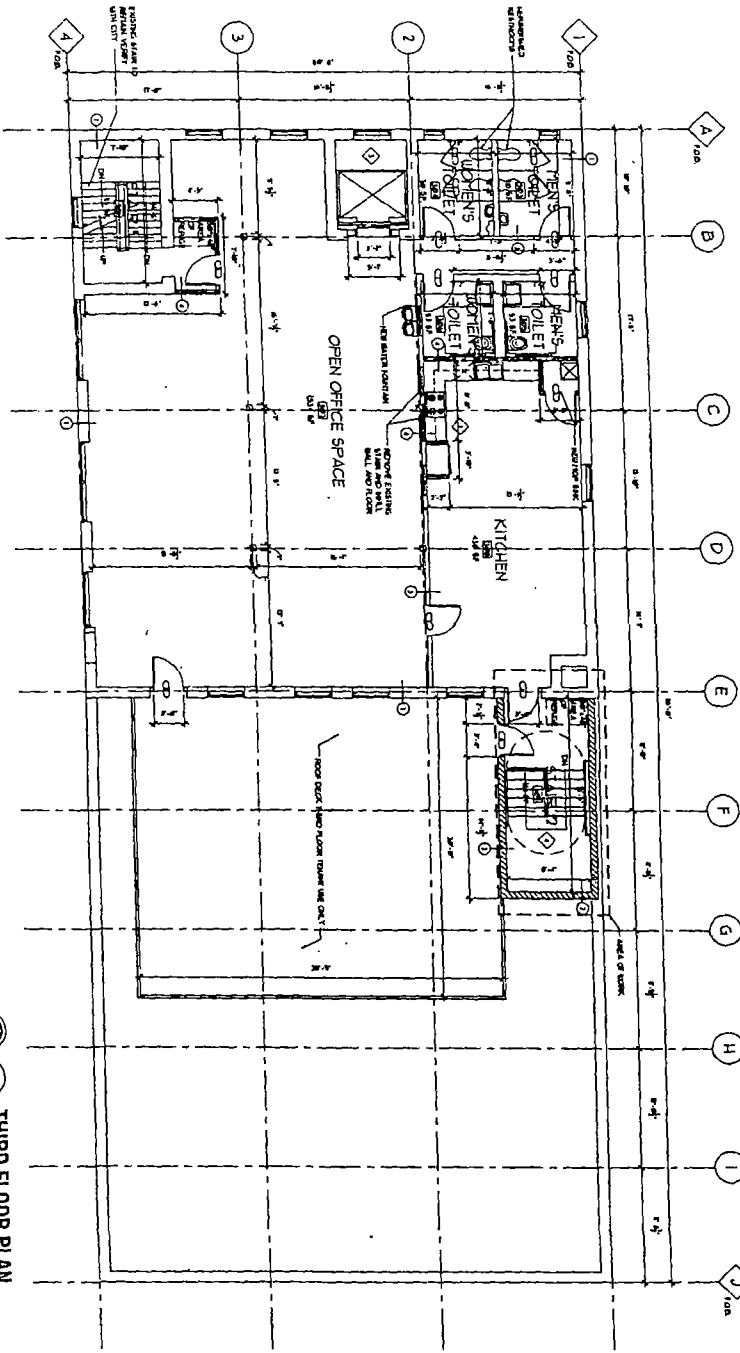
NO.	DATE	REVISIONS

ARCHITECTS: CONSTRUCTION SERVICES  
 1188 WEST GRAND AVENUE  
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 FAX: (312) 342-8870

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**1 THIRD FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

SYMBOL LEGEND		PLAN KEY NOTES	
	EXISTING WALL		NEW WALL
	EXISTING DOOR		NEW DOOR
	EXISTING WINDOW		NEW WINDOW
	EXISTING CEILING		NEW CEILING
	EXISTING FLOOR		NEW FLOOR
	EXISTING STAIRS		NEW STAIRS
	EXISTING ROOF DECK		NEW ROOF DECK

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CHICAGO, ILLINOIS 60642  
PHONE: (312) 243-5200  
FAX: (312) 243-9310

NO.	DATE	DESCRIPTION

**INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY**

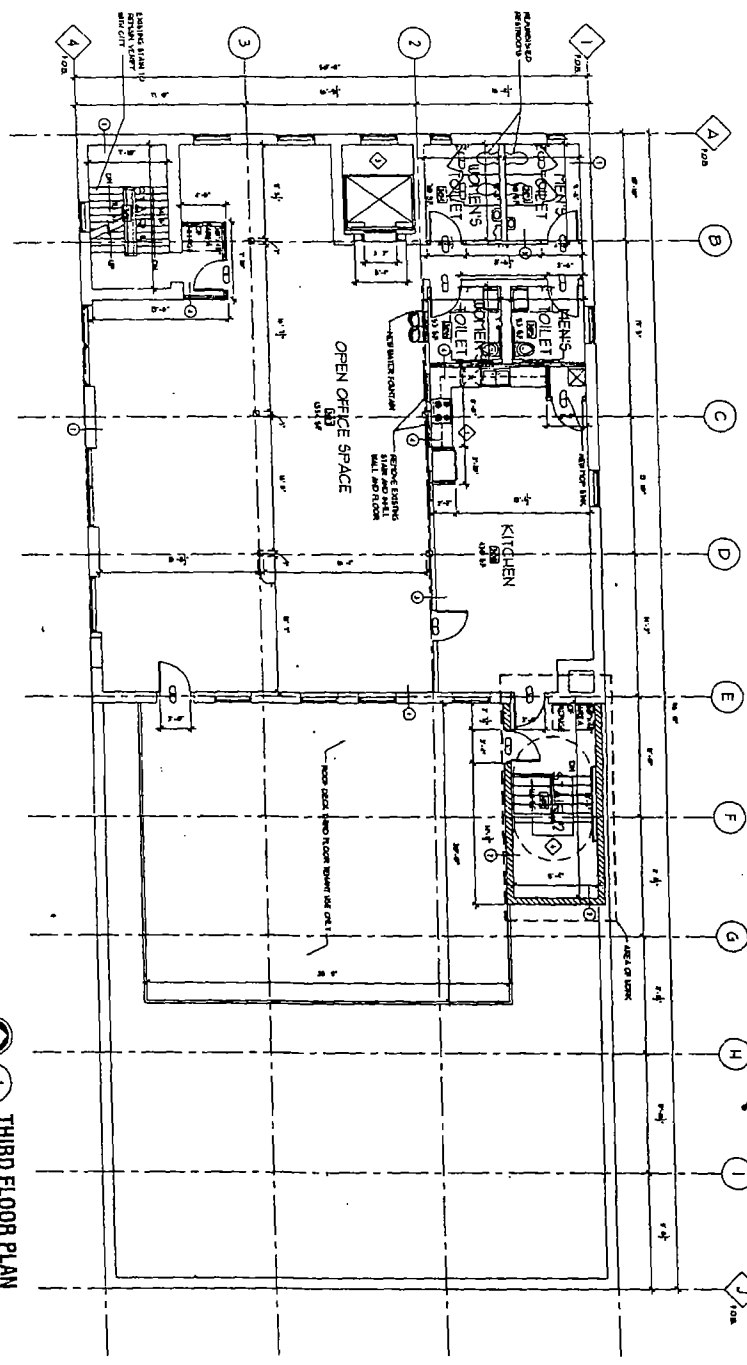
KERRICK ARTS CENTER  
1188 WEST HIGHLAND AVENUE  
CHICAGO, IL 60642

DATE: 02/25/2016  
DRAWN BY: JRE  
CHECKED BY: SM  
PROJECT #: 20151114

**A103**



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**1 THIRD FLOOR PLAN**

SYMBOL LEGEND	PLAN KEY NOTES
	1. All walls are shown in section.
	2. All doors are shown in section.
	3. All windows are shown in section.
	4. All stairs are shown in section.
	5. All ceiling grids are shown in section.
	6. All floor slabs are shown in section.
	7. All structural columns are shown in section.
	8. All structural beams are shown in section.
	9. All structural walls are shown in section.
	10. All structural slabs are shown in section.
	11. All structural columns are shown in section.
	12. All structural beams are shown in section.
	13. All structural walls are shown in section.
	14. All structural slabs are shown in section.
	15. All structural columns are shown in section.
	16. All structural beams are shown in section.
	17. All structural walls are shown in section.
	18. All structural slabs are shown in section.

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REVISIONS	#	DATE	DESCRIPTION

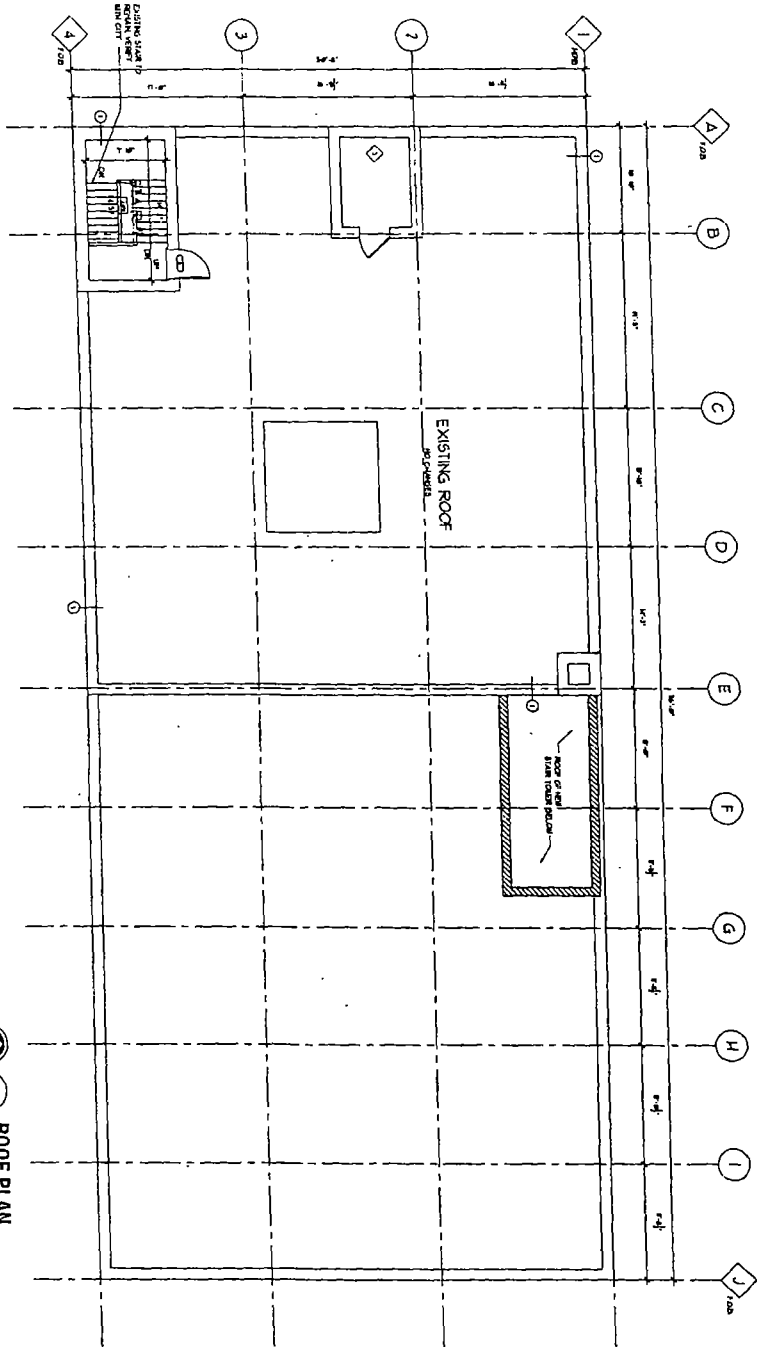
**INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY**

KERRIGAN ARTS CENTER  
 1134 W. FULLER ST.  
 CHICAGO, IL 60642

DATE: 02/25/2016  
 DRAWN BY: JRE  
 CHECKED BY: SM  
 PROJECT #: 20151114

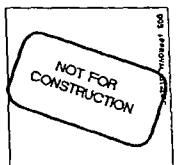
**A103**

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1  
A104  
SCALE: 1/8" = 1'-0"  
ROOF PLAN

SYMBOL LEGEND		FLANKET NOTES	
	1. Existing Stair		1. Existing Stair
	2. Existing Roof		2. Existing Roof
	3. Existing Wall		3. Existing Wall
	4. Existing Window		4. Existing Window
	5. Existing Door		5. Existing Door
	6. Existing Ceiling		6. Existing Ceiling
	7. Existing Floor		7. Existing Floor
	8. Existing Foundation		8. Existing Foundation
	9. Existing Structure		9. Existing Structure
	10. Existing Utility		10. Existing Utility



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NO.	DATE	DESCRIPTION

INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY

KERRIGAN ARTS CENTER  
5134 W. HUSBAND  
CHICAGO, IL 60642

DATE: 02/25/2016

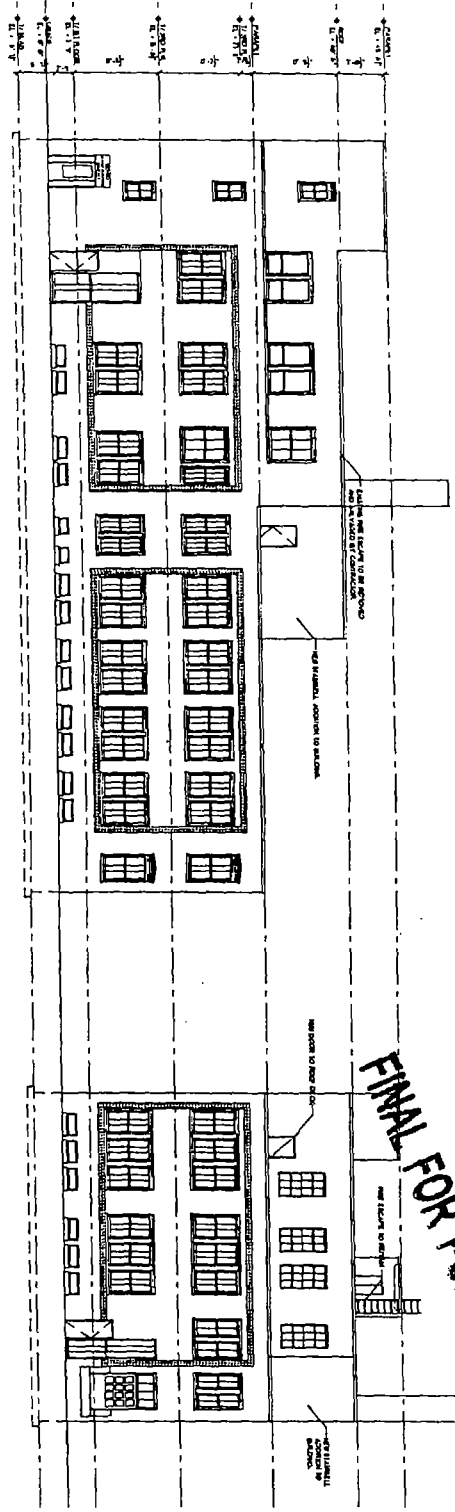
DESIGNER: JRE

CHECKED BY: SM

PROJECT #: 20151114

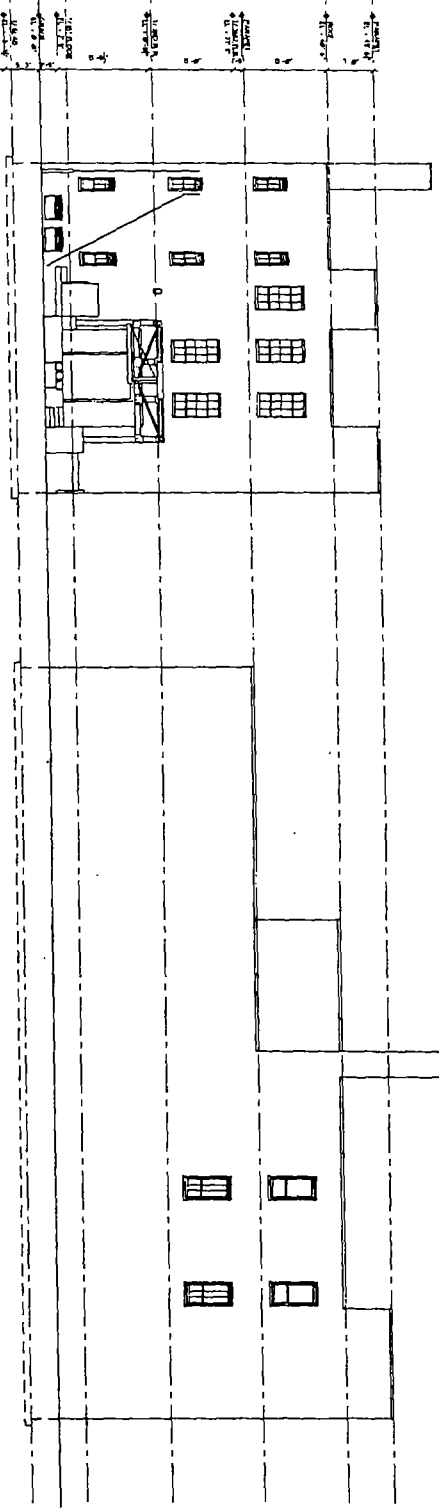


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1 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

3 EAST ELEVATION  
SCALE 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE 1/8" = 1'-0"

1 NORTH ELEVATION  
SCALE 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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NO.	DATE	DESCRIPTION

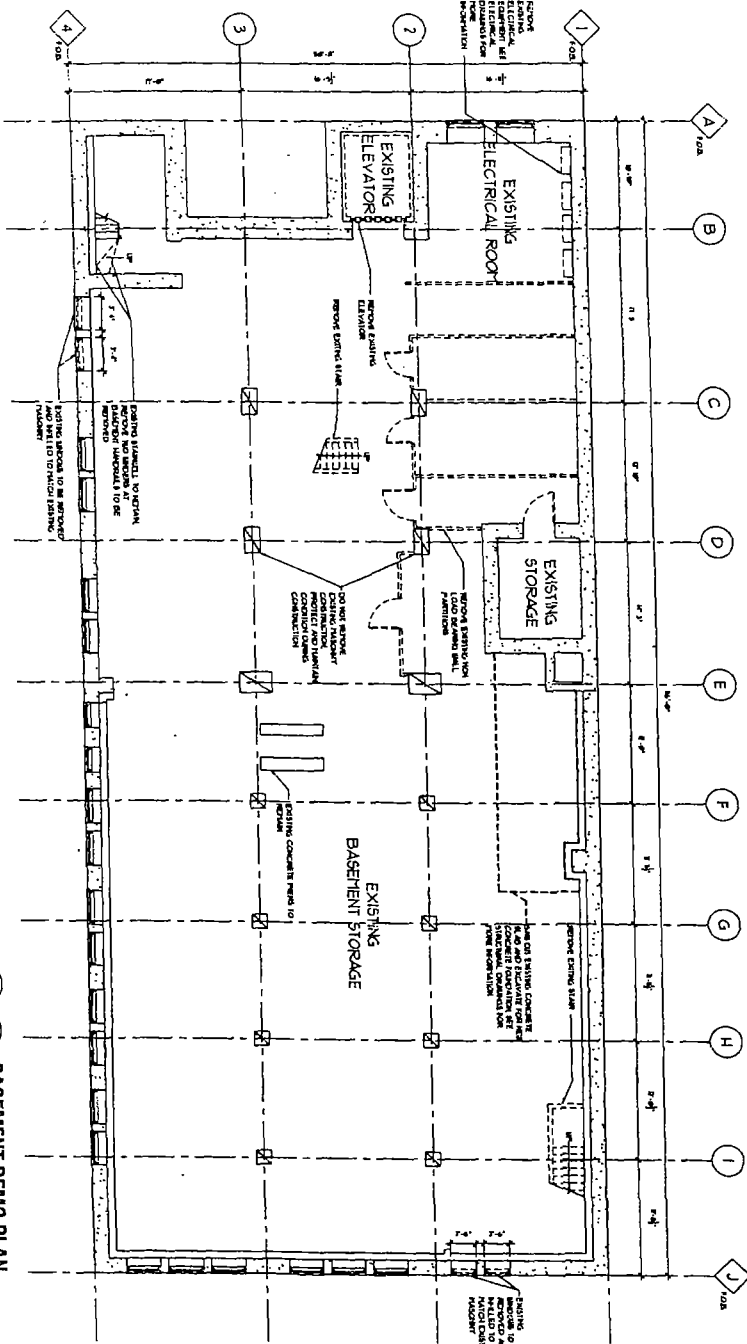
INTERIOR  
RENOVATION OF  
EXISTING  
MANUFACTURING  
FACILITY

KERRIGAN ARTS CENTER  
1134 W HUBBARD  
CHICAGO, IL 60642

DATE: 02/25/2016  
DRAWN BY: JRE  
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**SYMBOL LEGEND**

REMOVE EXISTING WALL, REPLACE AND BE REINFORCED OPENING

REMOVE EXISTING CONCRETE FLOOR AND EXCAVATE FOR NEW MULTILEVEL CONCRETE FLOOR RECONSTRUCTION

REMOVE EXISTING DOOR, WINDOW AND ANCHORAGE AND NEW CONSTRUCTION

REMOVE EXISTING DOOR, WINDOW AND ANCHORAGE AND NEW CONSTRUCTION WITH REINFORCED OPENING

REMOVE EXISTING DOOR, WINDOW AND ANCHORAGE AND NEW CONSTRUCTION WITH REINFORCED OPENING

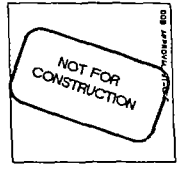
REMOVE EXISTING DOOR, WINDOW AND ANCHORAGE AND NEW CONSTRUCTION WITH REINFORCED OPENING

REMOVE EXISTING DOOR, WINDOW AND ANCHORAGE AND NEW CONSTRUCTION WITH REINFORCED OPENING

REMOVE EXISTING DOOR, WINDOW AND ANCHORAGE AND NEW CONSTRUCTION WITH REINFORCED OPENING

REMOVE EXISTING DOOR, WINDOW AND ANCHORAGE AND NEW CONSTRUCTION WITH REINFORCED OPENING

**BASEMENT DEMO PLAN**



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NO.	DATE	DESCRIPTION

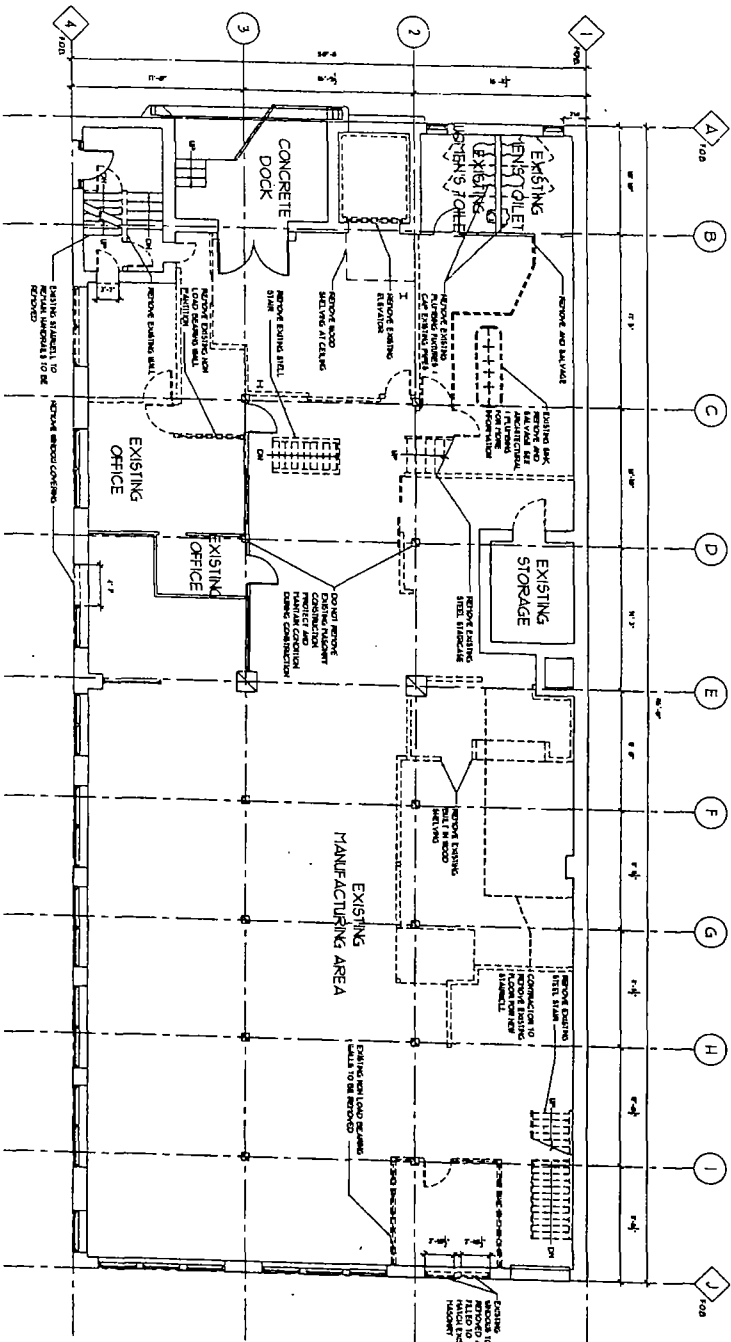
INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY

KERRIGAN ARTS CENTER  
1134 W HUBBARD  
CHICAGO, IL 60642

DATE: 02/25/2016  
DRAWN BY: JRC  
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PROJECT #: 20151114



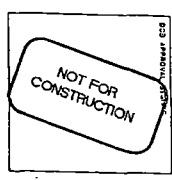
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### FIRST FLOOR DEMO PLAN

#### SYMBOL LEGEND

	REMOVE EXISTING WALL, REPAIR AND RE-PROJECTED DAMAGED CONSTRUCTION
	REMOVE EXISTING DOOR, FRAME AND HINGERS, AND REPAIR DOOR TO ORIGINAL CONDITION OR REPLACE WITH NEW
	REMOVE EXISTING WINDOW, FRAME AND SILLING, AND REPAIR WINDOW TO ORIGINAL CONDITION OR REPLACE WITH NEW
	REMOVE EXISTING PARTITION, REPAIR AND RE-PROJECTED DAMAGED CONSTRUCTION
	REMOVE EXISTING CEILING, REPAIR AND RE-PROJECTED DAMAGED CONSTRUCTION
	REMOVE EXISTING FLOOR, REPAIR AND RE-PROJECTED DAMAGED CONSTRUCTION
	REMOVE EXISTING ROOF, REPAIR AND RE-PROJECTED DAMAGED CONSTRUCTION



# IPSA

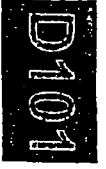
Architecture & Design

ARCHITECTS & CONSTRUCTION SERVICES  
1180 WEST GRAND AVENUE  
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Phone: (312) 243-2500  
Fax: (312) 243-8970

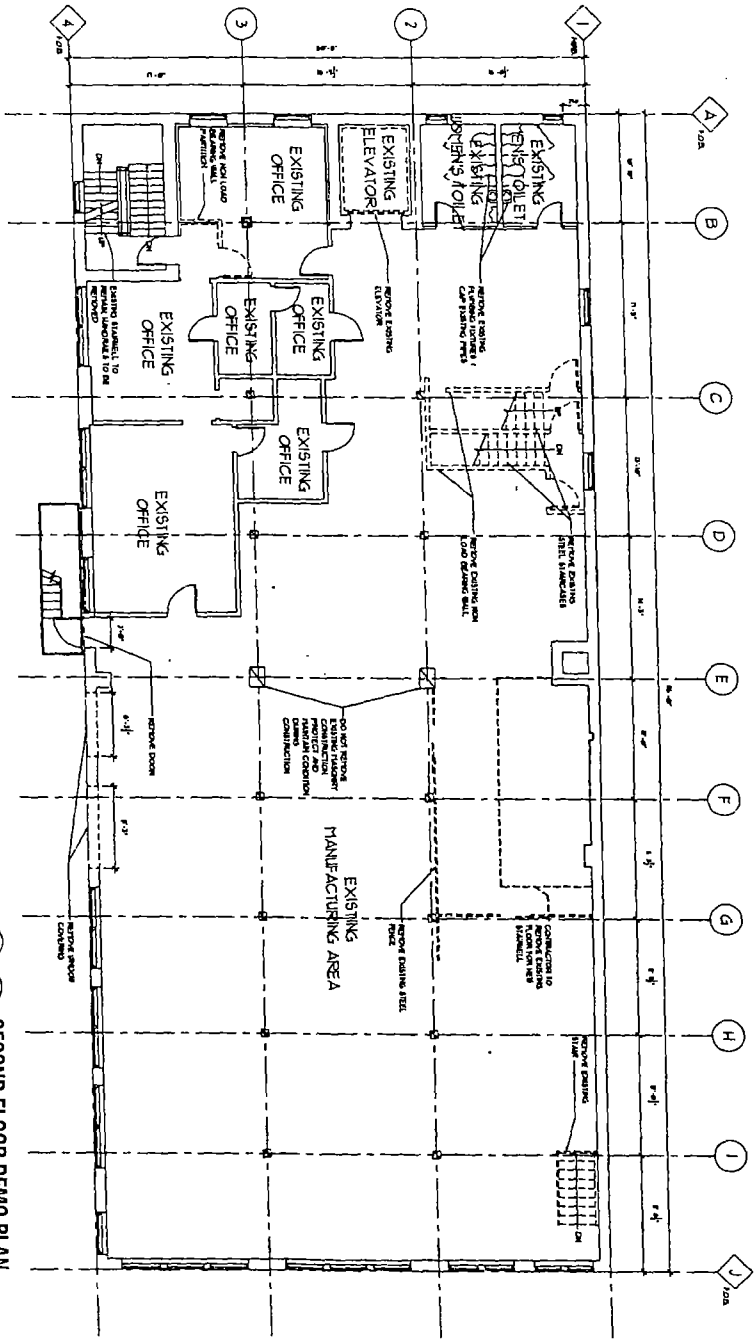
NO.	DATE	DESCRIPTION

INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY  
KERRIKIAN ARTS CENTER  
1134 W. HUBBARD  
CHICAGO, IL 60642

DATE: 02/25/2016  
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PROJECT #: 20151114



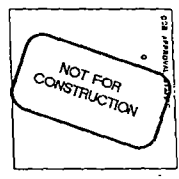
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1 SECOND FLOOR DEMO PLAN  
SCALE: 1/8" = 1'-0"

**SYMBOL LEGEND**

	EXISTING WALL
	PROPOSED WALL
	EXISTING DOOR
	PROPOSED DOOR
	EXISTING WINDOW
	PROPOSED WINDOW
	EXISTING CEILING
	PROPOSED CEILING
	EXISTING FLOOR
	PROPOSED FLOOR
	EXISTING STAIRS
	PROPOSED STAIRS
	EXISTING ELEVATOR
	PROPOSED ELEVATOR
	EXISTING RESTROOMS
	PROPOSED RESTROOMS
	EXISTING MANUFACTURING AREA
	PROPOSED MANUFACTURING AREA



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SCALE

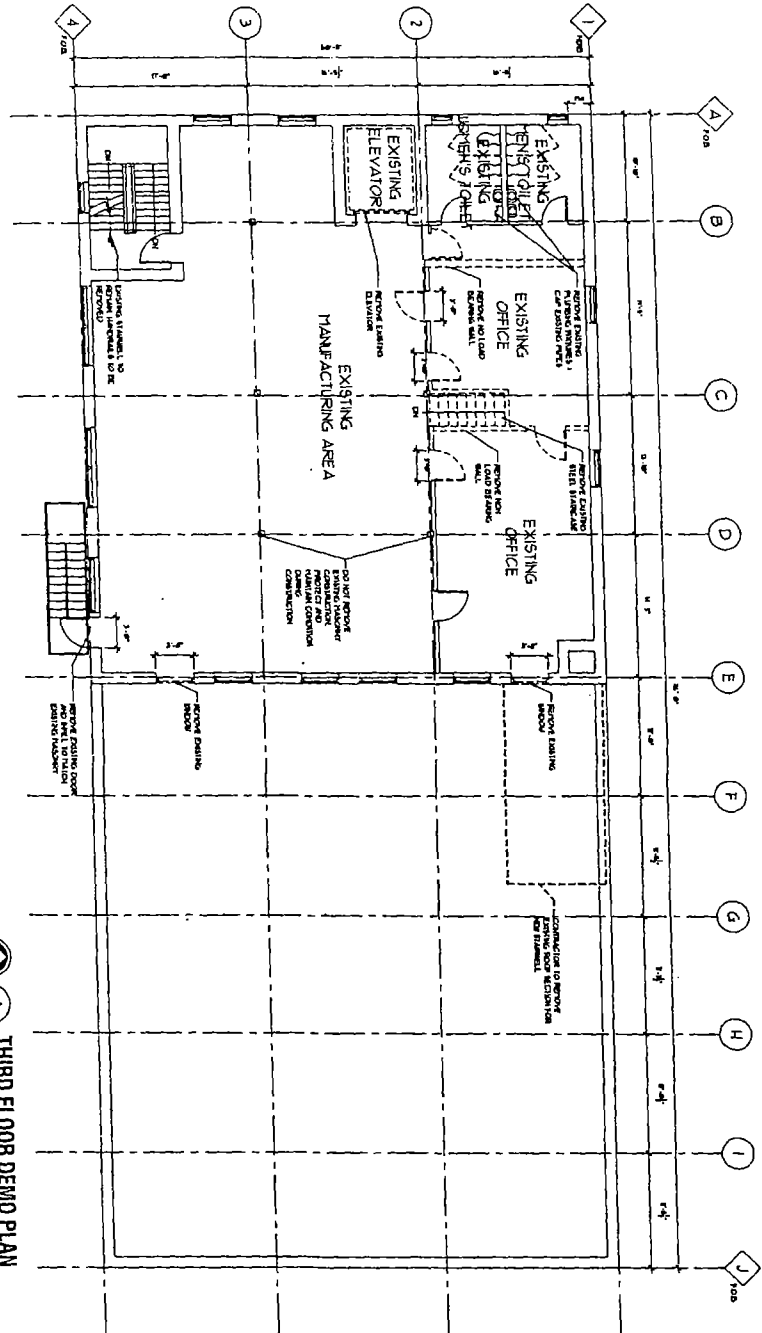
REVISION	DATE	DESCRIPTION

INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY  
KERRIGAN ARTS CENTER  
1134 W. HUBBARD  
CHICAGO, IL 60642

DATE: 02/25/2016  
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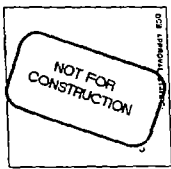
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1 THIRD FLOOR DEMO PLAN

SYMBOL LEGEND

	EXISTING WALL, REMOVE AND RE-FINISH EXISTING CEILING
	EXISTING DOOR, REMOVE AND RE-FINISH EXISTING CEILING
	EXISTING WINDOW, REMOVE AND RE-FINISH EXISTING CEILING
	EXISTING PARTITION WALL, REMOVE AND RE-FINISH EXISTING CEILING
	EXISTING DOOR FRAME, REMOVE AND RE-FINISH EXISTING FLOOR
	EXISTING WINDOW FRAME, REMOVE AND RE-FINISH EXISTING FLOOR
	EXISTING DOOR SWING, REMOVE AND RE-FINISH EXISTING FLOOR
	EXISTING WINDOW SWING, REMOVE AND RE-FINISH EXISTING FLOOR
	EXISTING DOOR SWING AND WINDOW SWING, REMOVE AND RE-FINISH EXISTING FLOOR
	EXISTING DOOR SWING AND WINDOW SWING, REMOVE AND RE-FINISH EXISTING FLOOR WITH FINISH
	EXISTING DOOR SWING AND WINDOW SWING, REMOVE AND RE-FINISH EXISTING FLOOR WITH FINISH AND WINDOW



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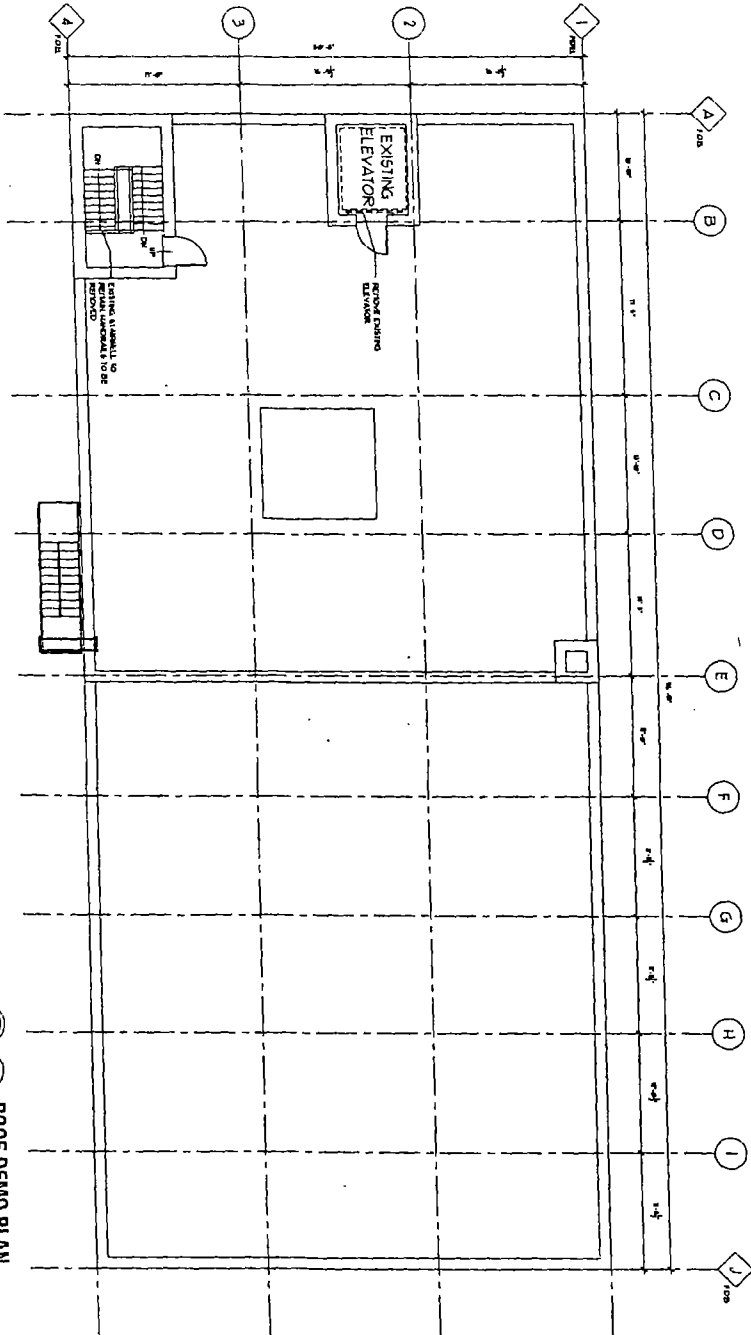
NO.	DATE	DESCRIPTION

INTERIOR RENOVATION OF EXISTING MANUFACTURING FACILITY  
KERRIGAN ARTS CENTER  
1134 W. HUBBARD  
CHICAGO, IL 60642

DATE: 02/25/2016  
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PROJECT: 20151114



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ROOF DEMO PLAN  
DATE: 07/11/16

**SYMBOL LEGEND**

	EXISTING CONDITIONS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION
	NEW CONSTRUCTION SHALL BE SHOWN
	REMOVE EXISTING ROOM PARTS AND MATERIALS AND THE CONTRACTOR IS TO DISPOSE
	STRUCTURAL STEEL SHALL REMAIN AND THE CONTRACTOR IS TO DISPOSE
	CONCRETE SHALL REMAIN AND THE CONTRACTOR IS TO DISPOSE
	MASONRY SHALL REMAIN AND THE CONTRACTOR IS TO DISPOSE
	MECHANICAL SHALL REMAIN AND THE CONTRACTOR IS TO DISPOSE
	ELECTRICAL SHALL REMAIN AND THE CONTRACTOR IS TO DISPOSE
	PLUMBING SHALL REMAIN AND THE CONTRACTOR IS TO DISPOSE
	FIRE PROTECTION SHALL REMAIN AND THE CONTRACTOR IS TO DISPOSE

NOT FOR CONSTRUCTION

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REVISION	DATE	DESCRIPTION

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734 W. FULLER ST.  
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