



# City of Chicago



SO2019-2685

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/10/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1115 N Hermitage Ave - App No. 20008T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## ORDINANCE

**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 be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No.3-H in the area bounded by

The alley next south of and parallel to West Division Street;  
the alley next east of and parallel to North Hermitage Avenue;  
a line 25 feet south of the alley next south of and parallel to  
West Division Street; and North Hermitage Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

***SECTION 2.*** This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1115 North Hermitage Avenue

# Final for Publication

## **17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE AND PLANS*** 1115 North Hermitage Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District (TOD)

Lot Area: 3,205.25 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the rehabilitation and repurposing of the existing four-story mixed-use (commercial-residential) building, at the subject site. The existing building presently contains one (1) commercial unit – at grade-level, and three (3) dwelling units – above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The rehabilitation proposal calls for the conversion of the existing grade-level (1<sup>st</sup> Floor) commercial unit into two (2) dwelling units, with the erection of a small one-story addition, off the rear. There is, and will remain, one (1) dwelling unit, on each the 2<sup>nd</sup> thru 4<sup>th</sup> Floors, of the existing building. Upon completion, therefore, the existing building, as rehabilitated and expanded, will contain a total five (5) dwelling units. To accommodate for each of the proposed dwelling units, there will off-street parking for five (5) vehicles, located in the existing attached garage. The existing building is, and will remain, masonry in construction and measures 47 feet-0inches in height.

- (A) The Project's Floor Area Ratio: 7,328 square feet (2.3 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 5 dwelling units (641 square feet)
- (C) The amount of off-street parking: 5 vehicular parking spaces
- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks:
    - North: 0 feet-0 inches
    - South: 0 feet-0 inches

*\*The Applicant will seek any administrative relief required to bring the existing non-conforming setback conditions into compliance, under the current Zoning Ordinance.*

- (E) Building Height:
  - 47 feet-0inches

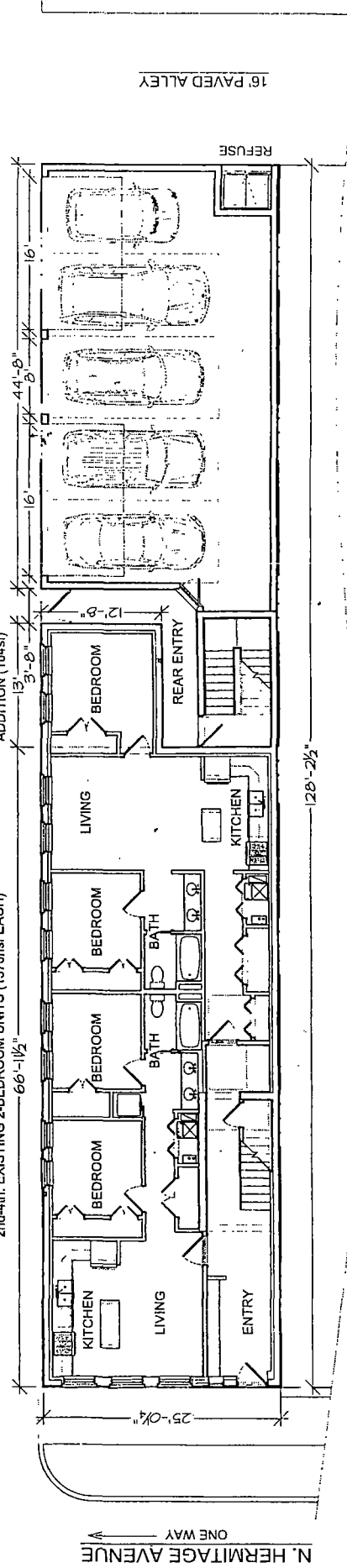
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Scale:  $\frac{3}{32}" = 1'-0"$

EXISTING 4-STORY RESIDENTIAL MASONRY BUILDING (1762qs//FLOOR).  
1st FLOOR: 2 NEW 2-BEDROOM UNITS (±700nsf EACH)  
2nd-4th: EXISTING 2-BEDROOM UNITS (1370nsf EACH)

NEW 1 STORY  
ADDITION (164sf)

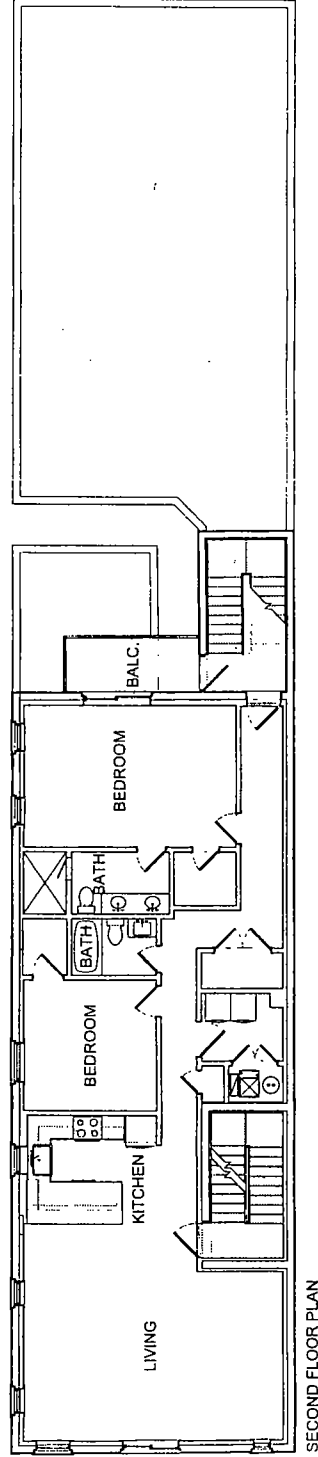
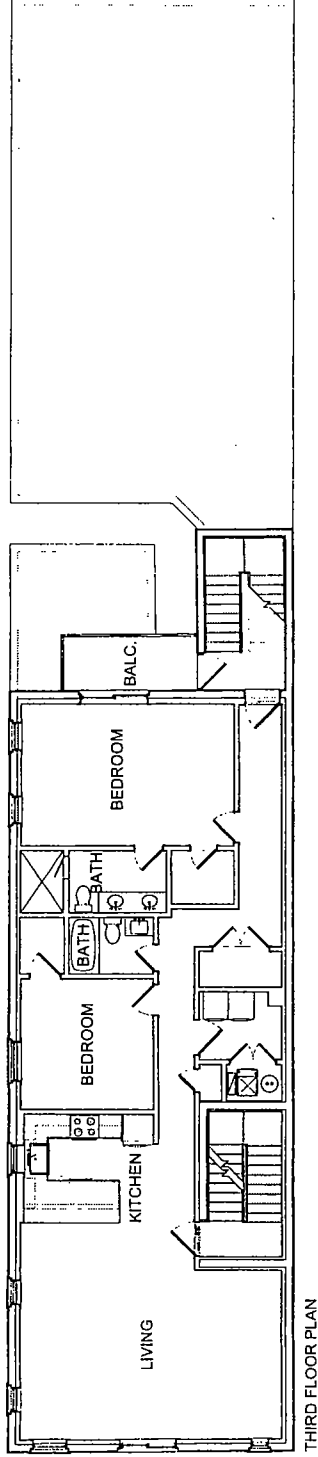
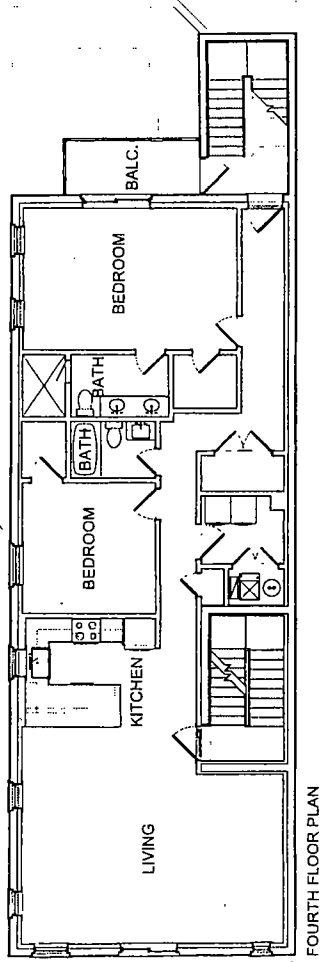
NEW 5-CAR GARAGE (920sf)



PROPOSED PROPERTY AS ZONED B2-3

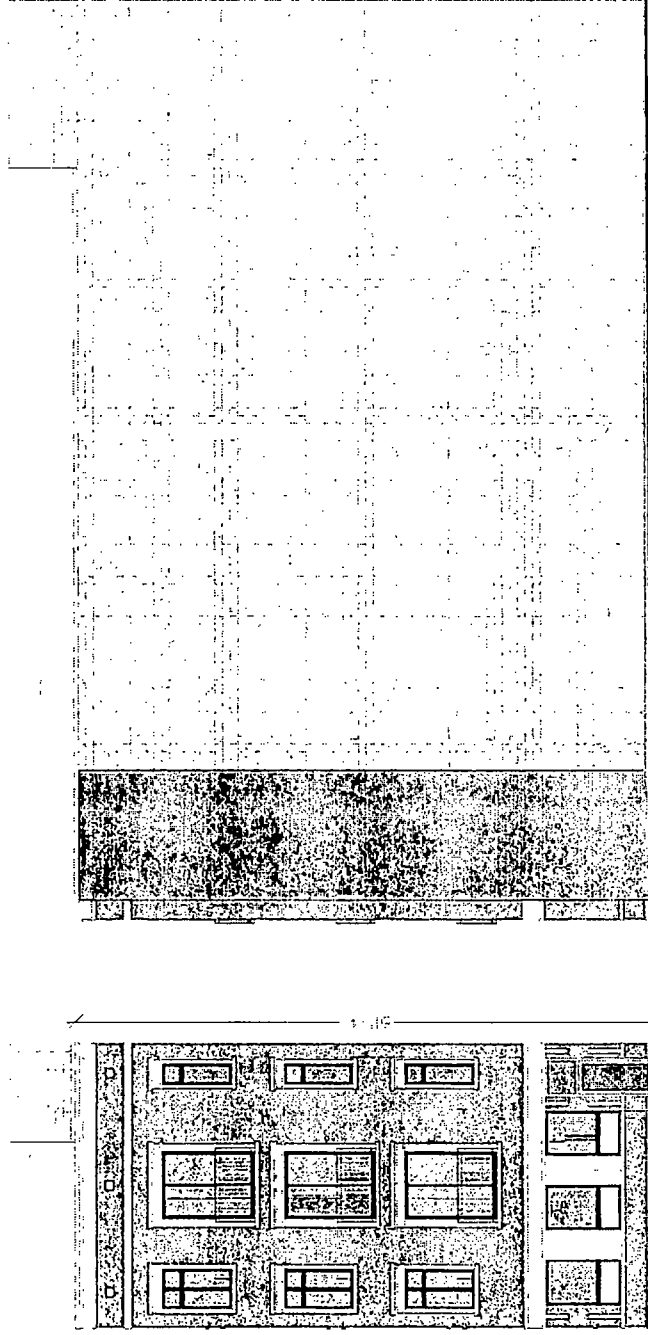
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EXISTING (TO REMAIN) 2ND THROUGH 4TH FLOOR PLANS

Scale  $\frac{3}{32}'' = 1'-0''$



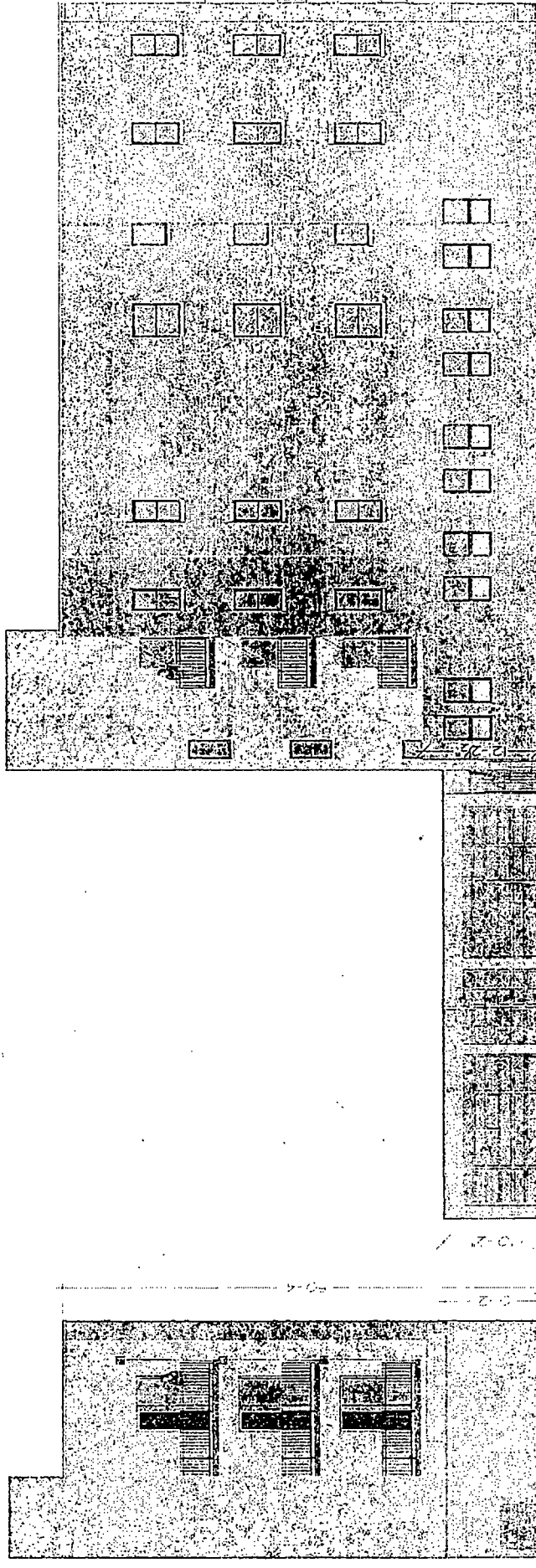
WEST

SOUTH

ELEVATIONS

Scale:  $\frac{3}{32}'' = 1'-0''$

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EAST

SOUTH

ELEVATIONS

Scale  $\frac{3}{32}" = 1'-0"$