



# Office of the City Clerk

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## Legislation Text

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File #: SO2019-2685, Version: 1

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## 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 CI-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.

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 pennit the rehabilitation and repuq^osing 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-Oinches 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 nonconforming setback conditions into compliance, under the current Zoning Ordinance.*

- E) Building Height:  
47 feet-Oinches

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