



June 27, 2018

Re: Proposed Zoning Change / TOD Development  
1115 North Hermitage

The East Village Association Planning, Preservation and Development Committee was originally asked by Alderman Moreno to review the proposed development at 1115 N Hermitage in Spring of 2018. After reviewing the project with the owner and development team we provided the following feedback in April 2018 -

- As a C-zoned property within a fairly contiguous RT-4 neighborhood, The PPD Committee agreed that this property is inconsistent with the neighboring properties.
- Given that this property was south of the commercial Division Street alley, we felt it should be connected to the residential RT-4 neighborhood that exists south of the alleyway and removing the commercial 1st floor retail space to replace with residential would be a desirable change. The PPD committee would support a zoning change or variance that would allow for this additional residential unit. The PPD felt this would be a welcomed adjustment to the property.
- However, the PPD Committee does not support the requested zoning change to additionally increase (more than 2x) the number of units on the property as described in the owner's proposal and request for an adjustment from C1-2 (commercial ground floor, 3 units max) to B2-3 (ground floor residential, 8 units max) zoning. We find this to be inconsistent with the applicant stated desires to better align with the surrounding properties which is overwhelmingly RT-4 (3 units max)

As originally C zoned new construction, the building was built property line to property line, with no front or side yard setbacks, and is a full floor taller than anything zoned RT-4 nearby. The PPD Committee recommendation was to support a change to RM4.5, which would allow 4 units, and which we felt would additionally offer the following:

- Acknowledge the unique condition this property has relative the immediate neighbors.
- Provide a zoning adjustment that would allow the property to become more consistent with the surrounding residential area.
- Allow for the desired adjustments to the current building – primarily the removal of the ground floor commercial space to be replaced with additional residential.
- Is more in-line with the East Village Association Development Guidelines.

This recommendation was expressed to the Owner in April of 2018 and continues to be the position of the East Village Association Planning, Preservation and Development Committee today. We do not support the project as proposed.

Please feel free to contact me if you have any questions. Thank you.

Brian Foote, AIA  
Planning, Preservation & Development Committee