



City of Chicago



SO2018-6943

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 4036-4040 N Hermitage Ave - App No. 19776T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 11-H in the area bounded by

beginning at a point 56.8 feet south of West Belle Plaine Avenue and the east right-of-way line of the alley next west of and parallel to North Hermitage Avenue, a line from a point 56.8 feet south of West Belle Plaine Avenue and the east right-of-way line of the alley next west of North Hermitage Avenue; to a point 67.8 feet south of West Belle Plaine Avenue and 152 feet west of North Hermitage Avenue; a line 67.8 feet south of and parallel to West Belle Plaine Avenue; a line 95 feet west of and parallel to North Hermitage Avenue; a line 88.12 feet south of and parallel to West Belle Plaine Avenue; North Hermitage Avenue; a line 188.12 feet south of and parallel to West Belle Plaine Avenue, and the alley next west of and parallel to North Hermitage Avenue,

to those of a RM5.5 Residential Multi-Unit District and a corresponding uses 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: 4040-4050 North Hermitage Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Substitute Narrative and Plans
4040-50 North Hermitage Avenue, Chicago, IL

App. No. 19776-T1

Proposed Zoning: RM-5.5 Residential Multi-Unit District

Lot Area: 17,971.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the conversion of an existing vacant, three-and-a-half-story warehouse building to a twelve (12) unit residential building. Twenty-four (24) garage parking spaces will be provided. There are no changes proposed to the existing building setbacks. The building will remain 53.0 ft. in height.

- (A) The Project's Floor Area Ratio: 39,517.86 square feet (2.1989 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
12 dwelling units proposed (Minimum Required Lot Area Per Unit: 400 sq. ft.)
- (C) The amount of off-street parking: 19 parking spaces (+ 7 tandems)
- (D) Setbacks:
 - a. Front Setback: 19 feet-11.5 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height:
53 feet-0 inches

FINAL FOR PUBLICATION

4040-50N.HERMITAGE

IL

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE READ AND APPROVED THE WORK OF THE ARCHITECTURAL FIRM OF Buckley IN THE CITY OF CHICAGO IN THE WORK AND DRAWINGS

ALL INFORMATION
CONTAINED HEREIN IS
TRUE AND CORRECT

DATE 11/2/71

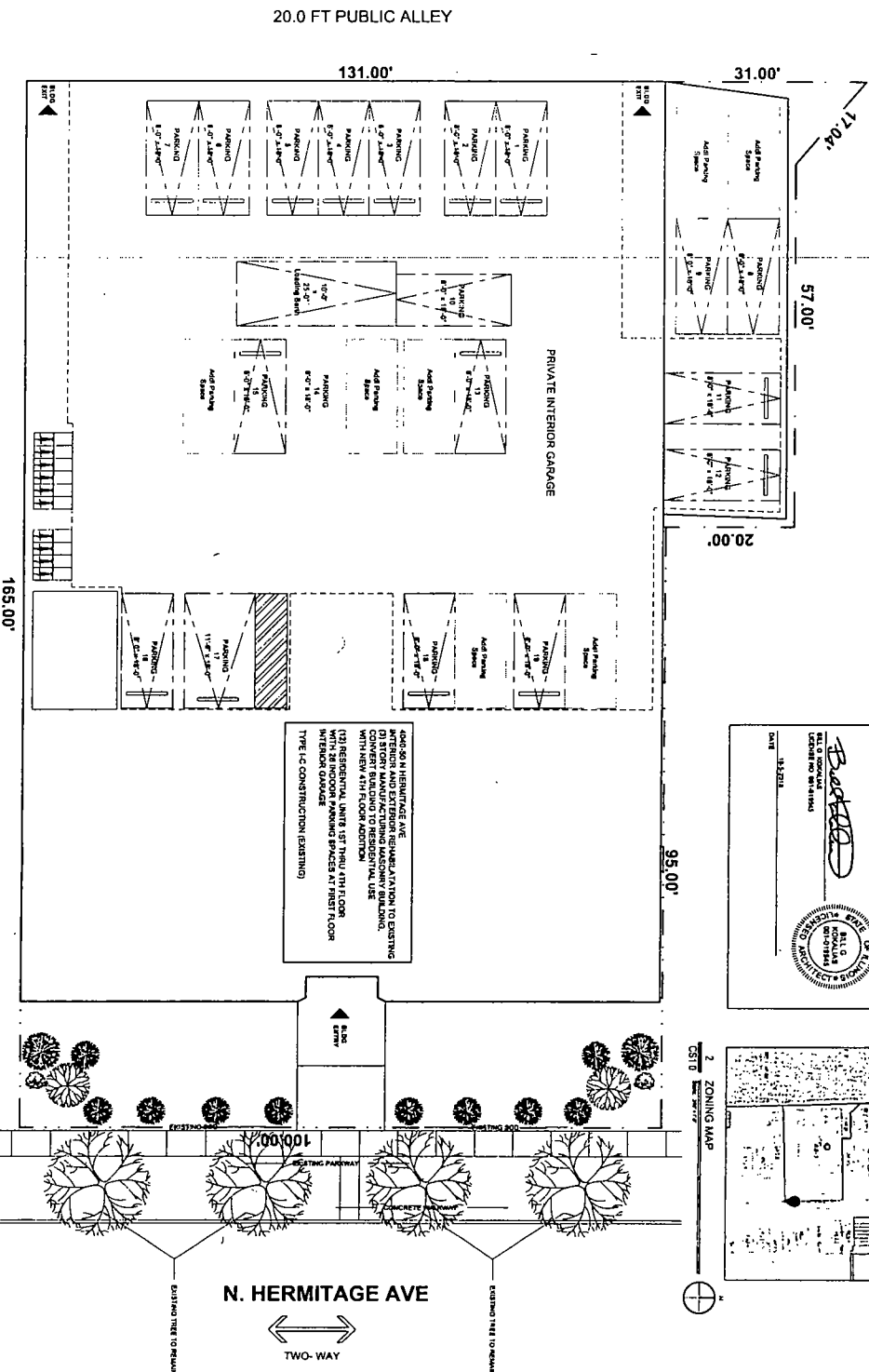
11/2/71

DATE

2
CS10
ZONING MAP
DATE 2011.1.18



ZONING MAP	
ADDRESS	4441 43 N HENRIFF AVE
LOT DIMENSIONS	
EXISTING ZONING DISTRICT	SEE LOT SITE PLAN - 17 871.3 FT ²
PROPOSED ZONING DISTRICT	R5-3
MIN. LOT AREA DWELLING UNIT	846.55
MAX. NO. OF DWELLING UNITS	600 FT ² DWELLING UNIT
PROPOSED NO. OF DWELLING UNITS	17 871.30 FT ² / 600 = 44.50

[illegible]

A310	COVER SHEET & SITE PLAN
A311	FIRST FLOOR PLAN
A312	MESZANINE FLOOR PLAN
A313	SECOND FLOOR PLAN
A314	THIRD FLOOR PLAN
A315	FOURTH FLOOR PLAN
A316	FIFTH FLOOR PLAN
A317	EAST ELEVATION
A318	SOUTH ELEVATION
A319	WEST ELEVATION
A320	NORTH ELEVATION
A321	BUILDING SECTION

STRUCTURAL

MECHANICAL

PLUMBING

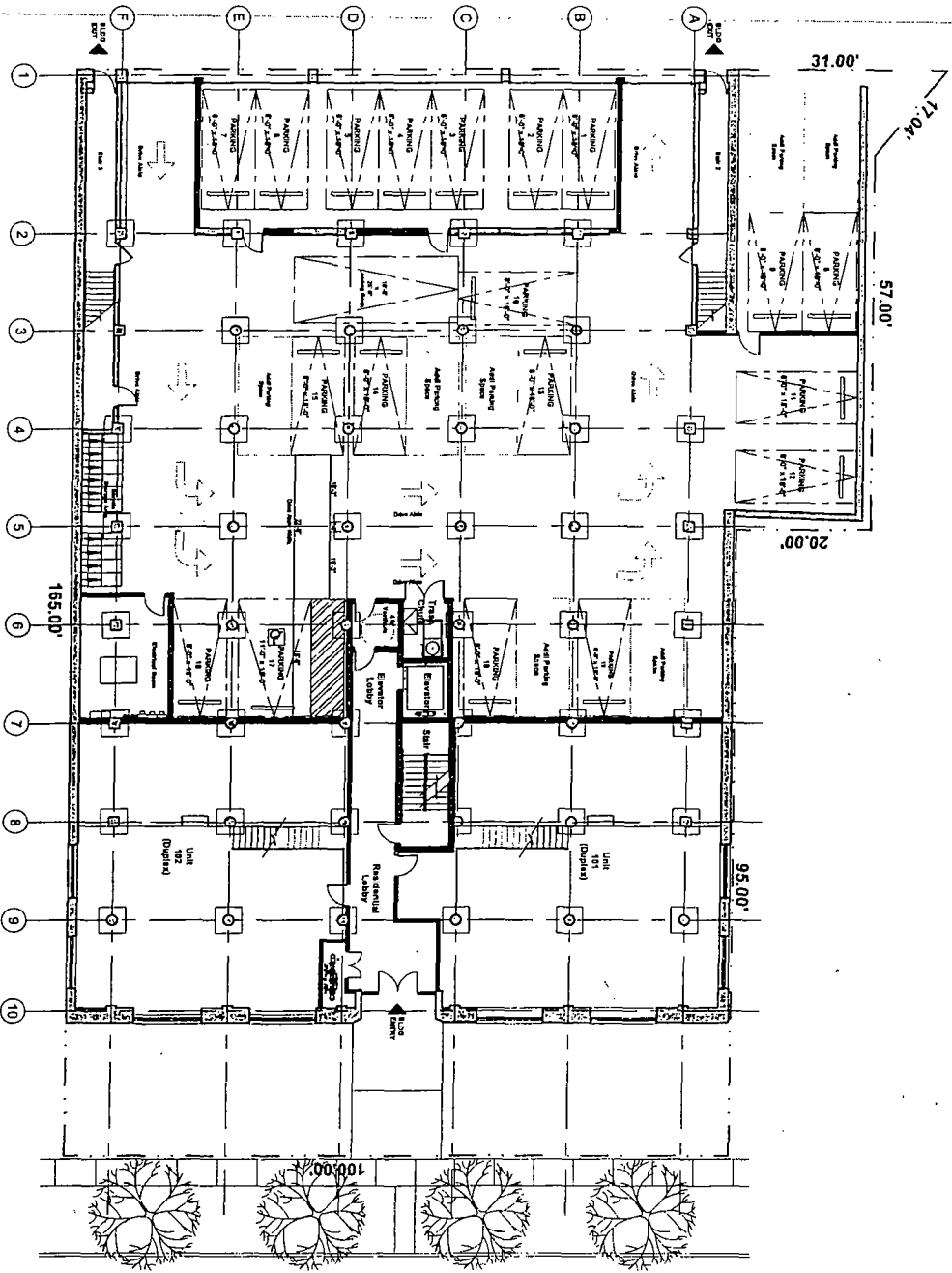
ELECTRICAL

PROJECT NO.	B36704
PL. NO.	RV
Drawn by	RV/SA

COVER SHEET

CS-10

FINAL FOR PUBLICATION



N. HERMITAGE AVE



TWO-WAY

1" SITE PLAN
1/8" = 1'-0"



CONTRACT NO. 4040-50 N. Hermitage
PROJECT NO. 4040-50 N. Hermitage
DATE 11/1/11
DESCRIPTION 1st Floor Plan

NO.	DATE	DESCRIPTION
1	11/1/11	1st Floor Plan

4040-50 N. Hermitage



X 1 0 5

11/1/11

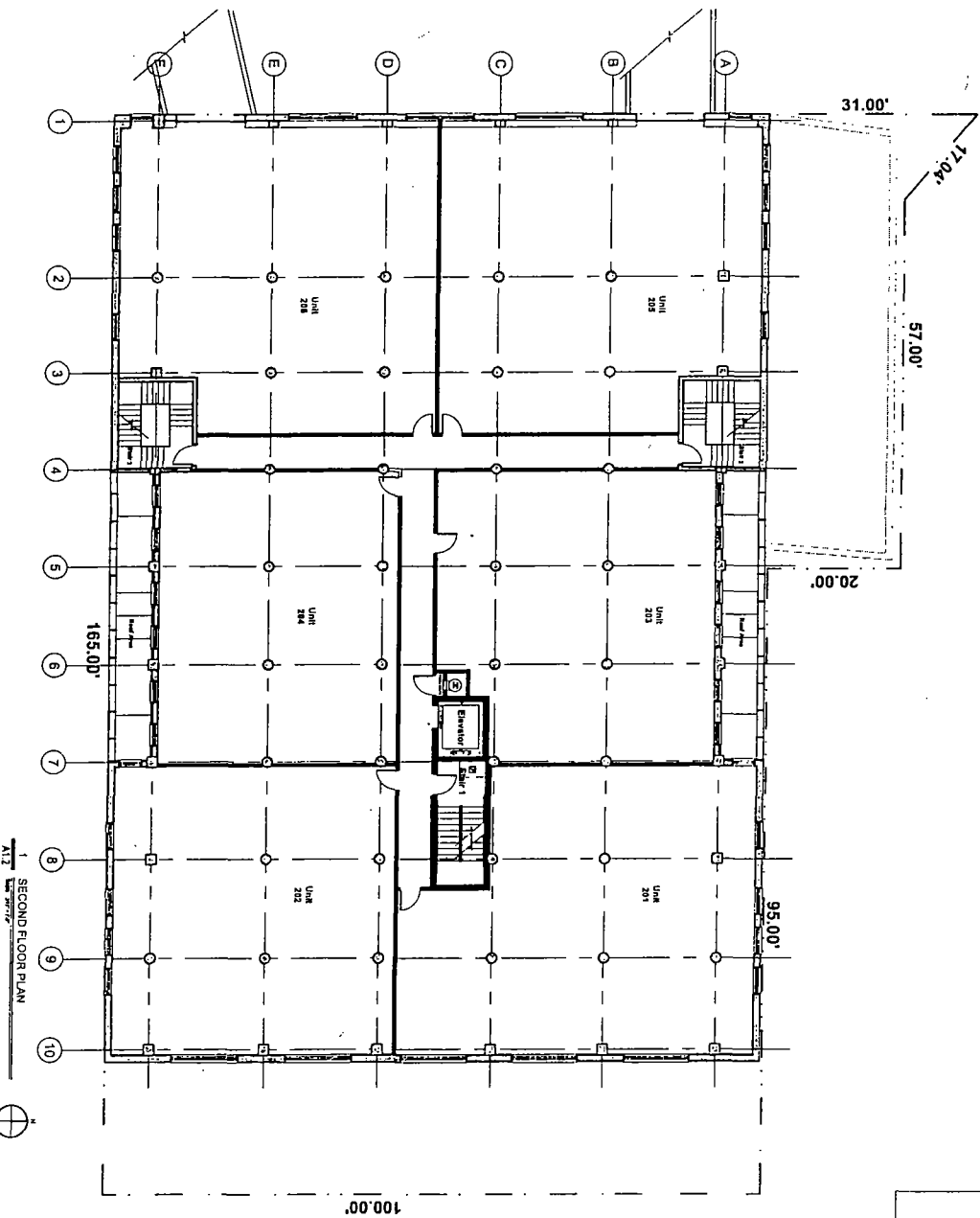
FIRST FLOOR PLAN

PROJECT NO.	4040-50 N. Hermitage
DATE	11/1/11
DESCRIPTION	1st Floor Plan

A1 N

A11

FINAL FOR PUBLICATION



1 SECOND FLOOR PLAN
A12

<p>CONTRACTOR</p> <p>NAME: THE HERMITAGE</p> <p>ADDRESS: 4040-50 N. Hermitage</p> <p>CITY: MEMPHIS, TENN.</p> <p>STATE: 38103</p> <p>ZIP: 38103</p>		<p>DATE</p> <p>DATE: 7-1-74</p>		<p>DESCRIPTION</p> <p>PROJECT: 4040-50 N. Hermitage</p>	
<p>NO.</p> <p>1</p>		<p>DATE</p> <p>7-1-74</p>		<p>DESCRIPTION</p> <p>1</p>	
<p>NO.</p> <p>2</p>		<p>DATE</p> <p></p>		<p>DESCRIPTION</p> <p>2</p>	
<p>NO.</p> <p>3</p>		<p>DATE</p> <p></p>		<p>DESCRIPTION</p> <p>3</p>	
<p>NO.</p> <p>4</p>		<p>DATE</p> <p></p>		<p>DESCRIPTION</p> <p>4</p>	
<p>NO.</p> <p>5</p>		<p>DATE</p> <p></p>		<p>DESCRIPTION</p> <p>5</p>	
<p>NO.</p> <p>6</p>		<p>DATE</p> <p></p>		<p>DESCRIPTION</p> <p>6</p>	
<p>NO.</p> <p>7</p>		<p>DATE</p> <p></p>		<p>DESCRIPTION</p> <p>7</p>	
<p>NO.</p> <p>8</p>		<p>DATE</p> <p></p>		<p>DESCRIPTION</p> <p>8</p>	
<p>NO.</p> <p>9</p>		<p>DATE</p> <p></p>		<p>DESCRIPTION</p> <p>9</p>	
<p>NO.</p> <p>10</p>		<p>DATE</p> <p></p>		<p>DESCRIPTION</p> <p>10</p>	

PROJECT

4040-50 N. Hermitage

ARCHITECT

X I O S

1010 W. Main

Memphis, Tenn. 38103

ENGINEER

THE HERMITAGE

1010 W. Main

Memphis, Tenn. 38103

PROJECT NO.

1010 W. Main

DATE

7-1-74

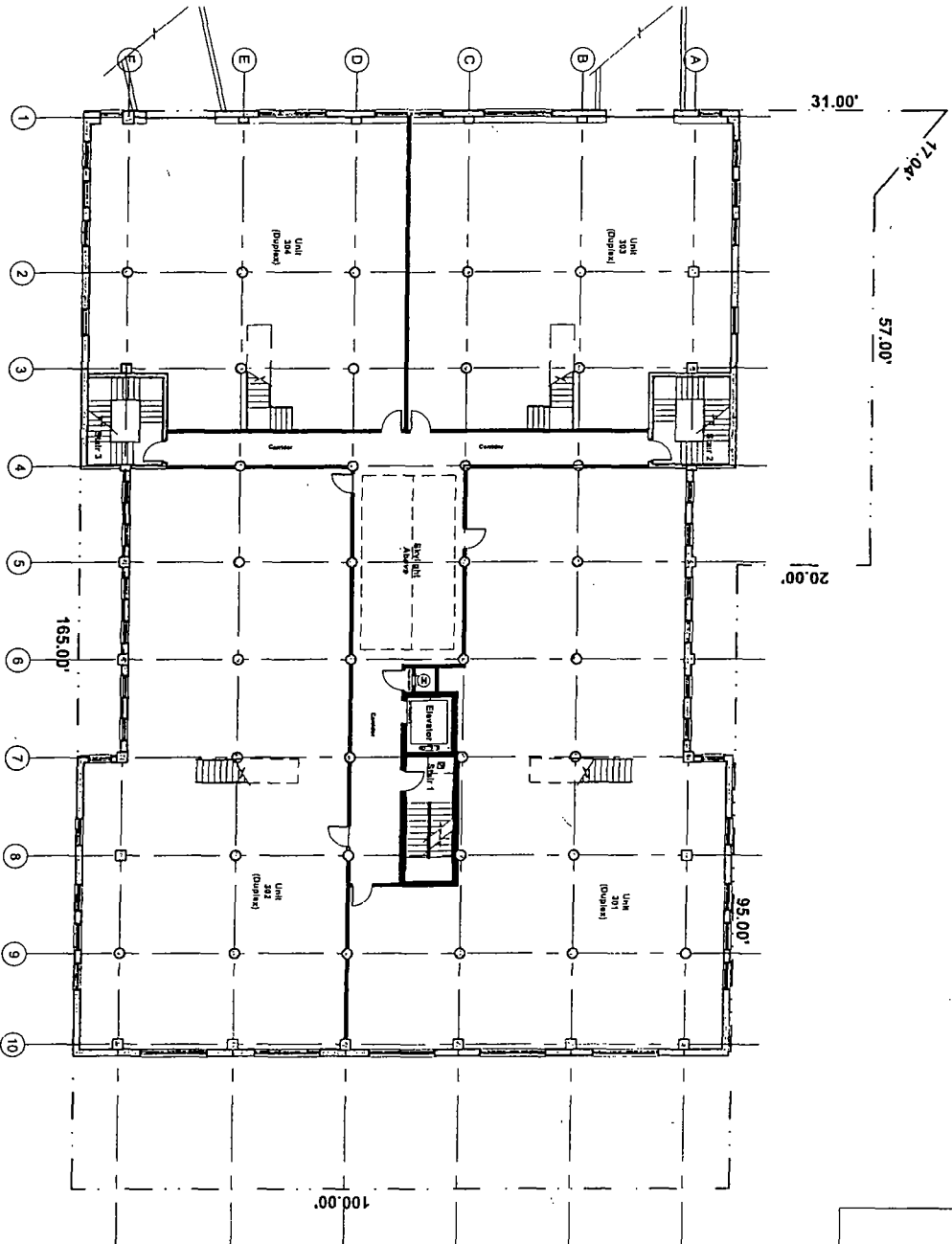
BY

RV/SA

SECOND FLOOR PLAN

A12

FINAL FOR PUBLICATION



1. THIRD FLOOR PLAN



CONTRACT NO. 4040-50 N. Hermitage
 PROJECT NO. 4040-50 N. Hermitage
 SHEET NO. 10 OF 10
 DATE 11/15/2011
 DRAWN BY J. L. B. / 11/15/2011
 CHECKED BY J. L. B. / 11/15/2011
 APPROVED BY J. L. B. / 11/15/2011

NO. DATE DESCRIPTION
 1. 11/15/2011 THIRD FLOOR PLAN

4040-50 N. Hermitage



XIOS
 ARCHITECTS AND CONSULTANTS, INC.
 1000 N. 10th St., Suite 100
 Chicago, IL 60610
 Tel: 312.321.1111

THIRD FLOOR PLAN

REV. 15A

DATE 11/15/2011

BY J. L. B.

11/15/2011

11/15/2011

A1.3

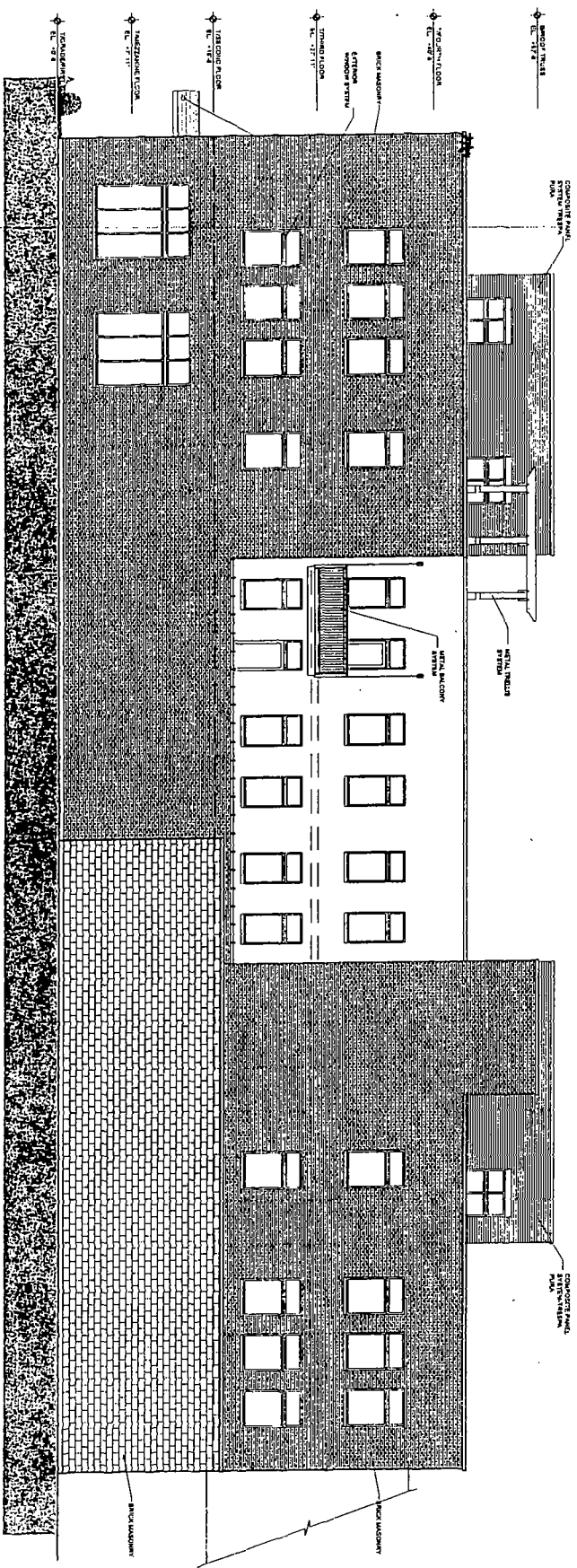


A1.4



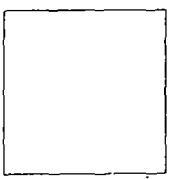
A2.0

FINAL FOR PUBLICATION



1 SOUTH ELEVATION
A2.1

<p>CONTRACT NO. 4040-50 N. Hermitage</p> <p>DATE: 11/11/11</p> <p>PROJECT: 4040-50 N. Hermitage</p> <p>CLIENT: City of Nashville</p> <p>ARCHITECT: X I O S ARCHITECTS AND CONSULTANTS, INC.</p> <p>1111 11th Ave. S. Nashville, TN 37203 TEL: 615-259-1111</p> <p>REGISTERED PROFESSIONAL ARCHITECT STATE OF TENNESSEE NO. 0000000000 EXPIRES 11/30/2018</p>		<p>NO. 1</p> <p>DATE: 11/11/11</p> <p>DESCRIPTION: SOUTH ELEVATION</p> <p>PROJECT: 4040-50 N. Hermitage</p> <p>CLIENT: City of Nashville</p> <p>ARCHITECT: X I O S ARCHITECTS AND CONSULTANTS, INC.</p> <p>1111 11th Ave. S. Nashville, TN 37203 TEL: 615-259-1111</p> <p>REGISTERED PROFESSIONAL ARCHITECT STATE OF TENNESSEE NO. 0000000000 EXPIRES 11/30/2018</p>
--	--	--





Product ref.	BGK / 64
Pr. UCL	RV
Order by	RV / SA

WEST ELEVATION