



City of Chicago



SO2019-6814

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-H at 3914 N Hermitage Ave - App No. 20150T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-H in the area bounded by

A line 165.54 feet north of and parallel to West Byron Street; North Hermitage Avenue; the alley next north of and parallel to West Byron Street; and the Alley west of and parallel to North Hermitage Avenue

to those of a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

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

Common Address of Property: 3914 North Hermitage Avenue

SUBSTITUTE NARRATIVE AND PLANS

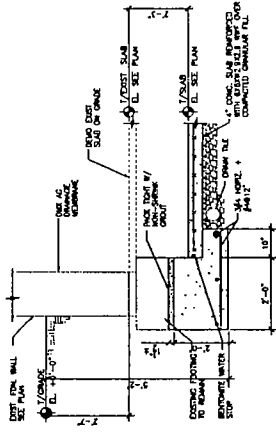
TYPE 1 ZONING AMENDMENT

3914 North Hermitage Avenue

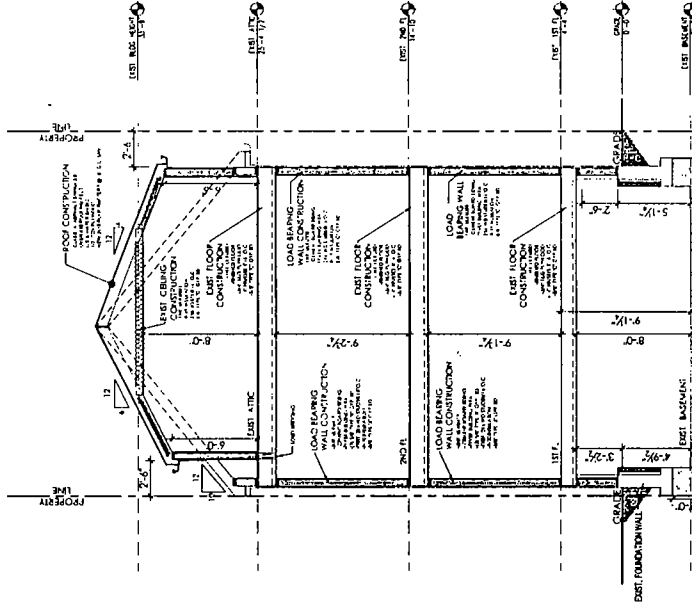
RT-4 Residential Two-Flat, Townhouse and Multi-Use District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a RT-4 Residential Two-Flat, Townhouse and Multi-Use District to allow for the renovation of the interior of an existing building to allow for an additional dwelling unit in the basement for a total of 3 residential dwelling units and 3 parking spaces with a roof top deck on a new detached 3 car garage. The height will of the building is existing at 33'9". There will be no commercial space

	RT-4	PROPOSED
Lot Area	3,067.20 square feet	3,067.50 square feet
MLA	1,000 per DU	1,022.50 per DU
Parking	3 parking spaces	3 parking spaces
Rear Setback	37'6"	55.30 feet (existing)
South Setback	0 feet	.50 foot (existing)
North Setback	2.45 feet	2.28 feet (existing)
Front Setback	7.54 feet	12.48 feet (existing)
FAR	1.20	1.0
Open Space	200 square feet	500 square feet
Building Square Footage	3,678.75 square feet (maximum)	3,343 square feet (existing)
Building Height	38 feet	33'9" feet (Existing)



3 FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"

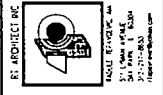


1 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"

NO.	REV.	DATE	DESCRIPTION
1	0		ISSUED FOR PERMIT

3914 N HERMITAGE AVE
CHICAGO, IL 60613

606
DESIGN + CONSTRUCTION
636 North Avenue
Chicago, IL 60612
T 312.941.3311
F 312.941.3312
www.606.com



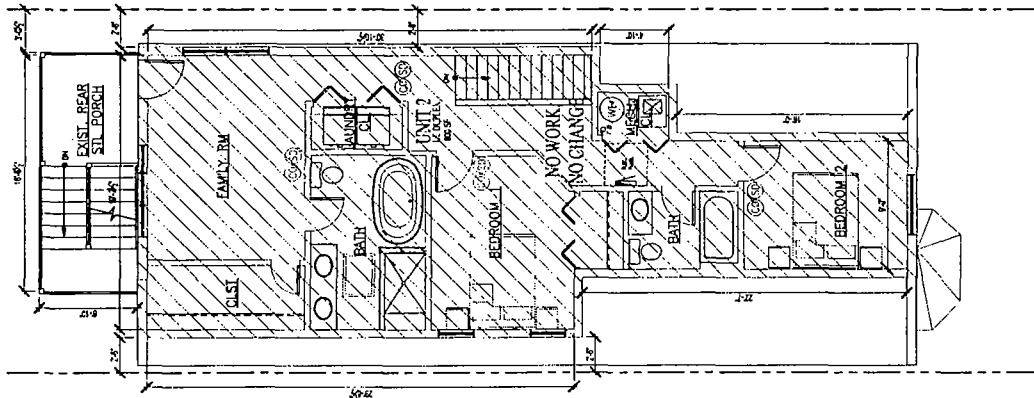
PROJECT ARCHITECT
606
2400 N. LAKE
CHICAGO, IL 60614
PREPARED FOR
LOCATION
CHICAGO, IL 60614
DATE
10/1/10



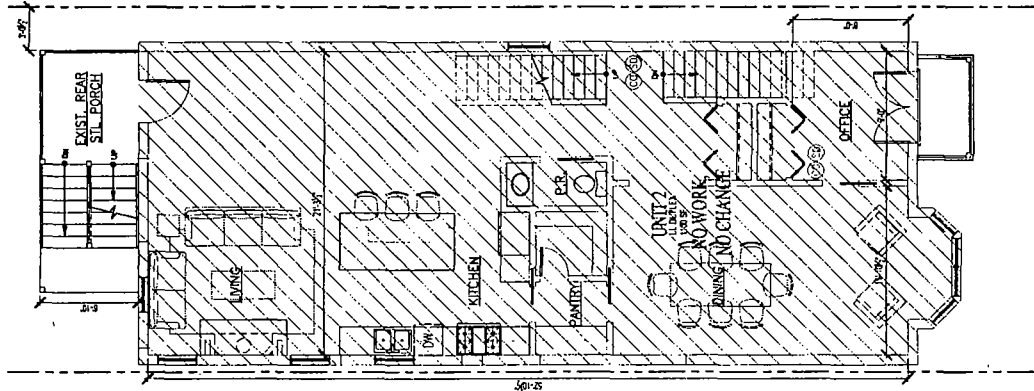
CS1.1

KEYNOTES:

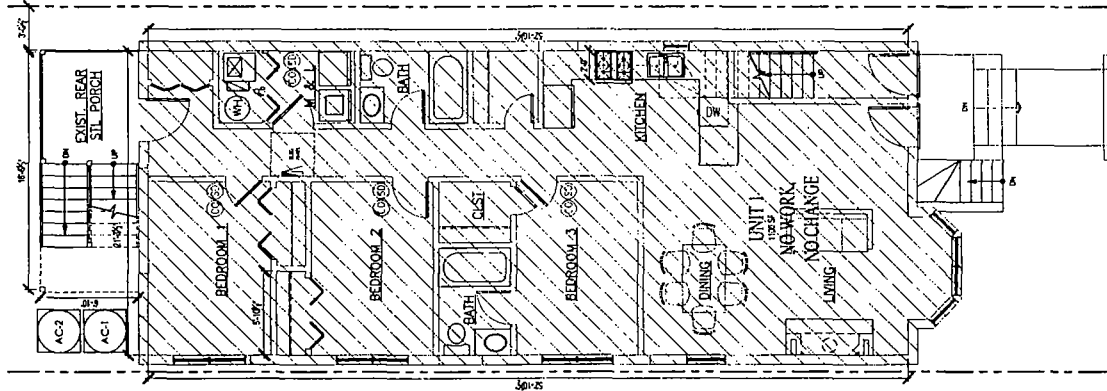
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- A.I.C.



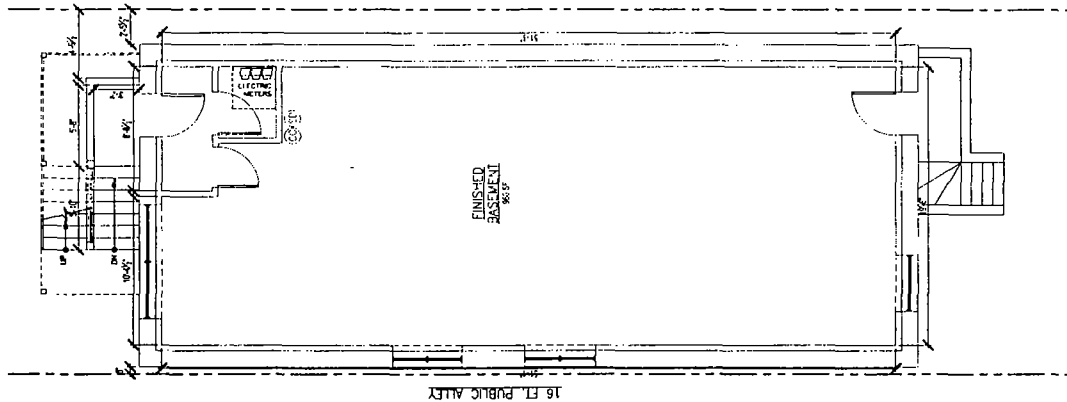
4 EXISTING THIRD FLOOR
DUPLEX UNIT



3 EXISTING SECOND FLOOR
DUPLEX UNIT



2 EXISTING FIRST FLOOR
DUPLEX UNIT



1 EXISTING BASEMENT FLOOR



D1.0

PROJECT: 10000000
DATE: 10/10/2010
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



606
DESIGN + CONSTRUCTION
1000 N. LAKE STREET
CHICAGO, IL 60610

1014 N HERMITAGE AVE
CHICAGO, IL 60613

NO.	DATE	DESCRIPTION
1	10/10/2010	ISSUED FOR PERMIT
2	10/10/2010	ISSUED FOR PERMIT
3	10/10/2010	ISSUED FOR PERMIT
4	10/10/2010	ISSUED FOR PERMIT
5	10/10/2010	ISSUED FOR PERMIT
6	10/10/2010	ISSUED FOR PERMIT
7	10/10/2010	ISSUED FOR PERMIT
8	10/10/2010	ISSUED FOR PERMIT
9	10/10/2010	ISSUED FOR PERMIT
10	10/10/2010	ISSUED FOR PERMIT

DEMOLITION NOTES

1. SEE DOCUMENTS PREPARED BY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS AND ALL OTHER CONSULTANTS FOR ADDITIONAL DEMOLITION WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION OF STRUCTURE, HEATING, VENTILATING, AIR CONDITIONING, ELECTRICAL, VOICE/DATA, PLUMBING, AND OTHER MATERIALS AND SYSTEMS. COORDINATE DEMOLITION OF ALL ITEMS.
2. ALL ITEMS THAT ARE NOT INDICATED TO BE REMOVED (INCLUDING ITEMS TO BE SALVAGED), SHALL BE CAREFULLY PROTECTED FROM DAMAGE DURING DEMOLITION, AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS. DAMAGE TO EXISTING ITEMS OR SURFACES THAT REMAINS SHALL BE REPAIRS TO THE SATISFACTION OF THE OWNER, ARCHITECT, AND ARCHITECT AT NO ADDITIONAL COST.
3. ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC. SHALL REMAIN THE PROPERTY OF THE TENANT. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED BY THE CONTRACTOR. ALL SALVAGED AND/OR REUSABLE ITEMS NOT SPECIFIED BY THE OWNER OR ARCHITECT SHALL BE DISPOSED OF BY THE CONTRACTOR.
4. WHERE DEMOLITION AND/OR REMOVAL OF EXISTING CONSTRUCTION IS INDICATED, IT IS INTENDED TO SHOW THE GENERAL NATURE OF EXISTING CONDITIONS AND EXTENT OF WORK. IT IS NOT TO BE CONSIDERED A RECORD DRAWING OF EXISTING CONDITIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT THE TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY THE OWNER INsofar AS PRACTICABLE, HOWEVER, VARIATIONS WITHIN THE STRUCTURE MAY OCCUR BY THE OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO THE START OF DEMOLITION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THESE CONDITIONS PRIOR TO AND DURING THE PROGRESS OF THE WORK.
6. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND/OR OPERATIONS FOR ALL DEMOLITION AND/OR REMOVAL WORK FOR THE OWNER'S INFORMATION. THE SCHEDULE SHALL INDICATE COORDINATION REQUIRED WITH OTHERS, INCLUDING BUT NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, AND OTHERS, AND THE CONSTRUCTION OF ANY TEMPORARY UTILITY LINES AND PROTECTIVE MEASURES.
7. PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF PROPOSED METHODS AND/OR SCHEDULE OF OPERATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PREPARE ANY EXISTING CONDO DRAWINGS, INCLUDING BUT NOT LIMITED TO, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING, AND SHALL BE RESPONSIBLE FOR FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.
8. THE CONTRACTOR SHALL DISCONNECT OR 9-2, OFF AND CAP ALL MECHANICAL, ELECTRICAL AND PLUMBING SERVICES TO ALL AREA WHERE WORK IS TO BE REMOVED OR RELOCATED. REMOVE ALL HVAC AND PLUMBING WORK AND ALL MECHANICAL AND PLUMBING WORK SHALL BE REMOVED AND RELOCATED TO BE REPAIRED. RETURN ALL ITEMS AS REQUIRED BY THE OWNER AND/OR BUILDING MANAGEMENT.
9. PROVIDE TEMPORARY AND PERMANENT SUPPORT AS NECESSARY TO MAINTAIN THE INTEGRITY OF ADJACENT AND EXISTING STRUCTURES. THIS INCLUDES BUT IS NOT LIMITED TO PROTECTIVE BRACING, SHORING, AND OTHER MEASURES TO BE USED TO SUPPORT EXISTING STRUCTURES. BEARING WALLS, WALL OPENINGS, FLOOR OPENINGS, AND/OR BUILDING STRUCTURE.
10. PROVIDE CLEAN AND STRAIGHT CUT BETWEEN EXISTING AREAS TO REMAIN AND EXISTING AREAS TO BE DEMOLISHED.
11. DEMOLITION SHALL BE COMPLETED IN A MANNER AND IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS SET FORTH BY STATE AND LOCAL AUTHORITIES. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PERSONS AND PROPERTY WITHIN THE BUILDING.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY BRACING OF EXISTING WALLS AND CEILINGS DURING DEMOLITION OPERATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE & COUNTY DEPARTMENT OF HEALTH STANDARDS DURING DEMOLITION OPERATIONS.
14. EXISTING WALLS AND CEILINGS SCHEDULED TO REMAIN THAT ARE DISTURBED DURING DEMOLITION SHALL BE PATCHED AND REPAIRED AS REQUIRED TO MATCH EXISTING CONDITIONS. EXISTING WALLS AND CEILINGS THAT CAN NOT BE REPAIRED SHALL BE REPLACED WITH NEW MATERIALS.
15. CONTRACTOR SHALL PATCH AND REPAIR ALL FLOOR SURFACES AS MAY BE REQUIRED AT AREAS OF EXISTING WALLS OR FLOORING SCHEDULED TO BE REMOVED.
16. CONTRACTOR SHALL REMOVE PORTIONS OF EXISTING CONCRETE FLOOR SLABS AS REQUIRED TO EXPOSE EXISTING STRUCTURES AND/OR FLOOR SURFACES. CREATE A SMOOTH CONTINUOUS FLOOR FINISH LEVEL WITH EXISTING ADJACENT FLOOR SURFACES.
17. ALL MATERIALS SCHEDULED FOR REMOVAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
18. IF IT IS THE INTENTION THAT UPON COMPLETION OF DEMOLITION, THE BUILDING BE FREE AND CLEAR OF ALL STRUCTURE AND FINISHES NOT SCHEDULED TO BE REUSED IN THE NEW DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY AND ALL ITEMS AS REQUIRED TO ACHIEVE SUCH A STATE.
19. THE CONTRACTOR SHALL CONSULT WITH THE OWNER FOR THE DISPOSITION OF ALL MATERIALS TO BE REMOVED.
20. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ITEMS TO BE REMOVED HAVE BEEN ADEQUATELY PROTECTED. TAKE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGING THOSE ITEMS WHICH HAVE BEEN SPECIFIED BY THE OWNER TO BE SALVAGED. ITEMS TO BE SALVAGED SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT ALL FLOOR DRAINS AND FLOOR CLEANOUTS REMAIN IN PLACE UNLESS NOTED OTHERWISE ON THE PLANS. REMOVE GRATES AND/OR COVERS AS REQUIRED FOR CLEANING AND REPAIR/REPLACEMENT.



D1.1

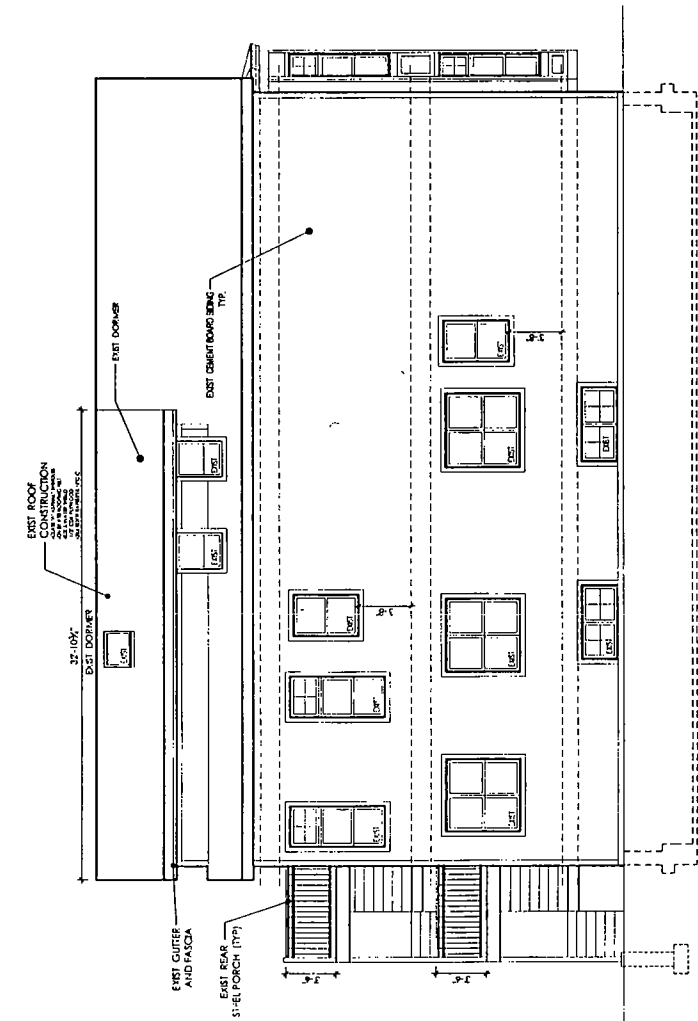
3914 N HERMITAGE AVE
CHICAGO, IL 60613

606
DESIGN - CONSTRUCTION

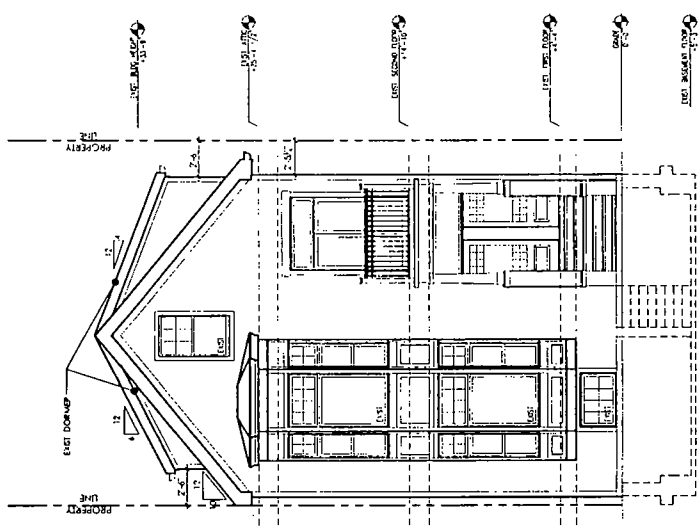


PROJECT NO. 123456789
DATE: 12/15/2023
BY: [Signature]

PROJECT NO. 123456789
DATE: 12/15/2023
BY: [Signature]



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

NO.	DATE	BY	CHKD.
1	10/20/2010	MM	MM
2			
3			
4			
5			
6			
7			
8			
9			
10			

3914 N HERMITAGE AVE
CHICAGO, IL 60613

606
DESIGN • CONSTRUCTION
606 ARCHITECT, INC.
1312 N. LAUREL AVE.
CHICAGO, IL 60610
TEL: 312.262.6060
WWW.606ARCHITECT.COM

606 ARCHITECT, INC.
1312 N. LAUREL AVE.
CHICAGO, IL 60610
TEL: 312.262.6060
WWW.606ARCHITECT.COM

PROJECT: ARCHITECT
DATE: 10/20/2010
DRAWN BY: MM
CHECKED BY: MM
PROJECT NO.: 1001
LOCATION: 3914 N. HERMITAGE AVE
CHICAGO, IL 60613
SHEET NO.: 1001-1
SCALE: 1/4"=1'-0"

A2.0



