



City of Chicago



O2020-6234

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/16/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 4040-4048 N Hermitage Ave - App No. 20563T1
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 of the RM-5.5 Residential Multi-Unit District symbols and indications as shown on Map Number 11-H in the area bounded by:

A line 88.12 feet south of West Belle Plaine Avenue; North Hermitage Avenue; a line 188.12 feet south of West Belle Plaine Avenue; and the public alley next west of and parallel to North Hermitage Avenue

to those of an RM-5.5 Residential 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: 4040-4048 N. Hermitage Ave.

**Narrative and Plans
Type I Rezoning Map Amendment
4040-4048 N. Hermitage Ave.**

The Project

4046 Hermitage LLC, an Illinois limited liability company, the owner of the subject site, (the "Applicant"), seeks amendment of the RM-5.5 District Type 1 development plan approved in Substitute Ordinance SO2018-6943, in October, 2018, to revise the development plan

from: conversion of a vacant industrial/warehouse building to 12 dwelling units and 24 parking spaces,

to: conversion of such vacant industrial warehouse building to 19 dwelling units and 19 parking spaces.

The Site

The 16,500 square foot development site (100 feet (frontage) x 165 feet) is located at 4040-4048 N. Hermitage. Immediately to the north of the development site is a single-family residence located at 4050 N. Hermitage. An irregularly-shaped parcel of land, approximately 1,471.5 square feet in area, that had previously been part of the development site and had been rezoned under the October, 2018 Type 1 rezoning, is no longer required for the proposed development; therefore it is not included in the revised Type 1 rezoning plan. The land use in the immediate area of the proposed rezoning is residential to the north and south and east across Hermitage Ave., and a building containing offices to the west across the alley.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: 2.39 (no change)

lot area per dwelling unit : 868.42 sf/du

off-street parking: 19 spaces; no loading (none required).

setbacks:
front along Hermitage = 19.94 feet (no change)
rear = 0 feet (no change)
side/north= 0.21 feet (no change)
side/south = 0.17 feet (no change)

building height: approximately 40.75 feet (no change)

Final for Publication

Conversion of a Warehouse into a 19-Unit Apartment Building

4046 N. Hermitage Avenue
Chicago, IL 60613

FOSTER DALE
ARCHITECTS

3717 North Ravenswood

Suite 111

Chicago, IL 60613

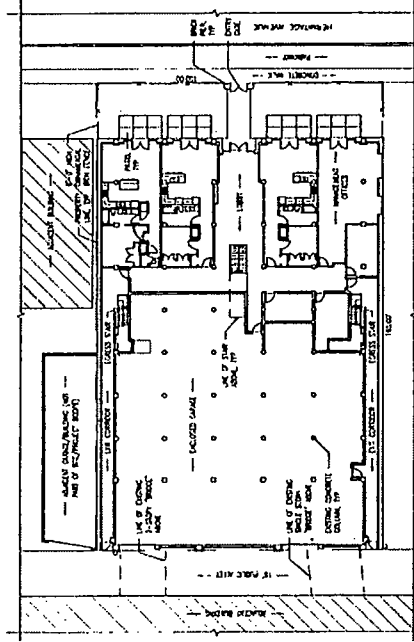
773 327 1900 tel

fossterdalearchitects.com

9/24/20
SS-10-119
TYPE
RE-ZONING

FLOOR	AREA (SQ FT)	AREA (SQ M)	AREA (SQ FT) TOTAL	AREA (SQ M) TOTAL
1	10,000	929	10,000	929
2	10,000	929	20,000	1,858
3	10,000	929	30,000	2,787
4	10,000	929	40,000	3,716
5	10,000	929	50,000	4,645
6	10,000	929	60,000	5,574
7	10,000	929	70,000	6,503
8	10,000	929	80,000	7,432
9	10,000	929	90,000	8,361
10	10,000	929	100,000	9,290
11	10,000	929	110,000	10,219
12	10,000	929	120,000	11,148
13	10,000	929	130,000	12,077
14	10,000	929	140,000	13,006
15	10,000	929	150,000	13,935
16	10,000	929	160,000	14,864
17	10,000	929	170,000	15,793
18	10,000	929	180,000	16,722
19	10,000	929	190,000	17,651
TOTAL	190,000	17,651	1,900,000	176,510

NOTE: THE TOTAL AREA OF THE PROJECT IS 1,900,000 SQ FT (176,510 SQ M). THIS AREA INCLUDES ALL FLOORS, INCLUDING ROOFS AND TERRACES. THE TOTAL AREA OF THE PROJECT IS 1,900,000 SQ FT (176,510 SQ M). THIS AREA INCLUDES ALL FLOORS, INCLUDING ROOFS AND TERRACES.



1 SITE PLAN
SCALE: 1" = 25'-0"

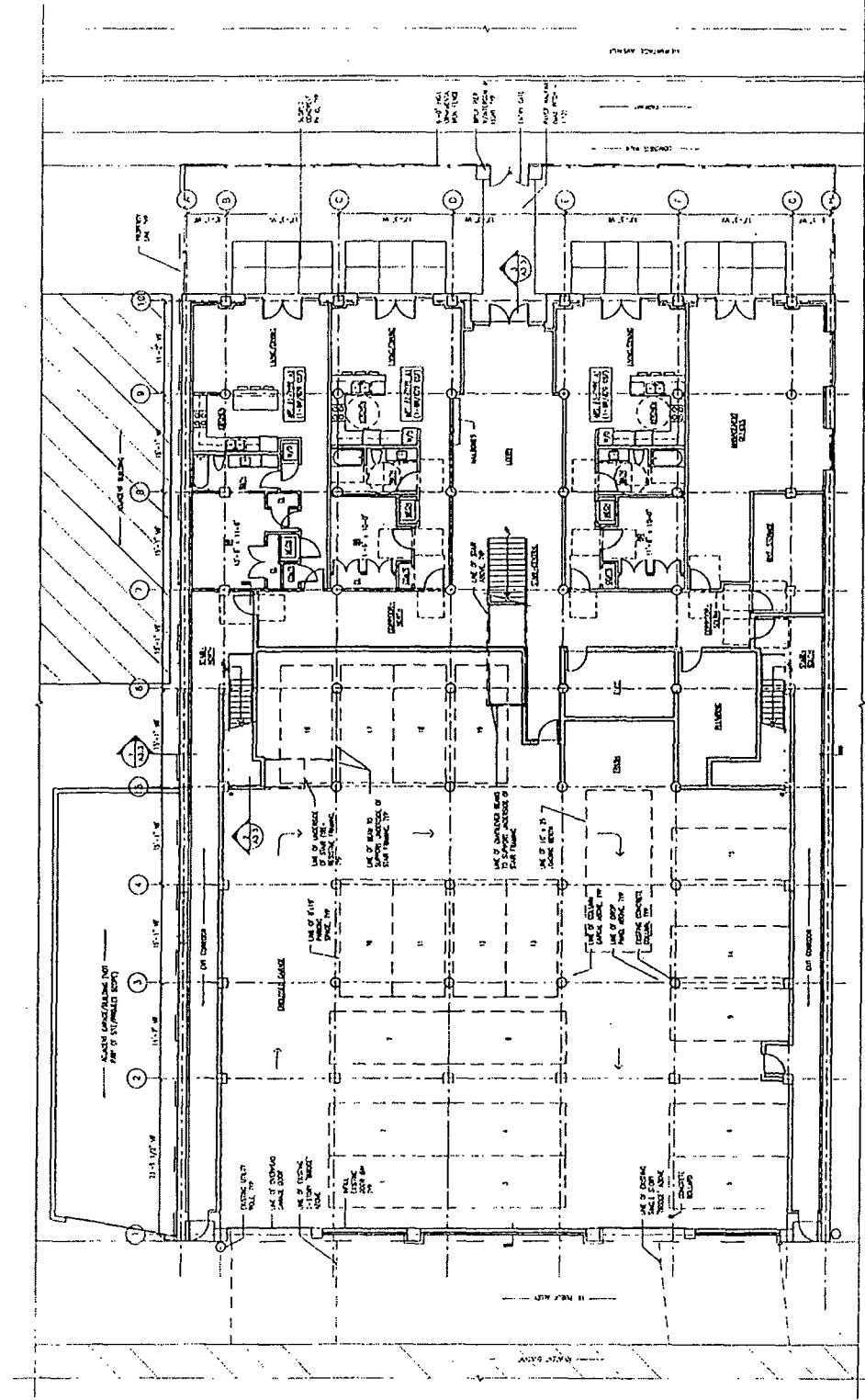
FOSTER DALE ARCHITECTS
3717 NORTH RAVENSWOOD
SUITE 111
CHICAGO, IL 60613
773.327.1900
FOSTERDALEARCHITECTS.COM

Issued for Type 1 Re-zoning: 9/24/20
Issued for Construction: xx/xx/xx

2018 ELECTRICAL CODE

LEGEND

- USE THIS TO BE REMOVED
- USE THIS TO BE ADDED
- USE THIS TO BE MAINTAINED
- USE THIS TO BE RELOCATED
- USE THIS TO BE RELOCATED TO NEW POSITION
- USE THIS TO BE RELOCATED TO NEW POSITION AND SIZE
- USE THIS TO BE RELOCATED TO NEW POSITION AND SIZE AND TO BE REMOVED
- USE THIS TO BE REMOVED AND TO BE REPLACED BY NEW EQUIPMENT



1 FIRST FLOOR/SITE PLAN
SCALE: 1/8" = 1'-0"

FOSTER DALE ARCHITECTS
3717 North Ravenswood
Suite 1111
Chicago, IL 60613
773.327.1003
fo@fosterdale.com

NO. 100
ISSUED FOR
DATE: 1/27/16
BY: JLD

Conversion of a Warehouse
into a 19-Unit Apartment Building
4045 N. Hermitage Avenue
Chicago, IL 60613

NO. 100	ISSUED FOR	DATE	BY
NO. 100	ISSUED FOR	DATE	BY
NO. 100	ISSUED FOR	DATE	BY
NO. 100	ISSUED FOR	DATE	BY
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A2

Final for Publication

- LEGEND
- FLOOR TO BE REMOVED
 - ==== CONCRETE TO REMAIN
 - CONSTRUCTION
 - CONSTRUCTION
 - CONSTRUCTION
 - CONSTRUCTION
- 0' - 0" = 1"

FOSTER DALE
ARCHITECTS

3717 North Ravenswood
Suite 111
Chicago, IL 60613

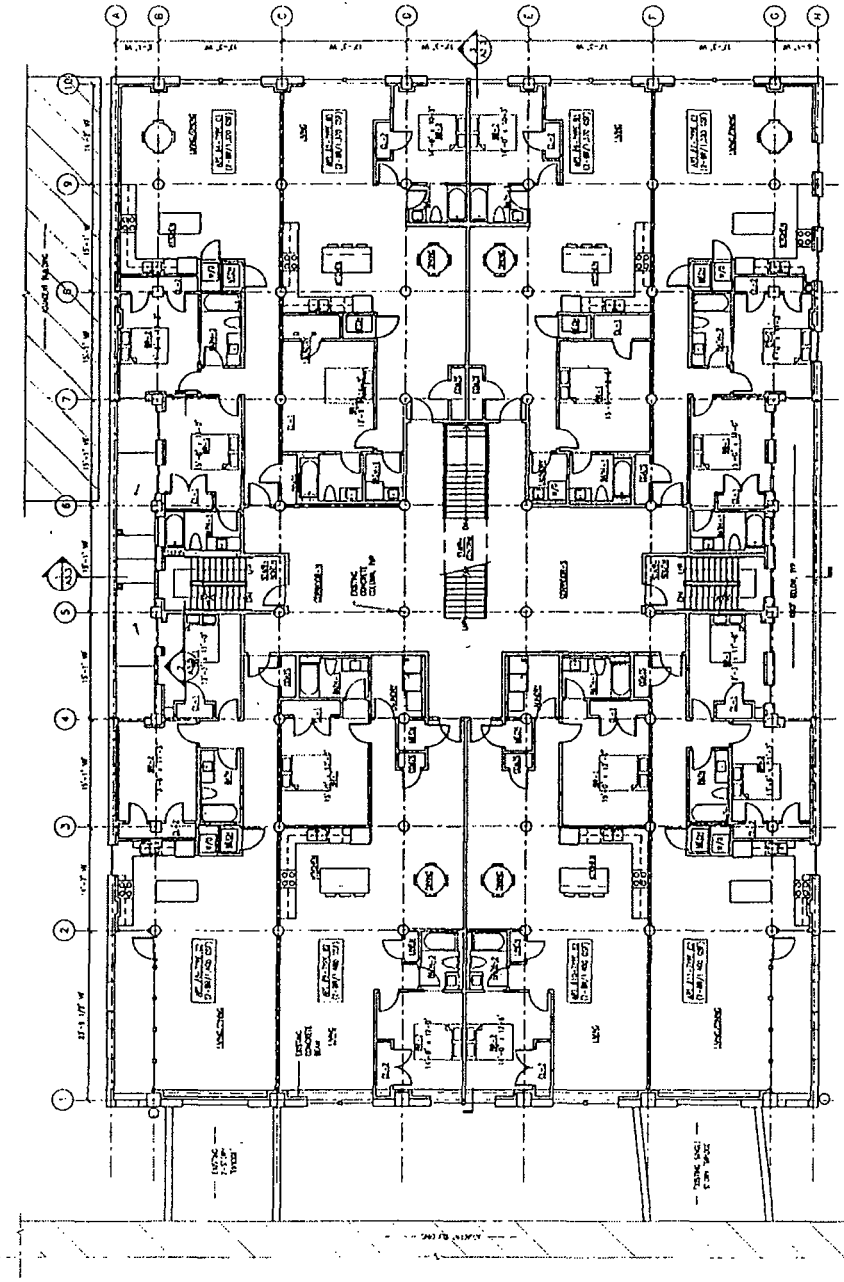
773.227.5000
fda@foarde.com

DATE: 5/12/13
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: AS SHOWN

Conversion of a Warehouse
into a 19-Unit Apartment Building
4046 N. Hermitage Avenue
Chicago, IL 60613

SECOND FLOOR
PLAN

Sheet No. 2000
Scale: 1/8" = 1'-0"
Date: 5/12/13

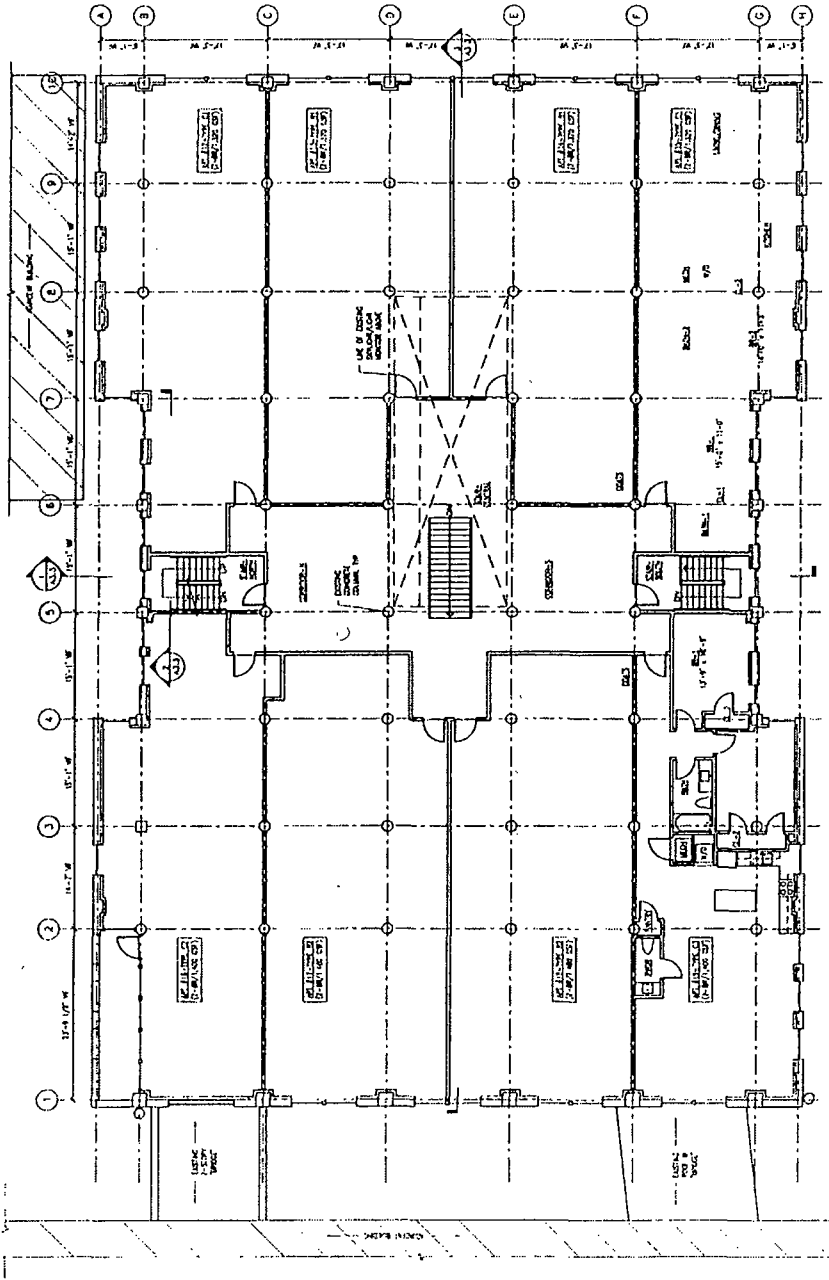


1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 5/12/13

LEGEND

--- UNFINISHED WALL
--- UNFINISHED FLOOR
--- UNFINISHED CEILING
--- UNFINISHED DOOR
--- UNFINISHED WINDOW
--- UNFINISHED STAIR
--- UNFINISHED ELEVATOR
--- UNFINISHED ROOF
--- UNFINISHED CURB
--- UNFINISHED DRIVEWAY
--- UNFINISHED DRIVEWAY CURB
--- UNFINISHED DRIVEWAY CURB
--- UNFINISHED DRIVEWAY CURB
--- UNFINISHED DRIVEWAY CURB
--- UNFINISHED DRIVEWAY CURB

--- UNFINISHED WALL
--- UNFINISHED FLOOR
--- UNFINISHED CEILING
--- UNFINISHED DOOR
--- UNFINISHED WINDOW
--- UNFINISHED STAIR
--- UNFINISHED ELEVATOR
--- UNFINISHED ROOF
--- UNFINISHED CURB
--- UNFINISHED DRIVEWAY
--- UNFINISHED DRIVEWAY CURB
--- UNFINISHED DRIVEWAY CURB
--- UNFINISHED DRIVEWAY CURB
--- UNFINISHED DRIVEWAY CURB
--- UNFINISHED DRIVEWAY CURB



1 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"
DATE: 11/11/13

FOSTER DALE ARCHITECTS
3717 North Paulina Street
Suite 111
Chicago, IL 60613
773.327.1000
fofoster@fofoster.com

R.D.S.
9/27/13
ISSUED FOR
REV. 11/11/13

Conversion of a Warehouse
into a 19-Unit Apartment Building
4046 N. Hermitage Avenue
Chicago, IL 60613

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS
4	REVISED PER CITY COMMENTS

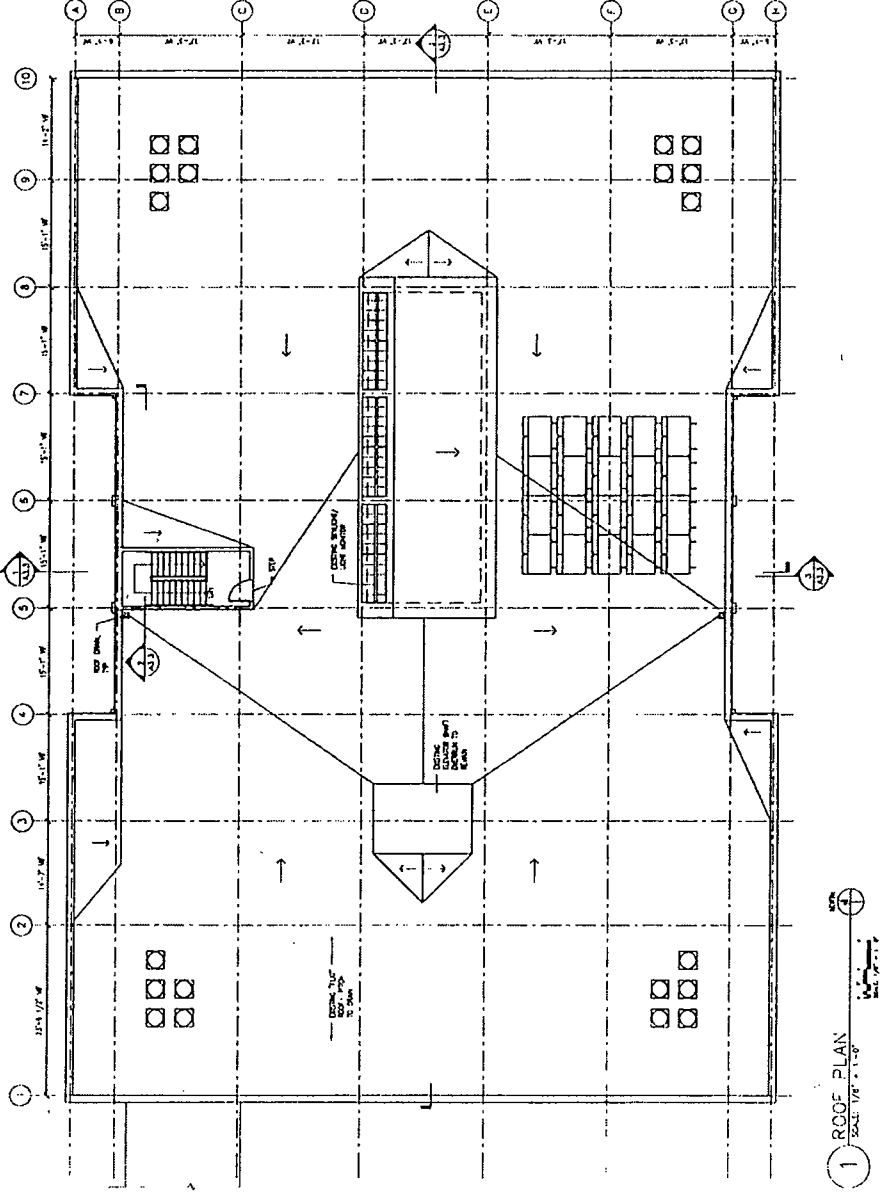
THIRD FLOOR
PLAN

DRAWN BY	AS/ML/CS
CHECKED BY	DA/ML/CS
DATE	11/11/13
SCALE	AS SHOWN

Sheet Number
A23
Project Number
3000

Final for Publication

- LEGEND**
- 10' CONC. DE BEAMS
 - 10' CONC. SLAB
 - 4" CONCRETE
 - 10" CONC. TO BE REMOVD
 - 6" CONC. TO BE REMOVD
 - 8" CONC. TO BE REMOVD
 - 12" CONC. TO BE REMOVD
- 10' CONC. DE BEAMS
 10' CONC. SLAB
 4" CONCRETE
 10" CONC. TO BE REMOVD
 6" CONC. TO BE REMOVD
 8" CONC. TO BE REMOVD
 12" CONC. TO BE REMOVD



FOSTER DALE
 ARCHITECTS
 3717 North Ravenswood
 Suite 111
 Chicago, IL 60613
 773.327.1043 tel
 fosterdalearchitects.com

NOTES
 9/24/23
 ISSUED FOR
 NO. 1
 CHANGING
 FROM

Conversion of a Warehouse
 into a 19-Unit Apartment Building
 4046 N. Hermitage Avenue
 Chicago, IL 60613

PROJECT INFORMATION	
DATE	9/24/23
BY	AD
CHECKED BY	AD
PROJECT NUMBER	0000

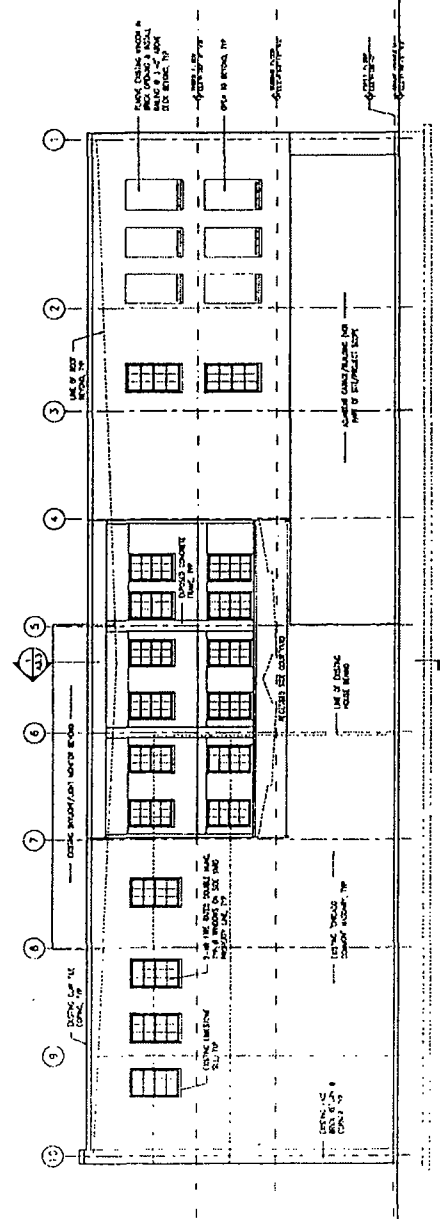
ROOF PLAN	
DATE	9/24/23
BY	AD
CHECKED BY	AD
PROJECT NUMBER	0000

WINDOW SCHEDULE

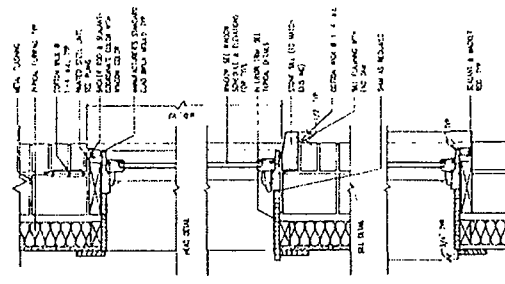
NO.	TYPE	SIZE	LOCATION	REMARKS
1	DOUBLE HUNG	36" x 48"	1ST FLOOR	
2	DOUBLE HUNG	36" x 48"	2ND FLOOR	
3	DOUBLE HUNG	36" x 48"	3RD FLOOR	
4	DOUBLE HUNG	36" x 48"	4TH FLOOR	
5	DOUBLE HUNG	36" x 48"	5TH FLOOR	

NOTES

1. WINDOW TYPE, SIZE, AND LOCATION TO BE SHOWN IN THE FIELD.
2. WINDOW FRAME SHALL BE ALUMINUM OR WOOD (AS NOTED) TO BE SELECTED FROM MANUFACTURER'S SHOWROOM BY OWNER AND ARCHITECT.
3. ALL WINDOWS TO BE MANUFACTURED TO MEET ENERGY EFFICIENCY RATED WINDOW UNIT (ERWU) REQUIREMENTS.
4. WINDOW SCHEDULE SHALL BE SUBJECT TO THE WINDOW AND GLAZING CONTRACTOR'S CONFIRMATION OF THE WINDOW TYPE, SIZE, AND LOCATION IS NECESSARY.
5. WINDOW SCHEDULE TO BE SUBJECT TO THE WINDOW AND GLAZING CONTRACTOR'S CONFIRMATION OF THE WINDOW TYPE, SIZE, AND LOCATION IS NECESSARY.



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WINDOW DETAIL @ MASONRY OPENING
SCALE: 1/2" = 1'-0"

Conversion of a Warehouse
into a 19-Unit Apartment Building
4046 N. Hermitage Avenue
Chicago, IL 60613

FOSTER DALE ARCHITECTS
2177 North Paulina Street
Suite 1111
Chicago, IL 60613
773.327.1300 FAX
773.327.1301

NO. 001
DATE 5/24/20
ISSUED FOR PERMIT
REVISED
REV. 001

PROJECT NUMBER
0000
DATE 5/24/20
SCALE 1/8" = 1'-0"