



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-6943
Type: Ordinance **Status:** Passed
File created: 9/20/2018 **In control:** City Council
Final action: 10/31/2018
Title: Zoning Reclassification Map No. 11-H at 4036-4040 N Hermitage Ave - App No. 19776T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-H
Attachments: 1. O2018-6943.pdf, 2. SO2018-6943.pdf

Date	Ver.	Action By	Action	Result
10/31/2018	1	City Council	Passed as Substitute	Pass
10/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	1	City Council	Referred	

#19776-T1

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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 FCR PUBLICATION

17-13-0303-C (1) Substitute Narrative and Plans App. No. 19776-T1
4040-50 North Hermitage Avenue, Chicago, IL

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 FCR PUBLICATION