Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #:	SO2019-6814		
Type:	Ordinance	**Status:**	Passed
File created:	9/18/2019	**In control:**	City Council
		Final action:	10/16/2019
Title:	Zoning Reclassification Map No. 9-H at 3914 N Hermitage Ave - App No. 20150T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 9-H		
Attachments:	1. SO2019-6814.pdf, 2. O2019-6814.pdf		

Date	Ver.	Action By	Action	Result
10/16/2019	1	City Council	Passed as Substitute	Pass
9/18/2019	1	City Council	Referred	

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.

3914 North Hermitage Avenue

Final for Publication

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 ofthe 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 perDU
Parking	3 parking spaces	3 parking spaces
Rear Setback	37'6"	55.30 feet (existing)
South Setback	Ofeet	.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)

CliXW '11 OOVOIIO 3AV;iOVIIl\a3]l N Mot

v J i 'Uli

mi

3flN3AV 3DVIIW>IHH RLUON

8*i [1]

Aanv onand U9i nvHdsv

anNHAV 30V1I.AIH3H lll/clON

Amiv onand xj 91 nvHdsv
J?3!

S8

*F   «> < z *~ 1-*

$li3il2S8il

■mN-iA v iiDviiHaaii hlhon

QE ur < <

00

S 3

a o u _i < u
cc I-u
oo

ii

I*

gas

SI le.

-6 JO

DBS _,oajo <<S2
- n < o «"
OS z3 _i g
<s
uj o Z§-.
LU yS3

[1] ZZ i:

38*8
TiS<9

[71] ;§

ɟ'«»)"ɟ @0<"
yo SE

s I ^ III

oo
a
ll"
as.

ill

oSgS„SBS

s8s|5;ia

5i

IP

,- u O Ci

(«Snxyst sir Oi
Q. fi i S I S3 uj or UJ (J uj

∞ OCu K E z a Si B gj 5 oz Iw£8

os 3 lb
!SS9

SES3
W4 fill
° 5 Z r.

jSyz S*ᵁS

jo5S So""

°."o£
8ss£

O ¹⁰ -
2 Z <

z|S
j Jo

111
Z u i-
o r a 5 o c

III
Q ff P

Is!

<I5
2=:2

5 o a
u -

Sis if

g|Sif

°oO|u
a i x a
ijSgo

g 12 2 s I

3*1

-.1 «°!S
pllg

E o * S £ rljoi

Ills

3sS

52g^o;g

S = a < s

5»<o!

s S 5 * "

5" J5S

sags

ogogo

oV=BS<

mil

ill-

;E5S

11 in m

5;^o6o° -

e y o

E 9a S

S 2

?2<<5zozs

y < o £ o uo<££

3?"<it

y * 9 5 c

lotions.

ri'J09 '11 'ODV.INO 3AV3'JV.LIIM>i:-lll N H6E

y * S

S P-«

It

ft

*m *

o

Z z

o

o

UJ
Q

^{5}§°I§ II
t s uj   3 Q
35 5

3 i i l s

= 6 i o ?■ ESz'olE
3 5

'Sill

^SS>.o'
s 3 W | i s <
° ui 5 =;

* J'. n £ *

ᵘ % a 5

«. o =; < -

- O O n o
S 5. S r: Q

S s a ? a

ᵗᵗⁱ ᵏ *E ~ʲ Q -J
     a..a.y
Q O 5-£ ¹⁷⁽

£ 00 00<

; gsogs si
O o- Z ^ LTi a:

fSO!

1; £ U => £

u < z s u c uoQoo;

ttlliig
. o i - 5 a 9

o 5 i
i, = "
M9 u"

™ j
2?8s

5 * j £ - zi z

to   uj J
3£ Isi

z z « o u; C 9 0 £5 z
s S < S SI

;^{5}zyu.,z!s!.
u 2! 9= ¥
5 3

"Eg

n W 0 > oj £ 'i) " Q i i3 y fl

tt-' i < < u i