



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2020-6234  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/16/2020 **In control:** City Council  
**Final action:** 1/27/2021  
**Title:** Zoning Reclassification Map No. 11-H at 4040-4048 N Hermitage Ave - App No. 20563T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-H  
**Attachments:** 1. O2020-6234 (V1).pdf, 2. O2020-6234.pdf

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed	Pass
1/26/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/16/2020	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 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)

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