



City of Chicago



SO2016-1630

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1300-1302 N Claremont Ave and 2334-2344 W Potomac Ave - App No. 18705T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-H in the area bounded by:

a line 47.21 feet north of West Potomac Avenue; North Claremont Ave; West Potomac Avenue; and the public alley next west of North Claremont Ave.

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address: 1300 – 02 N. Claremont Ave./2334 – 44 W. Potomac Ave.

NOTICE FOR PUBLICATION

NARRATIVE

1300 – 02 N. Claremont Avenue/2334 – 44 W. Potomac Avenue
TYPE I REGULATIONS

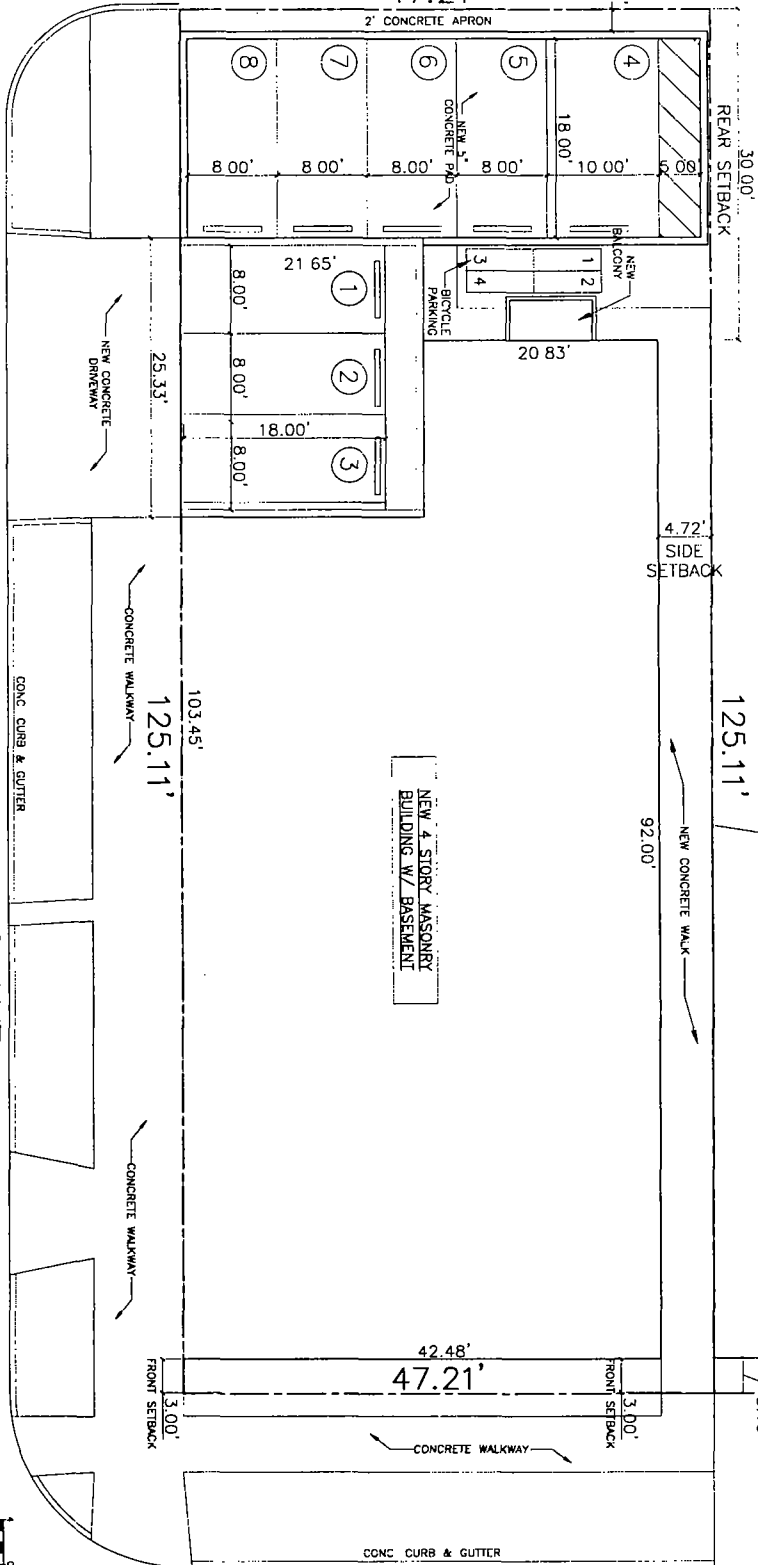
Narrative: The subject property contains 5,908 square feet and is vacant. The Applicant proposes to rezone the property to a B2-3 district and construct a four-story (47 feet 0 inches in height) building containing eight dwelling units, eight parking spaces and no loading berth.

Lot Area:	5,908 square feet
FAR:	2.50
FLOOR AREA:	14,765 square feet
Residential Dwelling Units:	8
MLA:	738.50 square feet
Height:	47.0 feet
Bicycle Parking:	Four
Automobile Parking:	Eight
Loading:	None
Setbacks:	
Front (North Claremont):	3.0 feet
South Side (West Potomac):	0.0 feet
North Side:	4.72 feet
Rear (west):	30.0 feet

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16' PUBLIC ASPHALT ALLEY

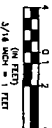
47.21'



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WEST POTOMAC AVE.

NORTH CLAREMONT AVE.



T1

PROJECT
1300 N CLAREMONT
SCALE
DATE

ARCHITECTURE
ARCHITECTS

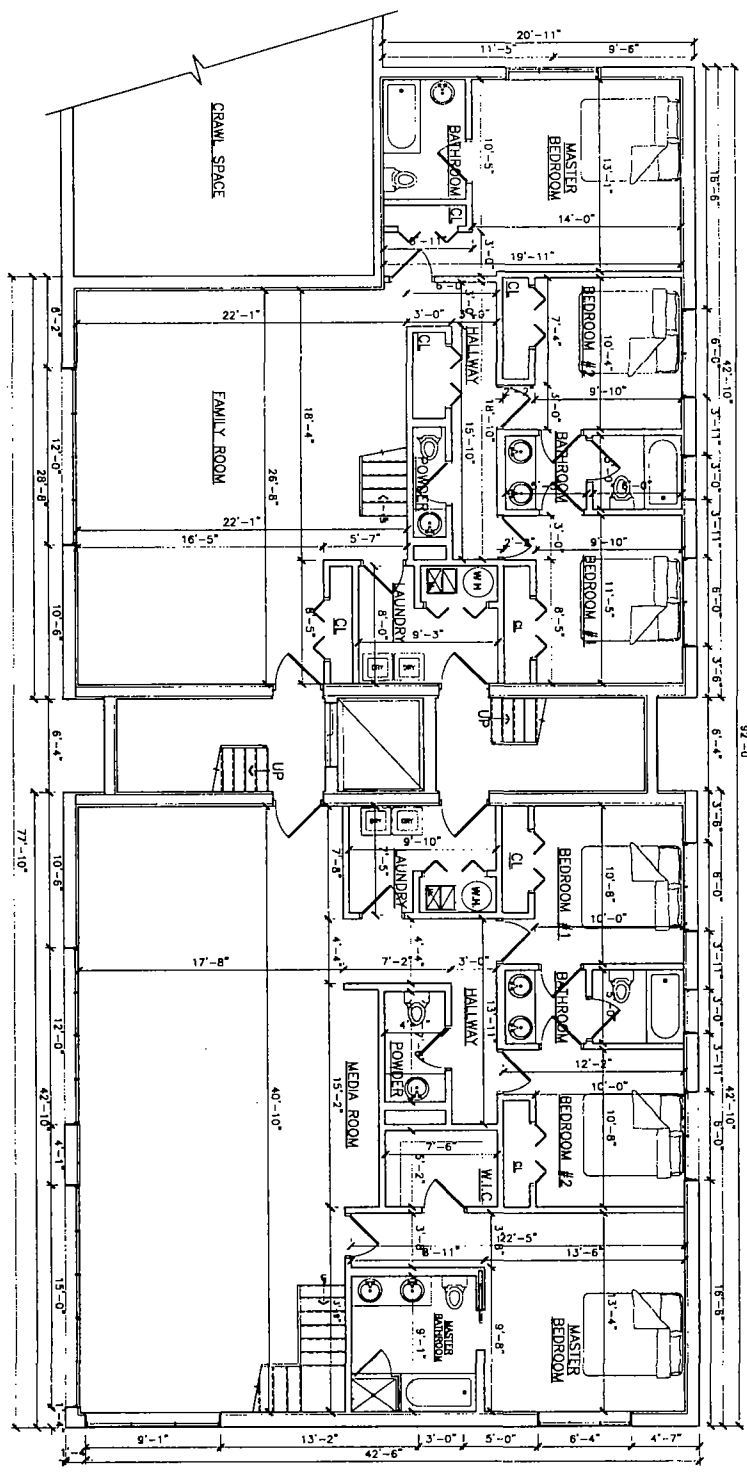
820 N. Duane Ave
Chicago, IL 60622
773.773.2794 office

1300 N. CLAREMONT

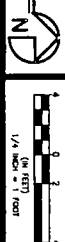
SITE PLAN

DATE
DRAWN BY
CHECKED BY
DATE

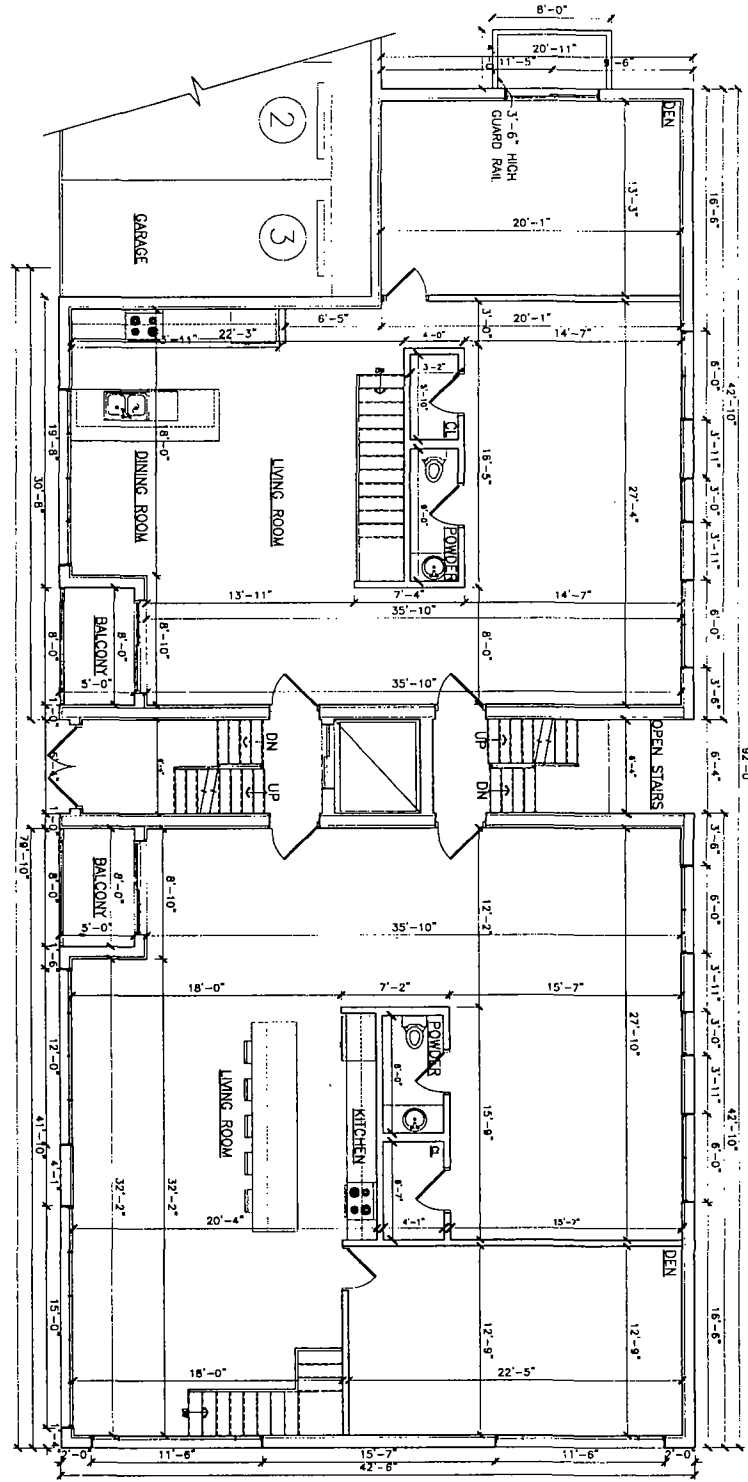
1
 PROPOSED BASEMENT PLAN
 SCALE 1/4" = 1'-0"



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1
 PROPOSED FIRST FLOOR
 SCALE 1/4"=1'-0"



FINAL FOR PUBLICATION



A2

PROJECT
 SCALE
 DATE

ARCHITECTURE
 PLANNING
ARCHITECTS

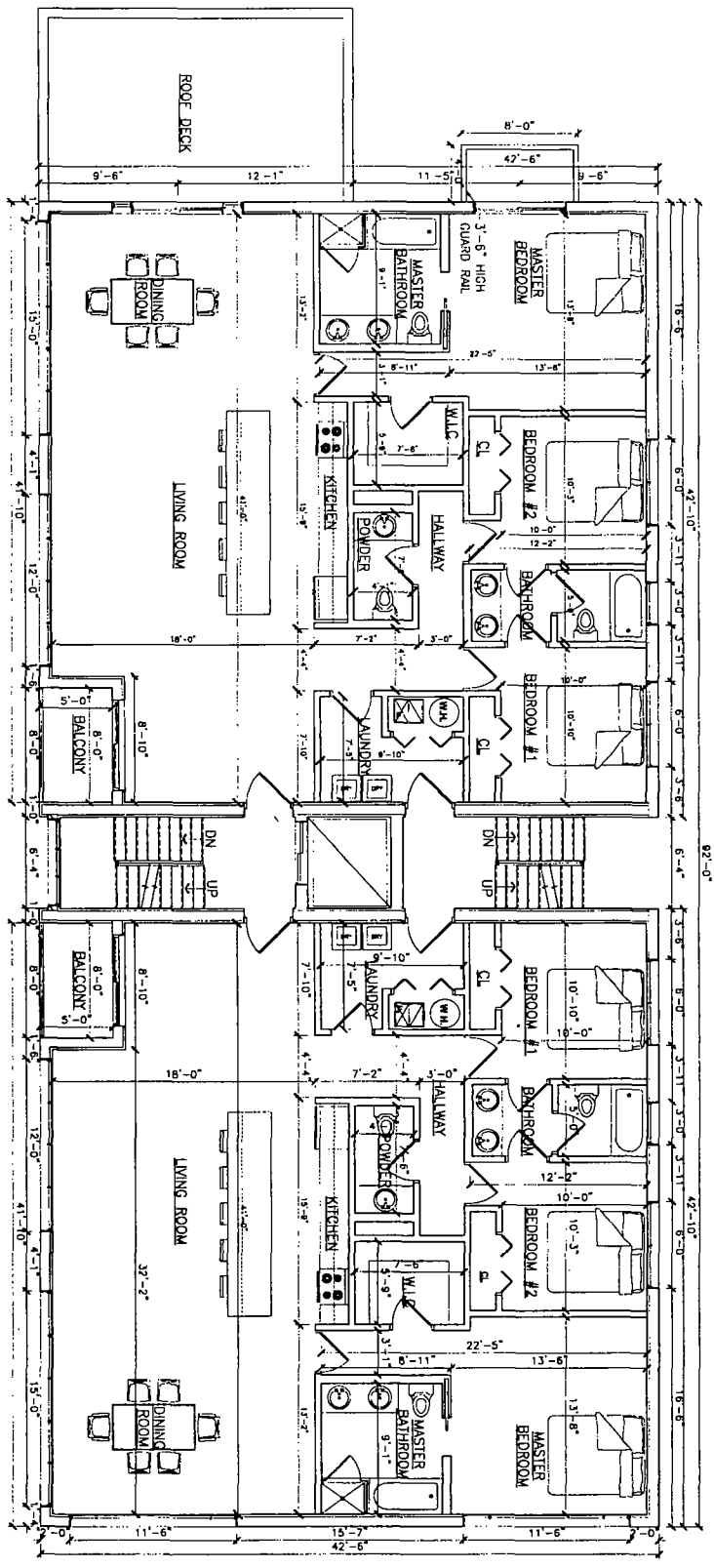
520 N. Dearborn Ave
 Chicago, IL 60622

1300 N. CLAREMONT AVE.

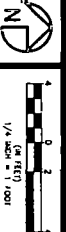
PROPOSED FIRST FLOOR PLAN

CHICKADEE ST. 7 1/2'
 CLAREMONT AVE. 21'

1
 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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A3

PROJECT: 1300 N. CLAREMONT AVE.
 ARCHITECTURE: ARCHITECTS
 SCALE: 1/4" = 1'-0"
 DATE:

ARCHITECTS

525 N. Duane Ave.
 Orange, CA 92667

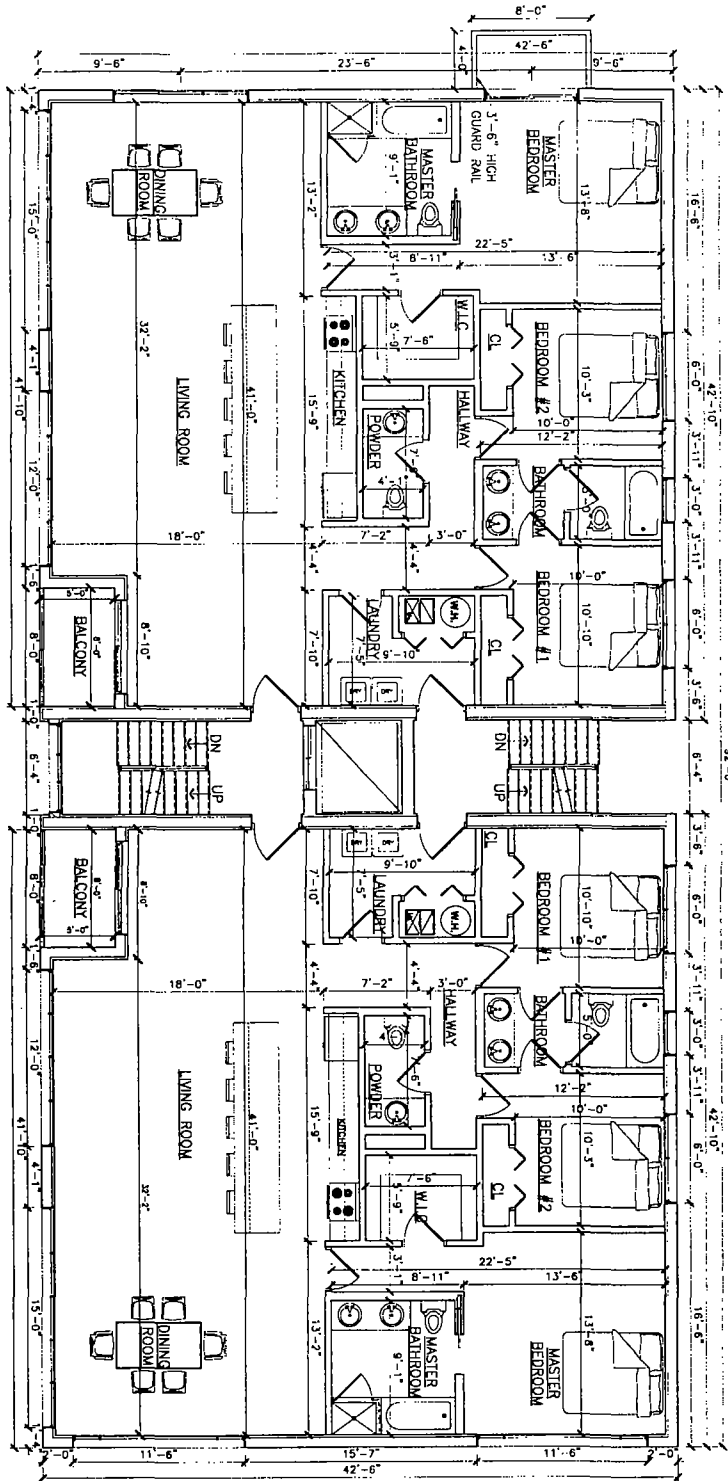
1300 N. CLAREMONT AVE.

PROPOSED SECOND FLOOR PLAN

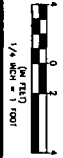
DATE: 11/11/11
 DRAWN BY: JF

PROPOSED 3RD & 4TH FLOOR PLAN

SCALE: 1/4" = 1'-0"



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A4

PROJECT
 1300 N. CLAREMONT AVE.
 CHICAGO, IL 60622

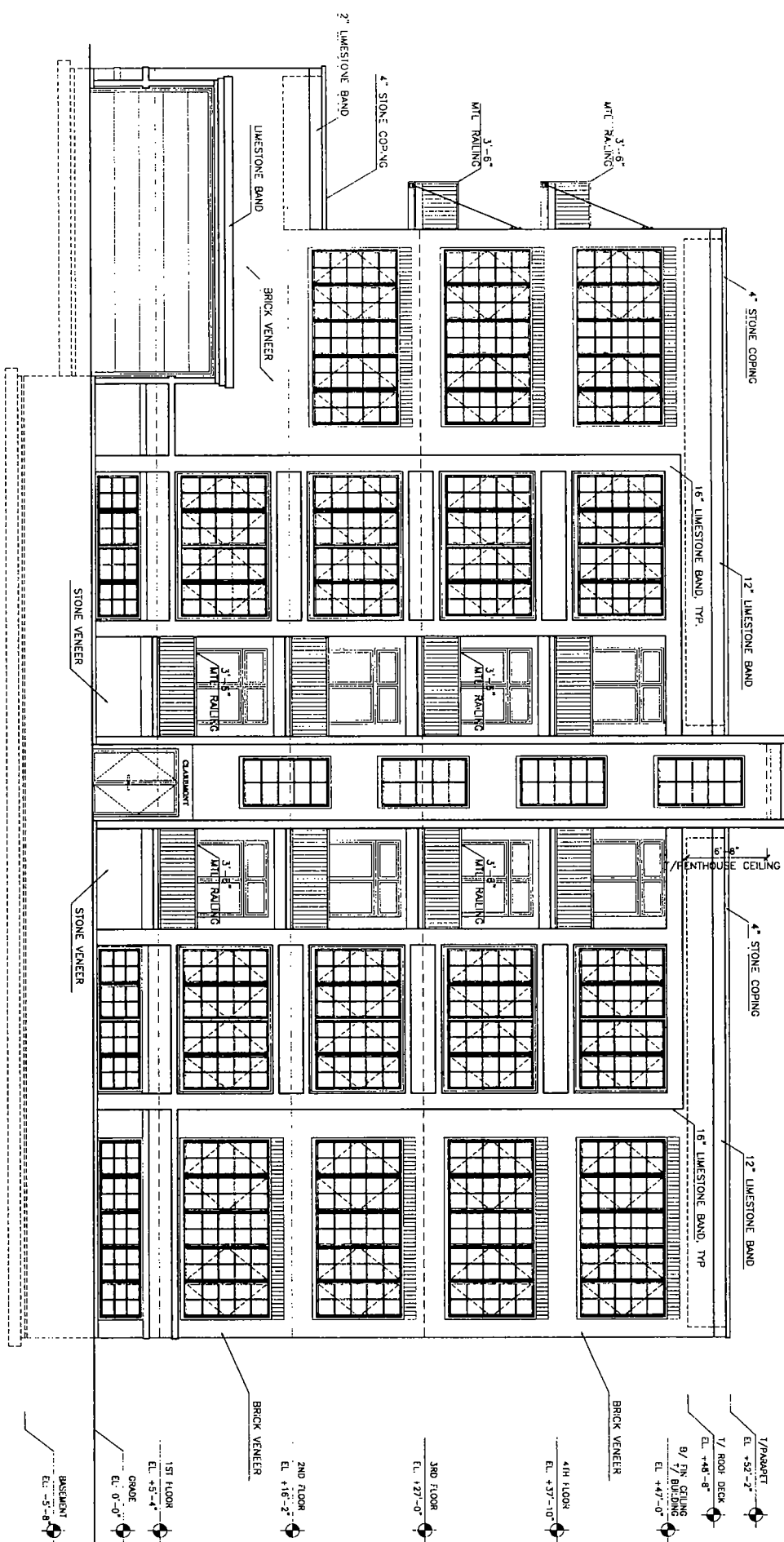
ARCHITECT
ARCHITECTS

1300 N. CLAREMONT AVE.
 CHICAGO, IL 60622

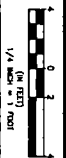
PROPOSED
 THIRD & FOURTH
 FLOOR PLAN

DATE

1
 PROPOSED SOUTH ELEVATION
 SCALE: 3/8"=1'-0"



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- STAIR ENCLOSURE EL. +5'-0"
- 1/PARKET EL. +5'-2"
- 1/ ROOF DECK EL. +4'-8"
- 8/ FIN CEILING BUILDING EL. +4'-0"
- 4TH FLOOR EL. +3'-10"
- 3RD FLOOR EL. +2'-0"
- 2ND FLOOR EL. +1'-2"
- 1ST FLOOR EL. +5'-4"
- GRADE EL. 0'-0"
- BASEMENT EL. -5'-8"

A5

PROJECT
 SCALE: 3/8"=1'-0"
 DATE:

ARCHITECTURE
 PLANNING
ARCHITECTS

838 N. Dearborn Ave.
 Chicago, IL 60610

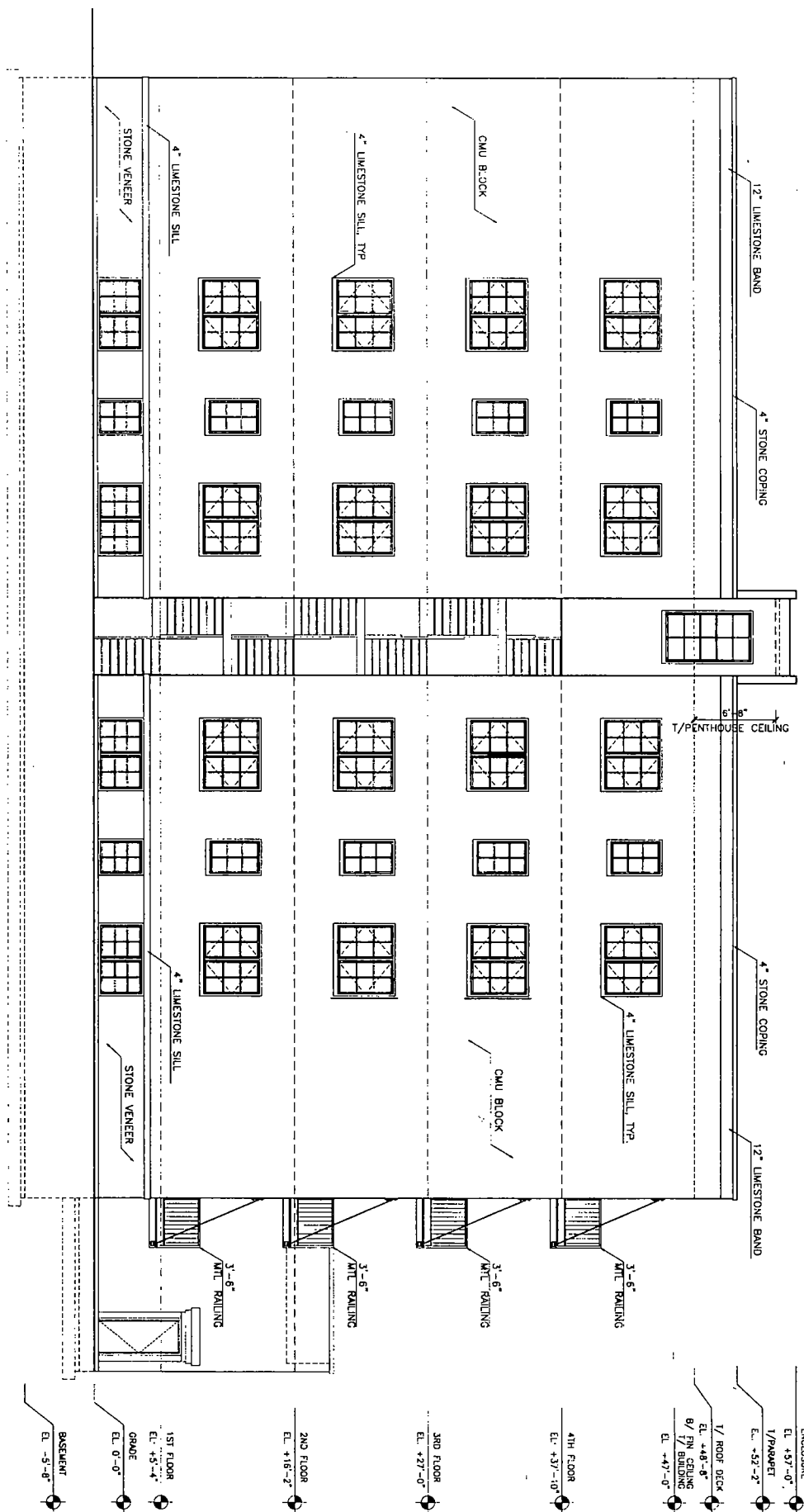
1300 N. CLAREMONT AVE.

PROPOSED SOUTH ELEVATION

DATE: 11/21/11

ARCHITECT

FINAL FOR PUBLICATION



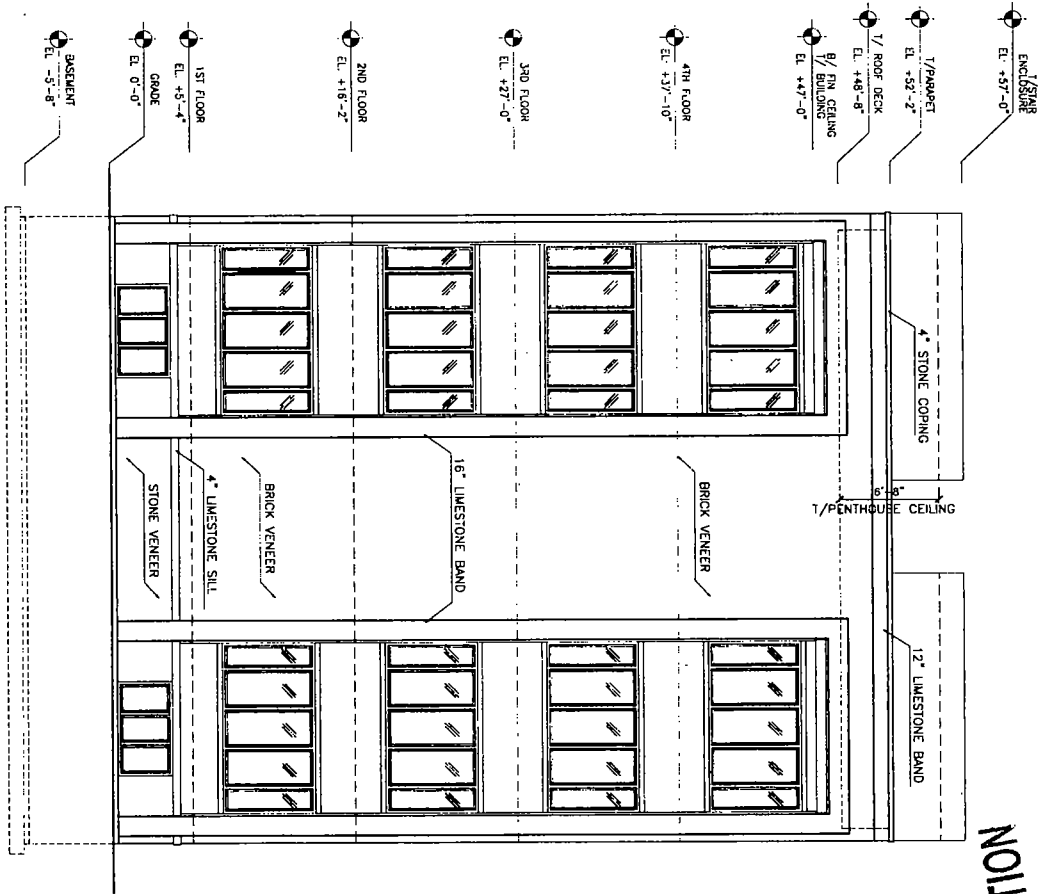
- 1/STAIR ENCLOSURE
EL. +57'-0"
- 1/PARKING
EL. +52'-2"
- 1/ ROOF DECK
EL. +48'-6"
- 8/ 1/2 BALCONY
EL. +47'-0"
- 4TH FLOOR
EL. +37'-10"
- 3RD FLOOR
EL. +27'-0"
- 2ND FLOOR
EL. +16'-2"
- 1ST FLOOR
EL. +3'-4"
- GRADE
EL. 0'-0"
- BASEMENT
EL. -5'-8"

PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"



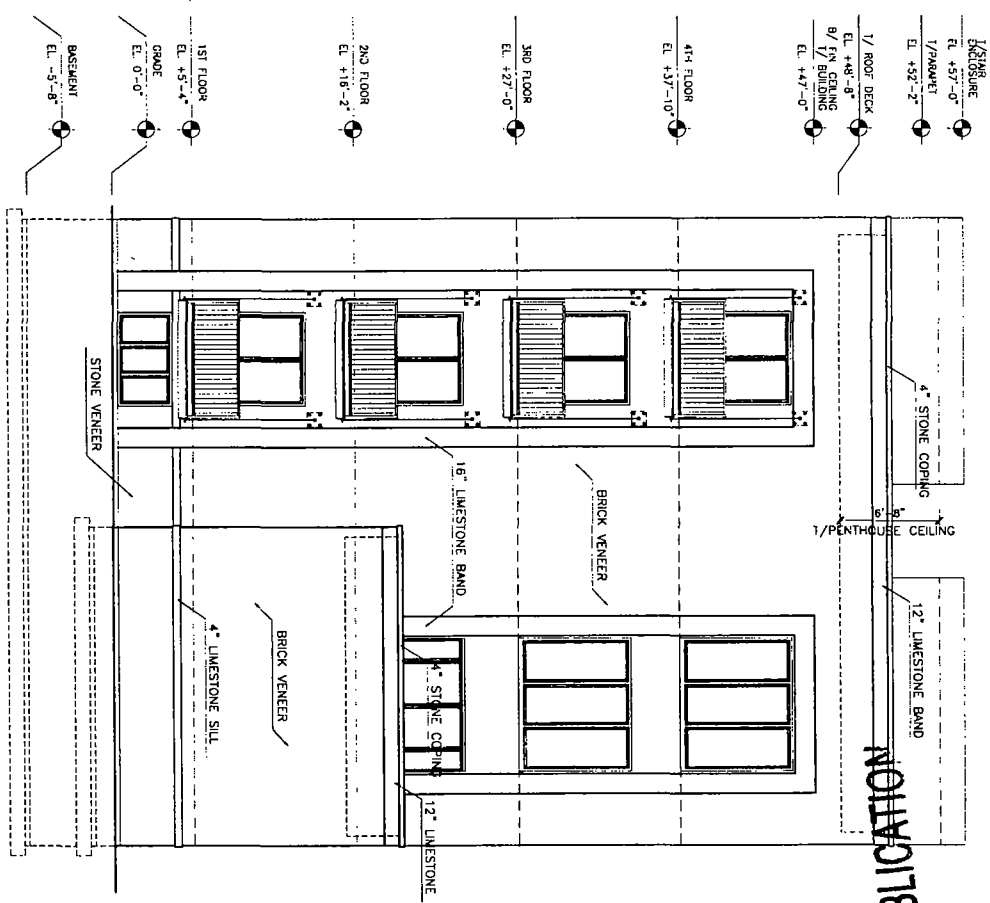
1
 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"



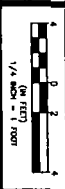
FINAL FOR PUBLICATION



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



FINAL FOR PUBLICATION



2
 WALL SECTION
 SCALE: 1/4" = 1'-0"

