



City of Chicago



SO2021-4594

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 10/14/2021 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 13-H at 4927 N Claremont Ave - App No. 20855T1 |
| 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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 13-H in an area bound by

A line 299.20 feet north of and parallel to West Ainslie Street; the public alley next east of and parallel to North Claremont Avenue, a line 211.20 feet north of and parallel to West Ainslie Street; And North Claremont Avenue

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

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 4927 North Claremont Avenue

Type-1 ZONING MAP AMENDMENT: NARRATIVE & SUSTITUTE PLANS

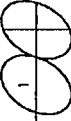
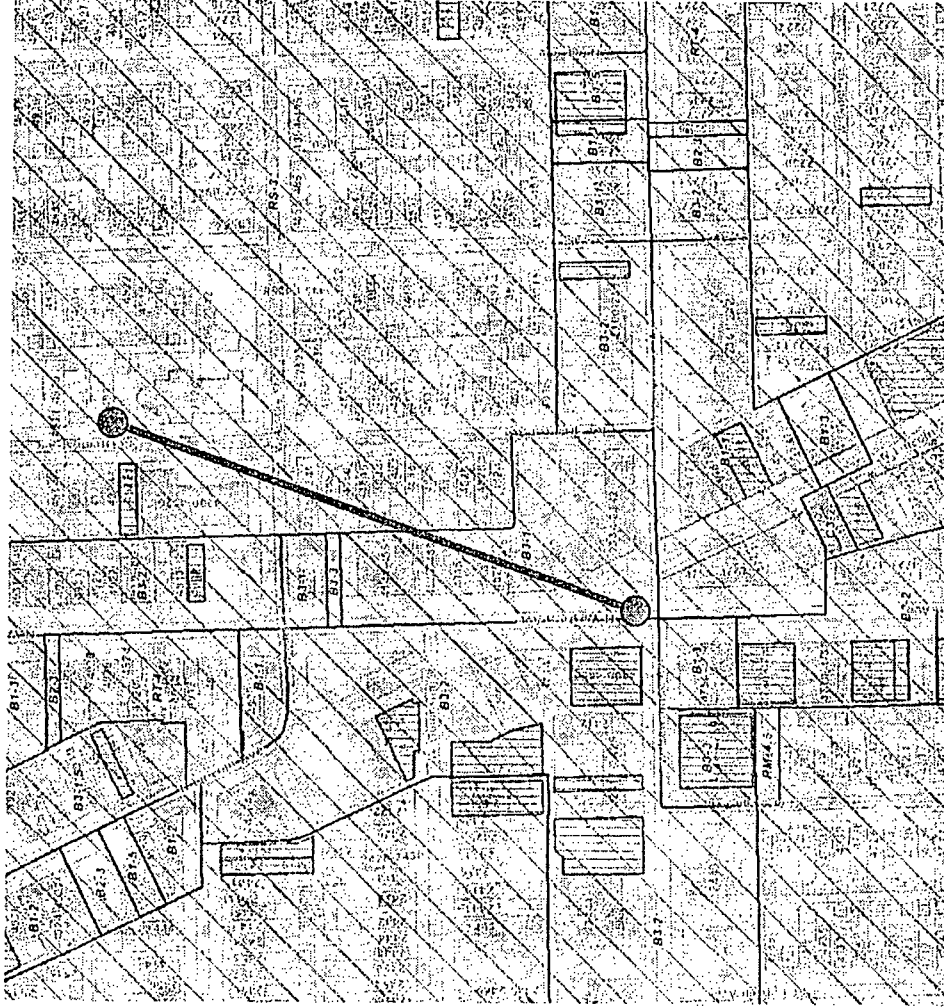
4927 North Claremont Avenue – RS-3 to B2-3

The applicant wishes to establish a qualifying transit-served location in order to allow the conversion of the existing vacant former convent building with basement into a 16 dwelling unit residential building. With the exception of an addition to the attic, there are no planned changes to the exterior of the existing building, its footprint will remain the same; the conversion to residential use will require an internal build-out, including conversion of the basement and attic into habitable space.

| | |
|--------------------|-----------------------------------|
| FAR | 1.08 |
| Building Area | 11,840 Square Feet |
| Density (MLA) | 684.75 Square Feet |
| Lot Area | 10,956 Square Feet |
| Building Height | 38 Feet 4 Inches |
| Front Setback | 14 Feet 3 Inches |
| Rear Setback | 11 Feet 8 $\frac{3}{8}$ Inches ** |
| North Side Setback | 3 Feet 9 $\frac{3}{4}$ Inches ** |
| South Side Setback | 12 Feet 4 $\frac{1}{4}$ Inches ** |
| Parking | 6 Parking Stalls* |

*By this Type-1 application, the applicant seeks the relief necessary to establish the subject property as a transit-served location and will comply with Section 17-13-0905-F, Parking Reduction for Transit-Served Locations.

**The applicant will also seek whatever setback relief is required to split the existing zoning lot when the former convent is separated from the shared zoning lot with the church.

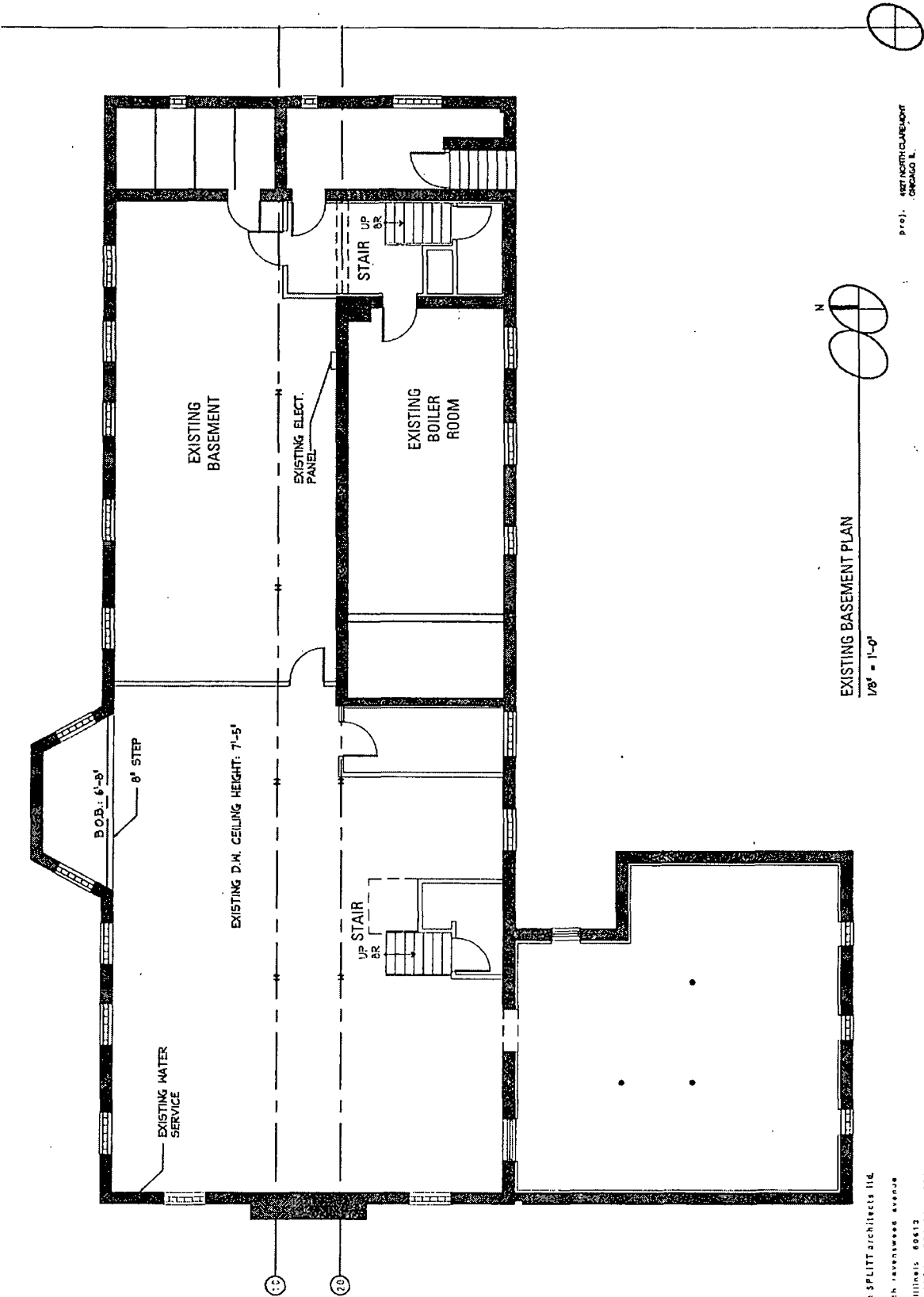


ZONING MAP
DISTANCE TO CTA WESTERN BUS STOP: 1080'

JSA
Jonathan SPLITT architects llc
400 north laurelwood avenue
suite 801
chicago illinois 60613
773.863.1517 fax 773.863.3081

proj. 427 NORTH LAURELWOOD
CHICAGO, IL
description 08/24/2011

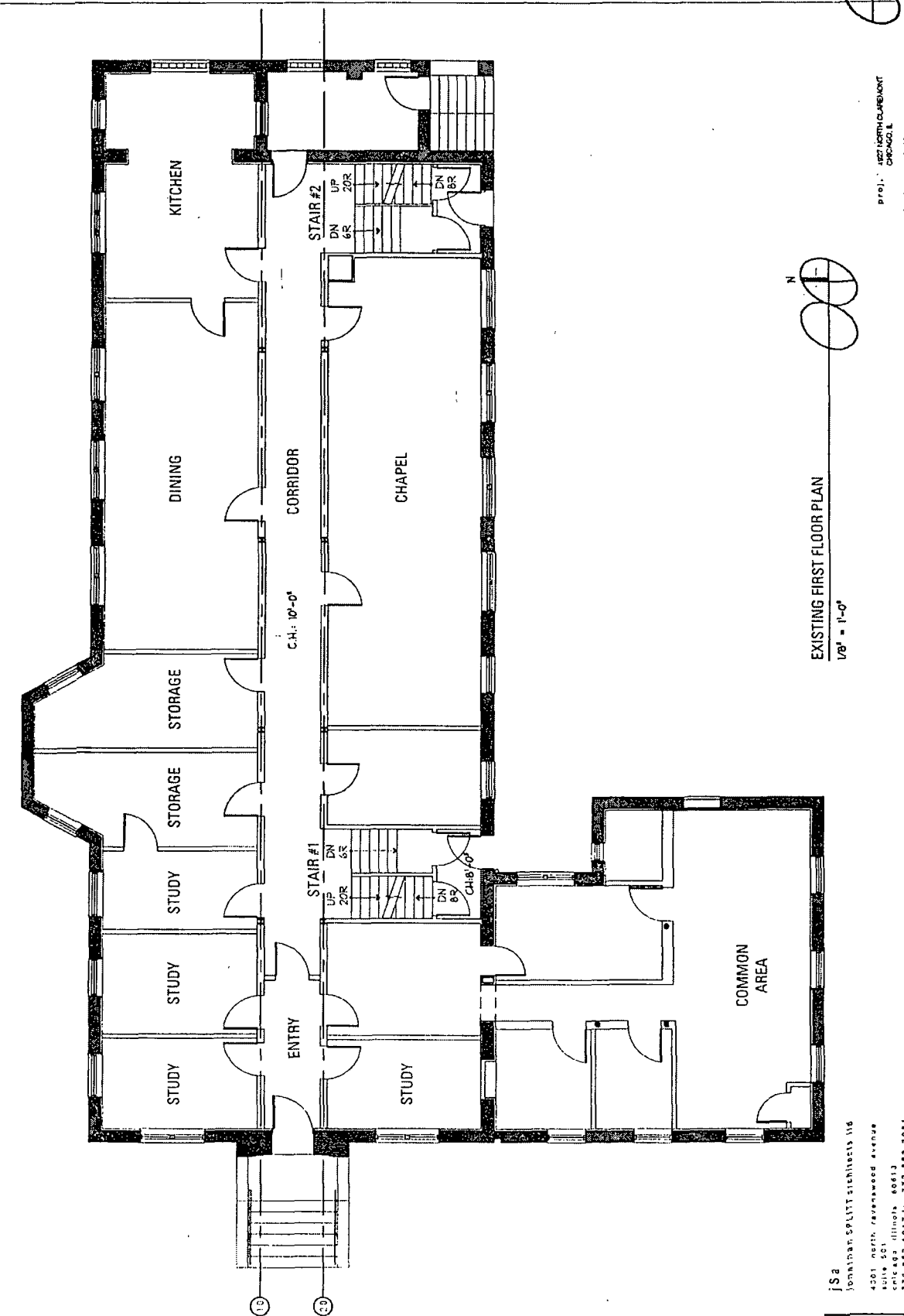




isa
Jonathan SPILTT architects llc
4501 north Ravenswood Avenue
Suite 501
Chicago Illinois 60613
773 883 1017 fax 773 883 9081

EXISTING BASEMENT PLAN
1/8" = 1'-0"

proj. 0271001010-001
Chicago, IL
description 06/24/2021

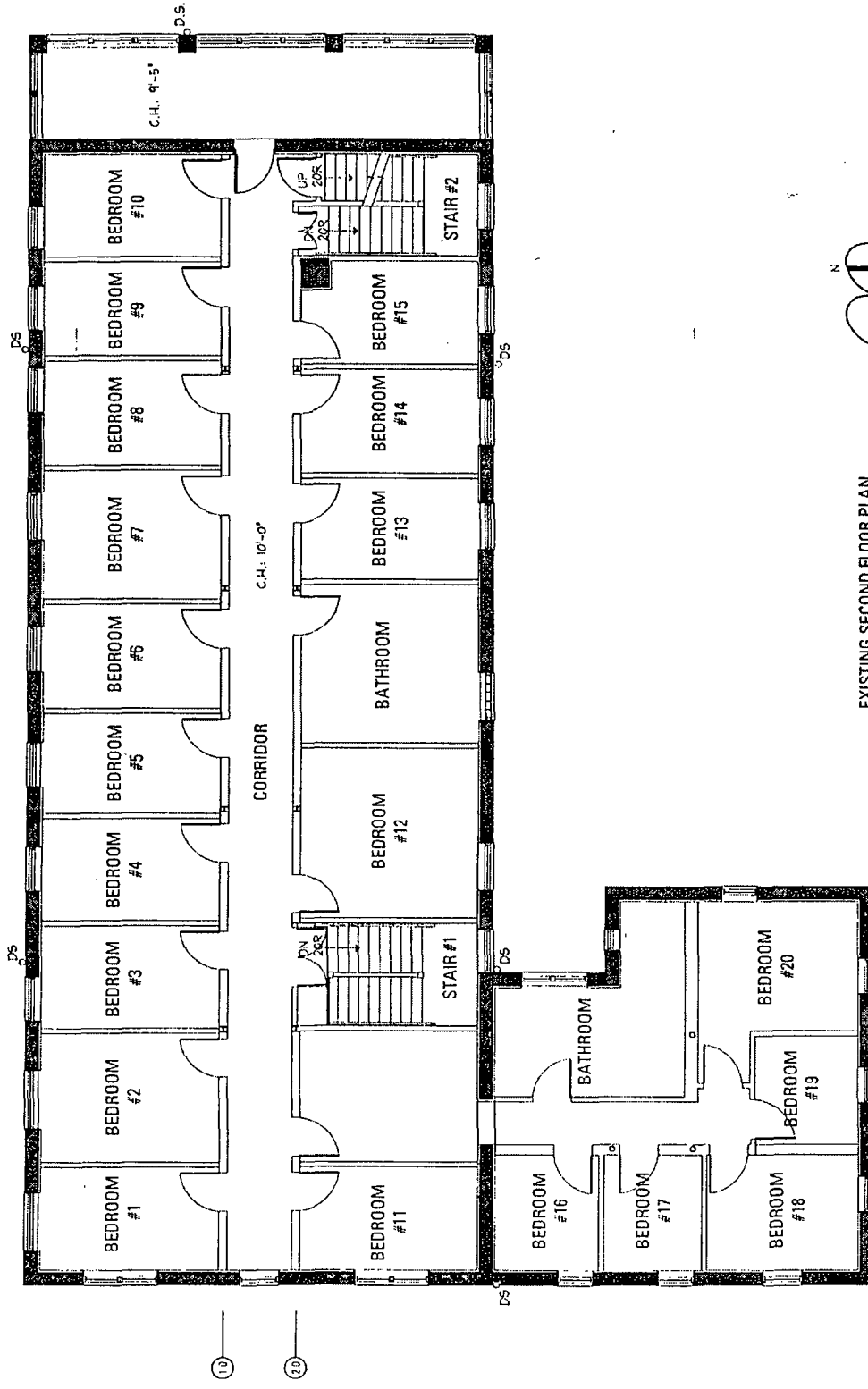


EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

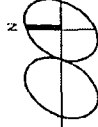
JSA
Jonathan Spitt Architects Ltd
4501 North Ravenswood Avenue
Suite 501
Chicago Illinois 60613
773 885 1017 fax 773 885 5081

Proj: 1827 NORTH CLAREMONT
CNC-2021.1
Description 08.24.2021

FINAL FOR PUBLICATION



EXISTING SECOND FLOOR PLAN

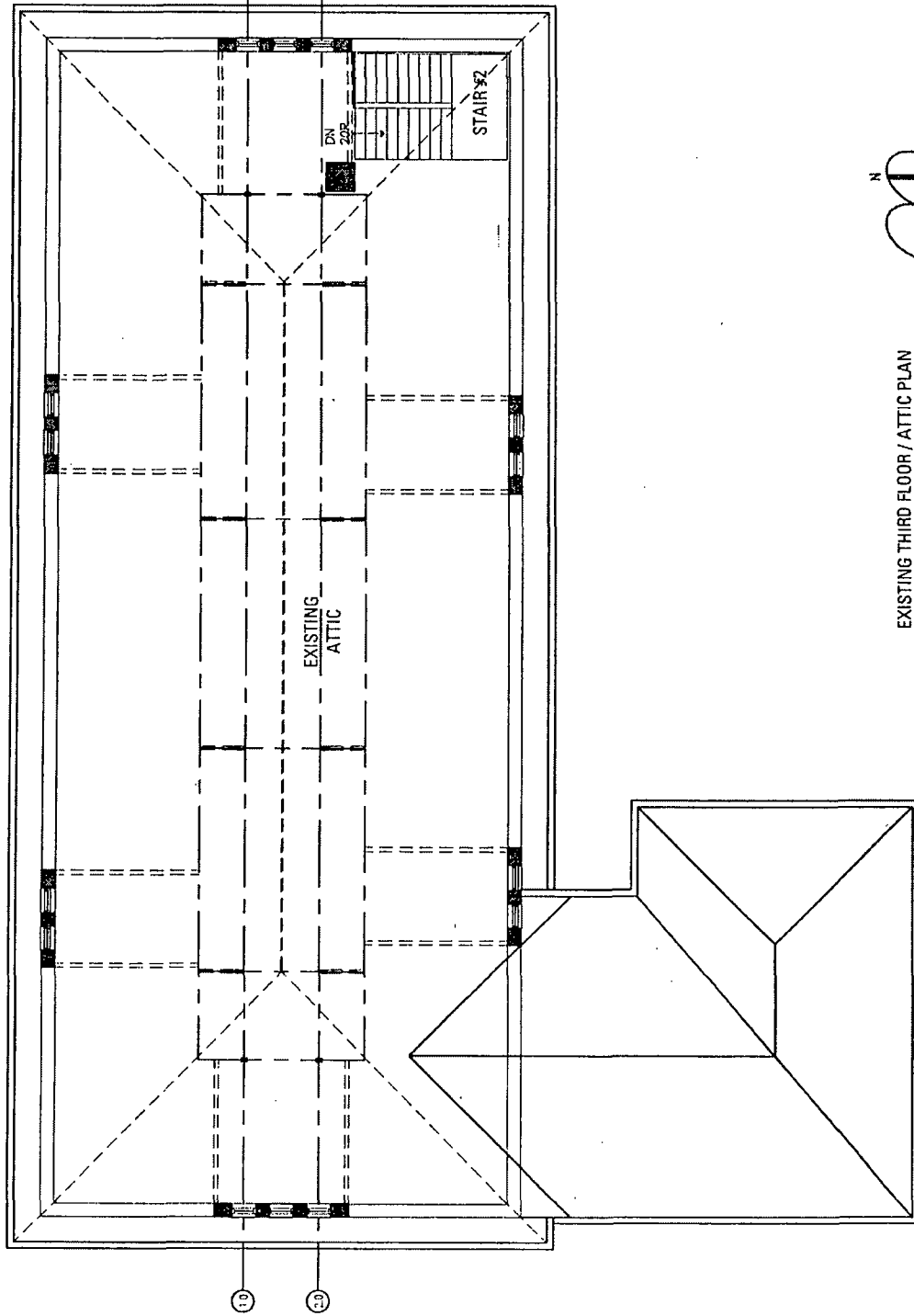


jsa
jonathan splitt architects llc
4051 North Ravenswood Avenue
Chicago, Illinois 60613
773 883 1017 fax 773 883 3081

proj. 427 NORTH CLAREMONT
CHICAGO, IL
description 06.24.2021

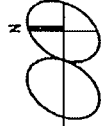


FINAL FOR PUBLICATION



EXISTING THIRD FLOOR / ATTIC PLAN

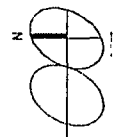
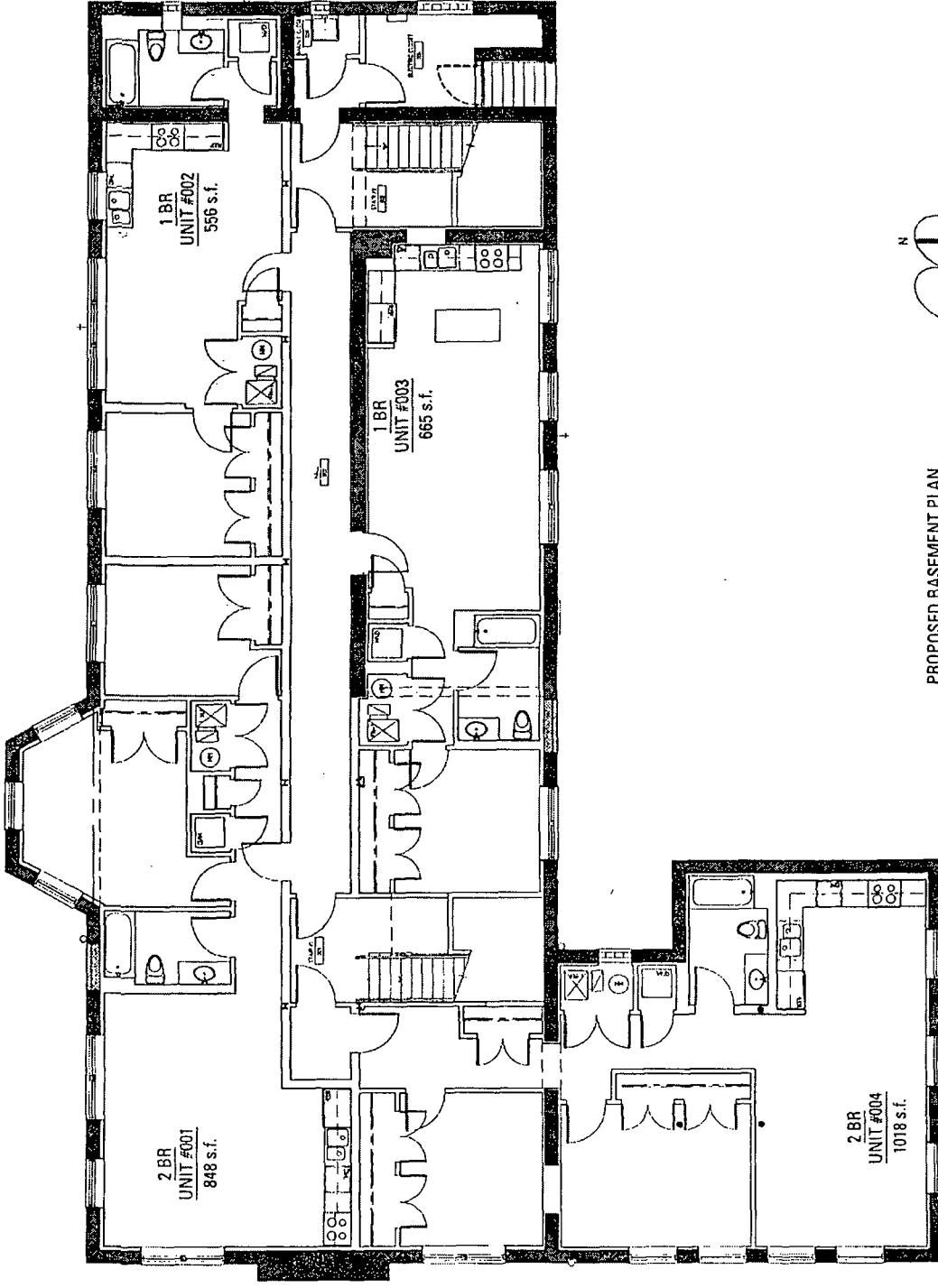
1/8" = 1'-0"



jsa
joneshen splitt architects llc
4201 north ramothwood avenue
suite 501
chicago illinois 60613
773 883 1017 fax 773 883 3081

proj. 487 NORTHCLAREMONT
CHICAGO, IL
description 06/24/2021





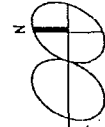
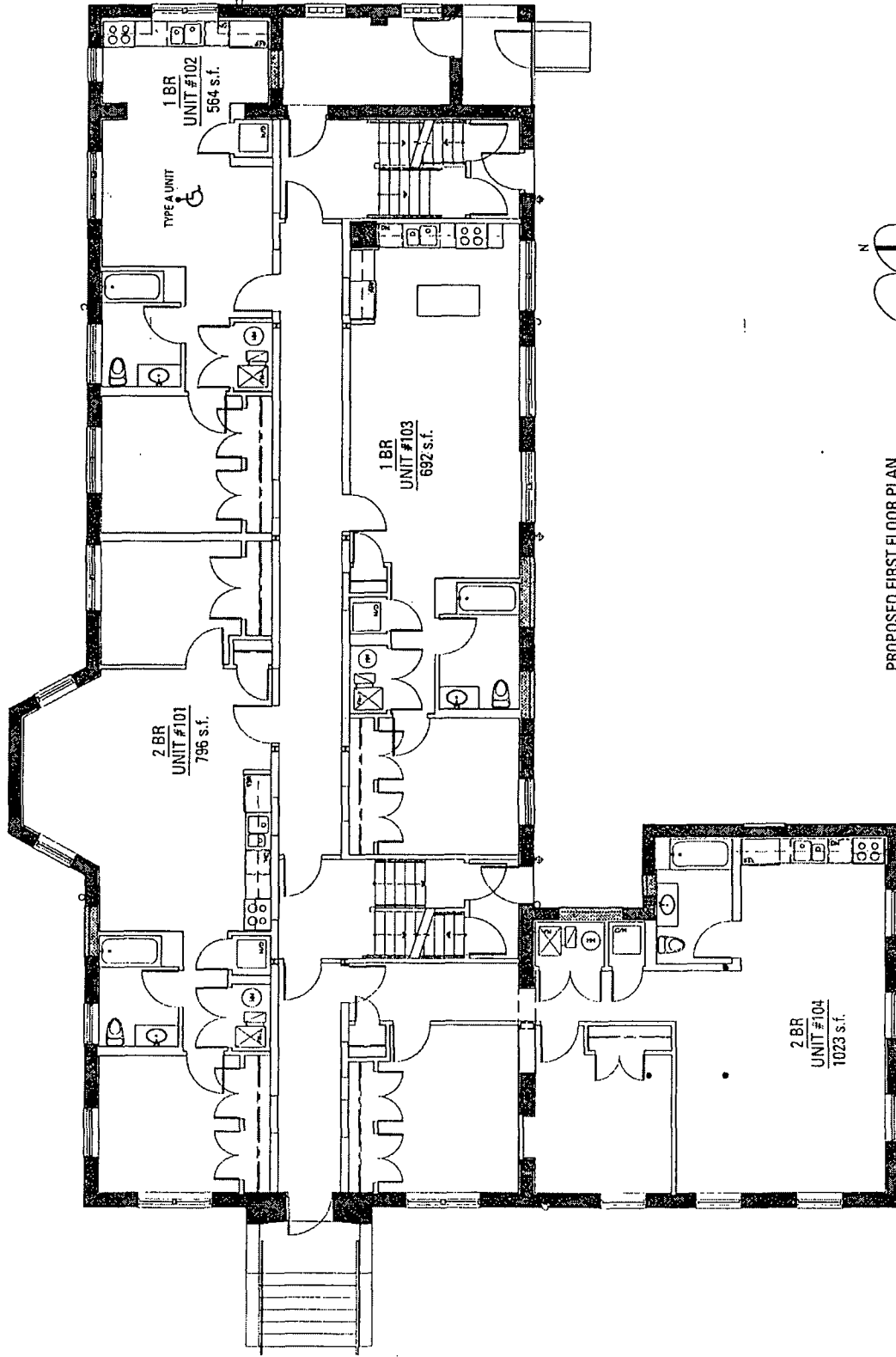
PROPOSED BASEMENT PLAN
1/8" = 1'-0"

JSa
jonathan SPLITT architects llc
4001 north karenwood avenue
suite 601
chicago illinois 60615
773 883 1017 fax 773 883 3081

proj. 4837 NORTH CLAREMONT
CHICAGO, IL
description 08.24.021



FINAL FOR PUBLICATION

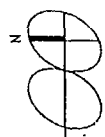
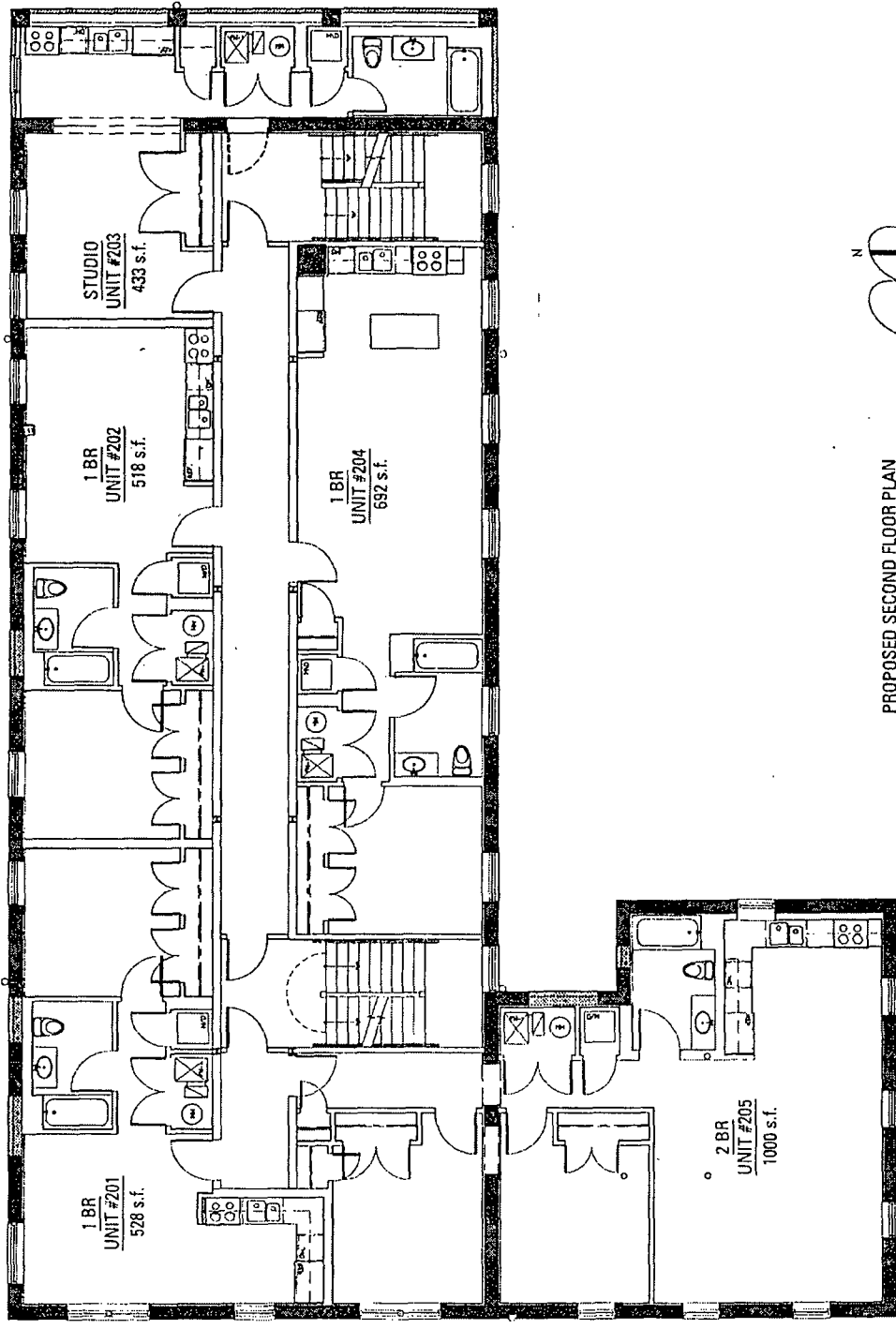


PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0" FLOOR AREA: 4,405 S.F.



jS3
Jonathan SPLITT architects llc.
4051 north Ravenswood Avenue
Suite 401
Chicago, Illinois 60613
773 883 1017 fax: 773 883 3081

proj. 4977 NORTH CLAREMONT
CHICAGO, IL
description 05.24.2011



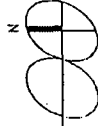
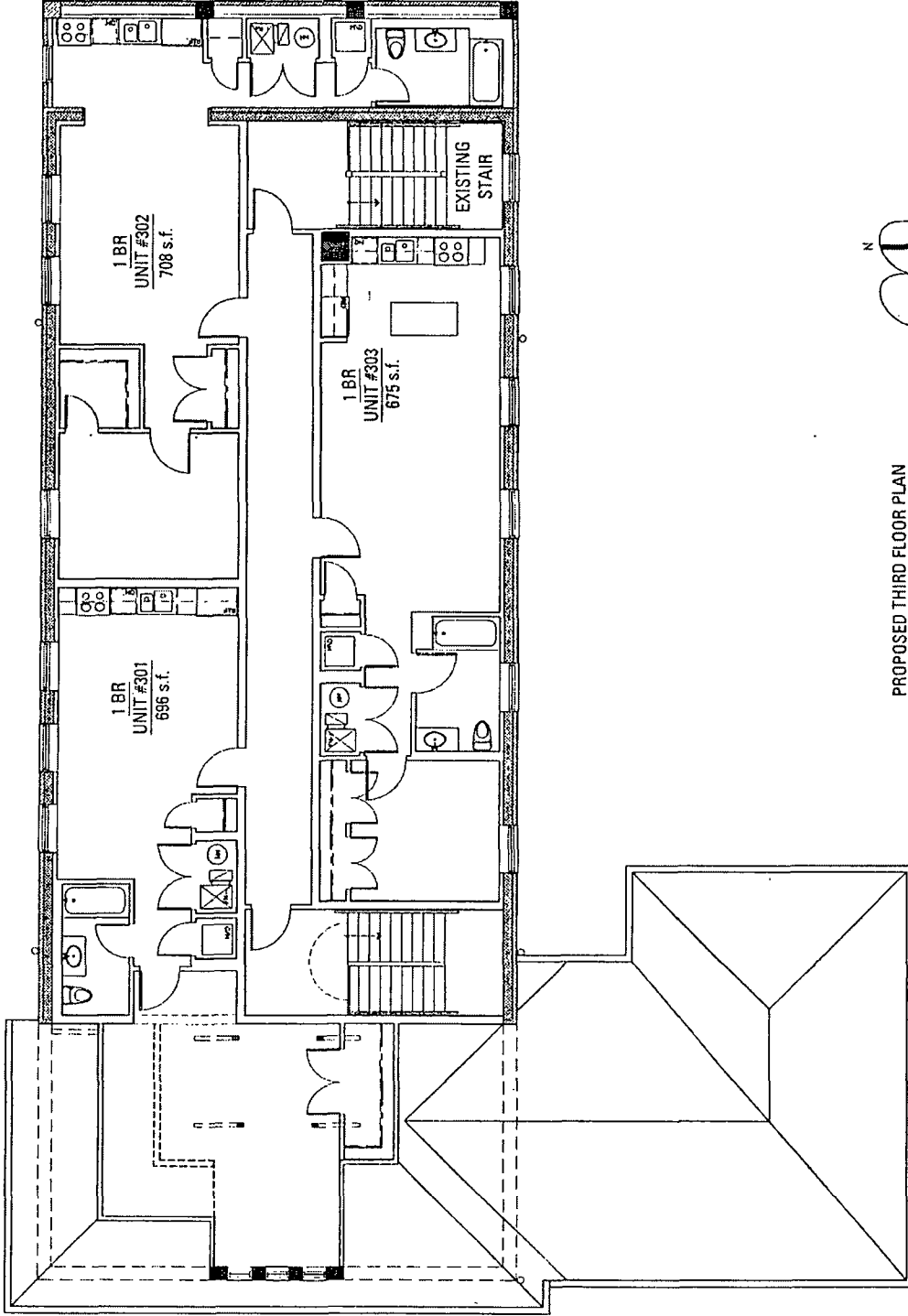
PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"
 FLOOR AREA: 4,354 S.F.

jsa
 Jonathan Splitt Architects LLC
 4001 North Ravenswood Avenue
 Suite 507
 Chicago, Illinois 60612
 773 863 1017 (673 863 3081)

Proj. 407 NORTHCLAREMONT
 CHICAGO IL
 Description 03.31.2021



FINAL FOR PUBLICATION



PROPOSED THIRD FLOOR PLAN
1/8" = 1'-0"
FLOOR AREA: 3,081 S.F.



prel. #277 NORTH CLAREMONT
CHICAGO, IL
description 03.24.2021

ISA
jonathan spullit architects llc
401 north lawrence avenue
suite 801
chicago illinois 60613
773 883 1017 fax 773 883 3041



◆ + 40' - 0"
EXISTING ROOF PEAK

◆ + 33' - 1"
EXISTING ROOF AVERAGE
HEIGHT

◆ + 26' - 0"
THIRD FLOOR

◆ + 14' - 11"
SECOND FLOOR

◆ + 3' - 11"
FIRST FLOOR

◆ + 0' - 0"
GRADE

◆ - 4' - 5"
EXISTING BASEMENT

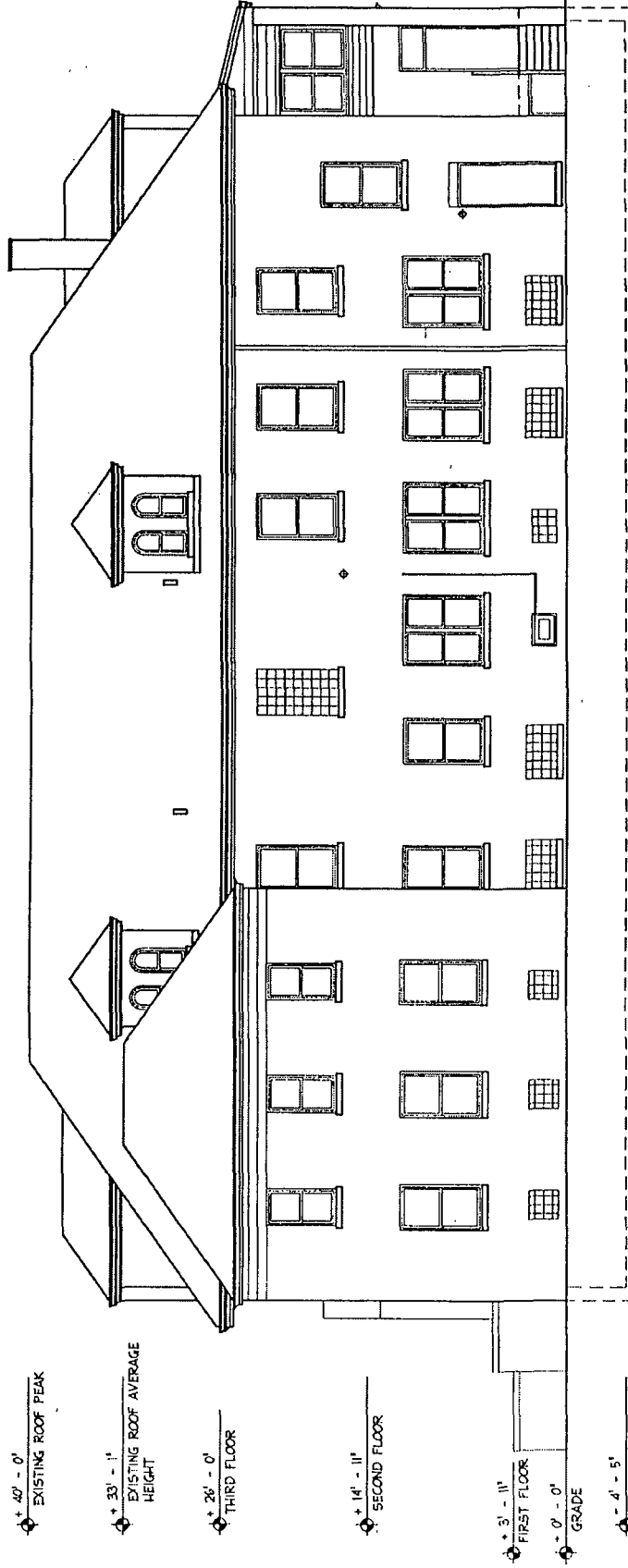
EXISTING WEST ELEVATION
1/8" = 1'-0"



jsa
Jonathan SPILITT architects llc
4501 north rasenwood avenue
suite 601
chicago illinois 60613
773.883.1017 fax 773.883.3061

proj.#
prel,
1027 NORTH CUMMANT
CHICAGO, IL
description 06.23.2021





+ 40' - 0"
EXISTING ROOF PEAK

+ 33' - 1"
EXISTING ROOF AVERAGE
HEIGHT

+ 26' - 0"
THIRD FLOOR

+ 14' - 11"
SECOND FLOOR

+ 3' - 11"
FIRST FLOOR

+ 0' - 0"
GRADE

- 4' - 5"
EXISTING BASEMENT

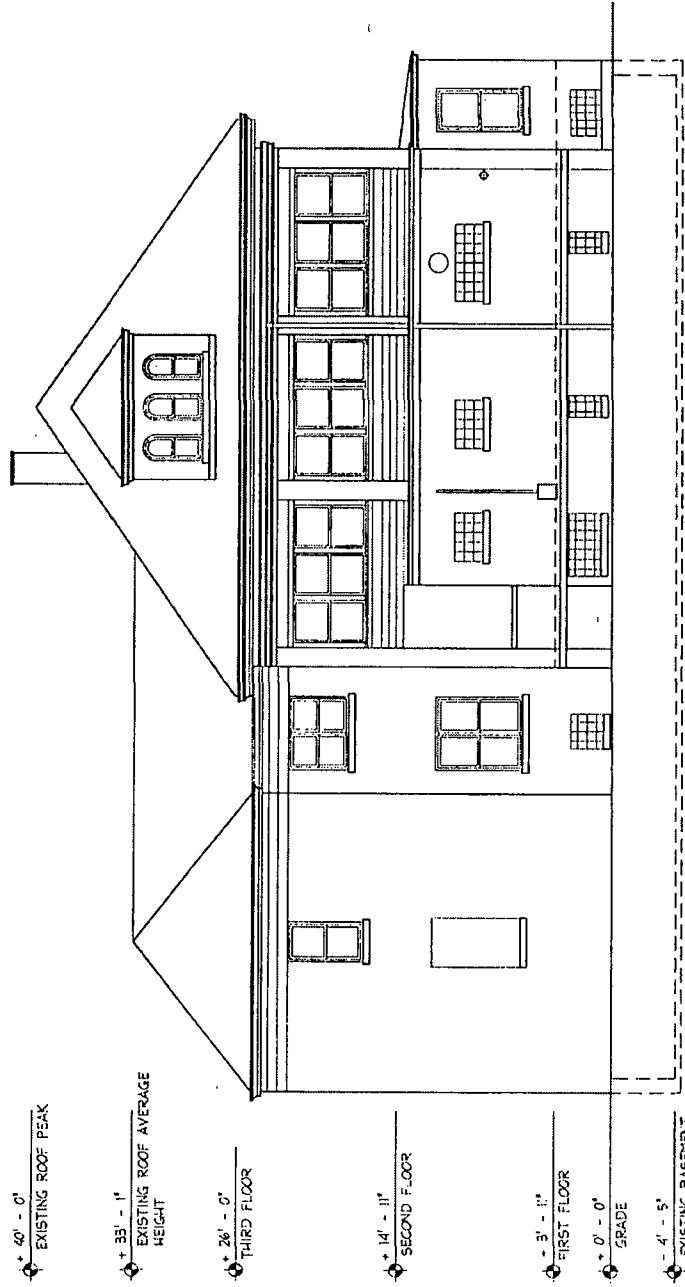
EXISTING SOUTH ELEVATION
1/8" = 1'-0"

JSA
Jonathan Splitt Architects Ltd.
401 North LaSalle Avenue
Suite 301
Chicago, Illinois 60610
773.853.0517 fax 773.853.0081

proj.#
proj.

description 08/24/2021
487 NORTH OAKWOOD
CHICAGO, IL





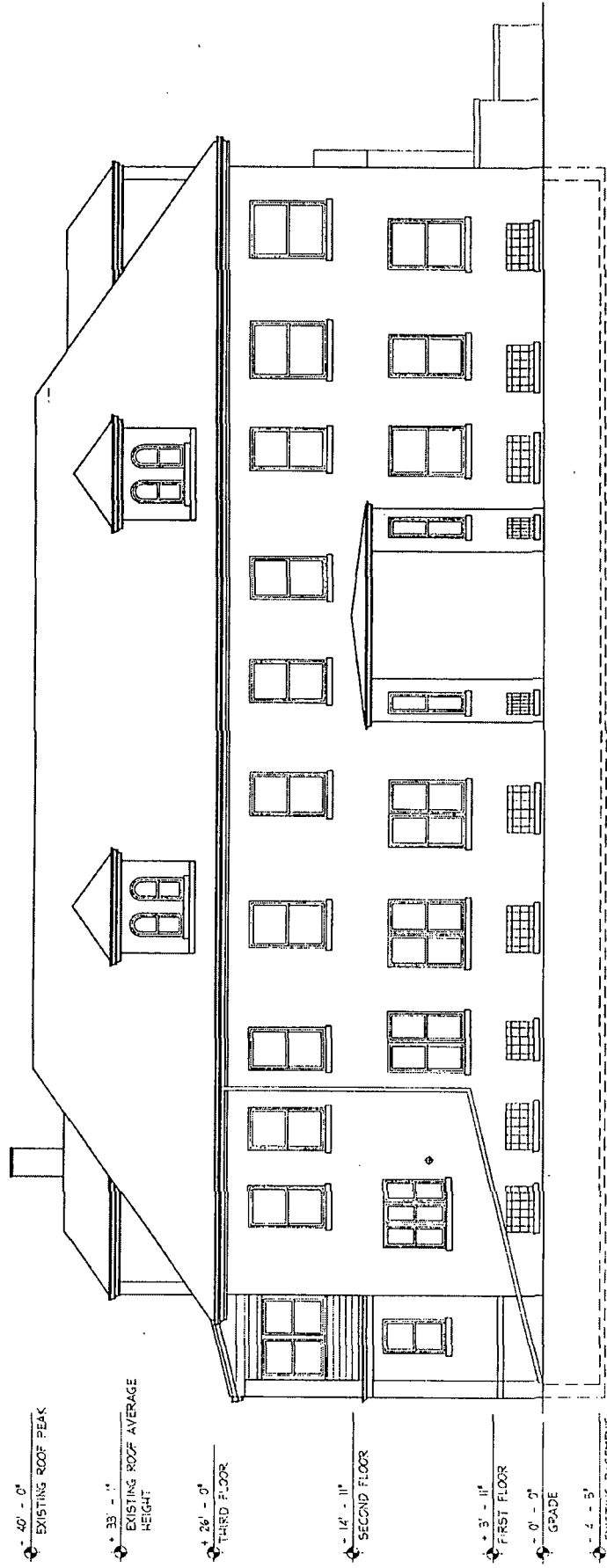
EXISTING EAST ELEVATION
1/8" = 1'-0"

jsa
 JOHANNES SPILTT architects llc
 4001 north Ravenswood Avenue
 Suite 801
 Chicago, Illinois 60612
 773 883 1517 fax 773 883 3081

proj.#
 proj.
 4927 NORTH CLARENDON
 CHICAGO, IL
 description 03/21/2017



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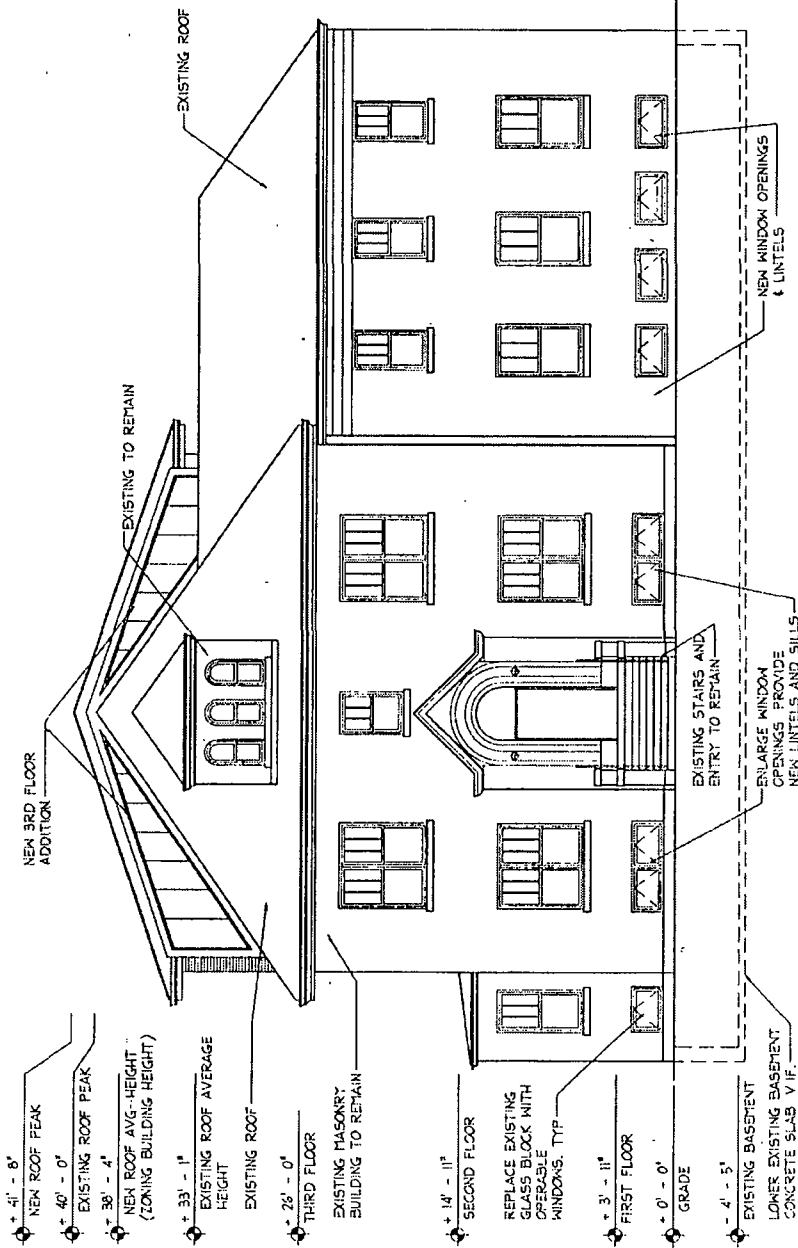
EXISTING NORTH ELEVATION
1/8" = 1'-0"

JSA
Jonathan Spitt Architects Ltd.
1001 North LaSalle Avenue
Chicago, Illinois 60610
773.863.1017 fax 773.883.9081

proj. #
proj.
description

4827 NORTH CLAREMONT
CHICAGO, IL
03/24/2021

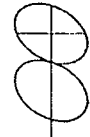


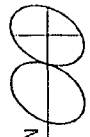
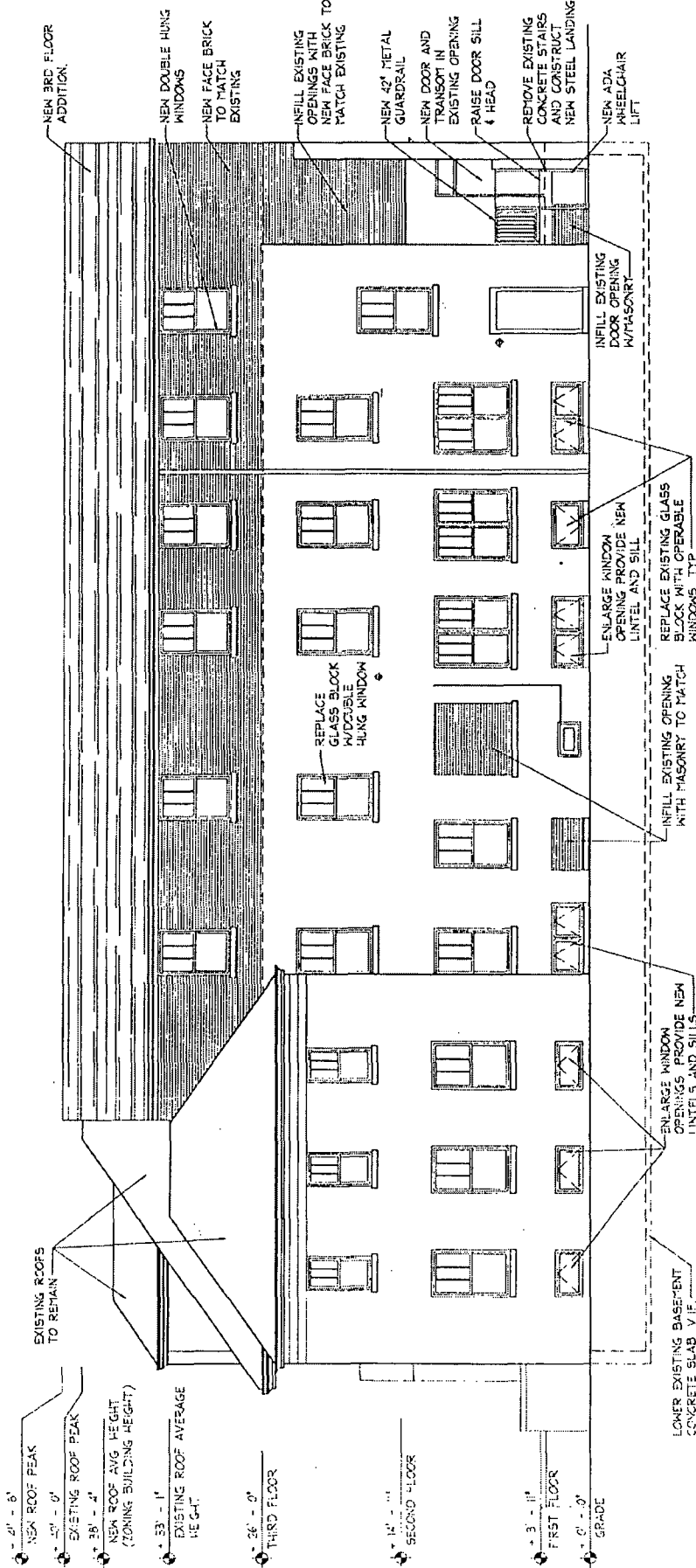


PROPOSED WEST ELEVATION
1/8" = 1'-0"

JSA
Jonathan Splitt Architects LLC
431 North Ravenswood Avenue
Chicago, Illinois 60613
773.883.1017 fax 773.883.3081

proj.#
prel.
427 NORTH CLAREMONT
CHICAGO, IL
description
04/13/12





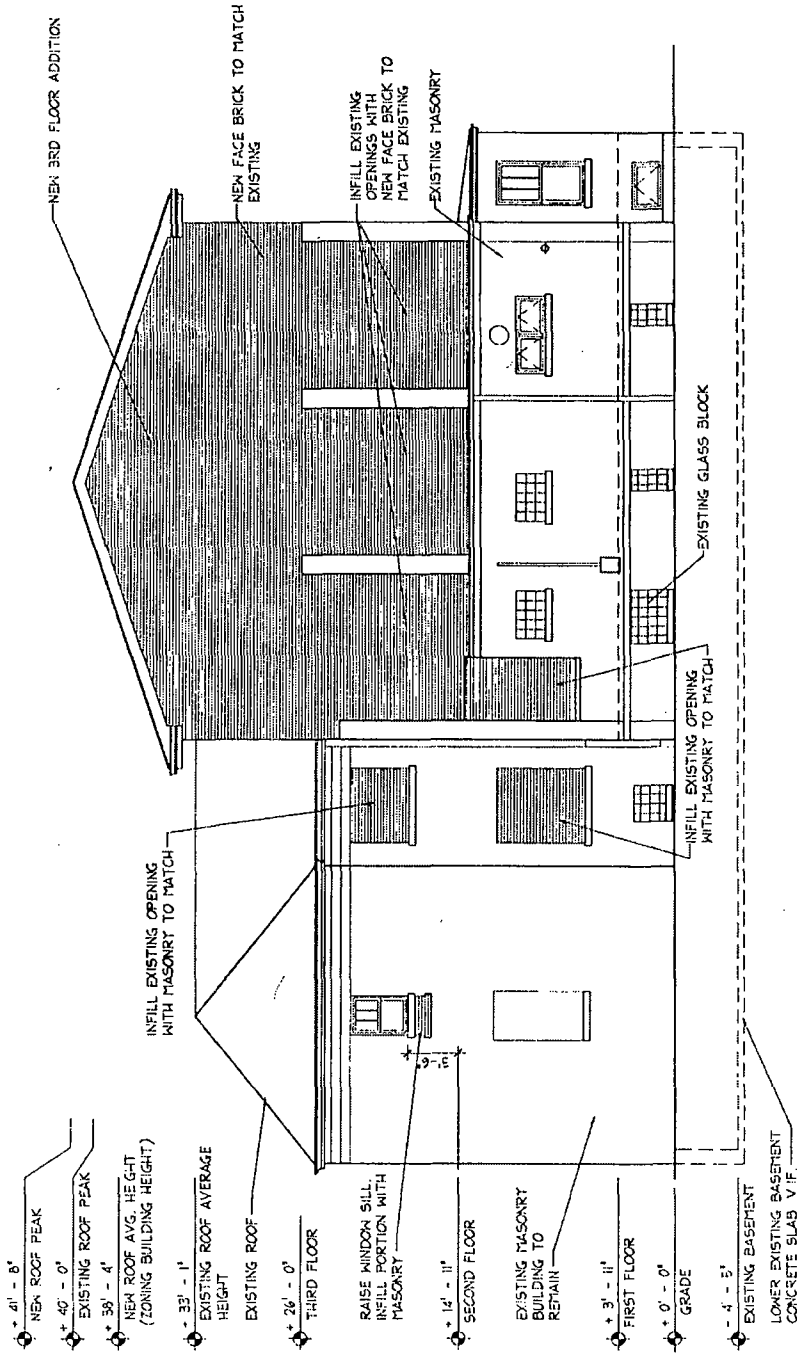
PROPOSED SOUTH ELEVATION

1/8" = 1'-0"



proj.# 487 NORTH CLAREMONT
 prof. CHICAGO, ILL
 description 0424.0231

JSA
 JONATHAN SPLITT ARCHITECTS LTD.
 4401 NORTH LAWRENCE AVENUE
 CHICAGO, ILLINOIS 60632
 773.893.1017 FAX 773.893.3081



PROPOSED EAST ELEVATION
1/8" = 1'-0"

jsa
 jonathan splitt architects ltd
 5001 north rosewood avenue
 suite 501
 chicago, illinois 60613
 773 883 1017 fax 773 883 5881

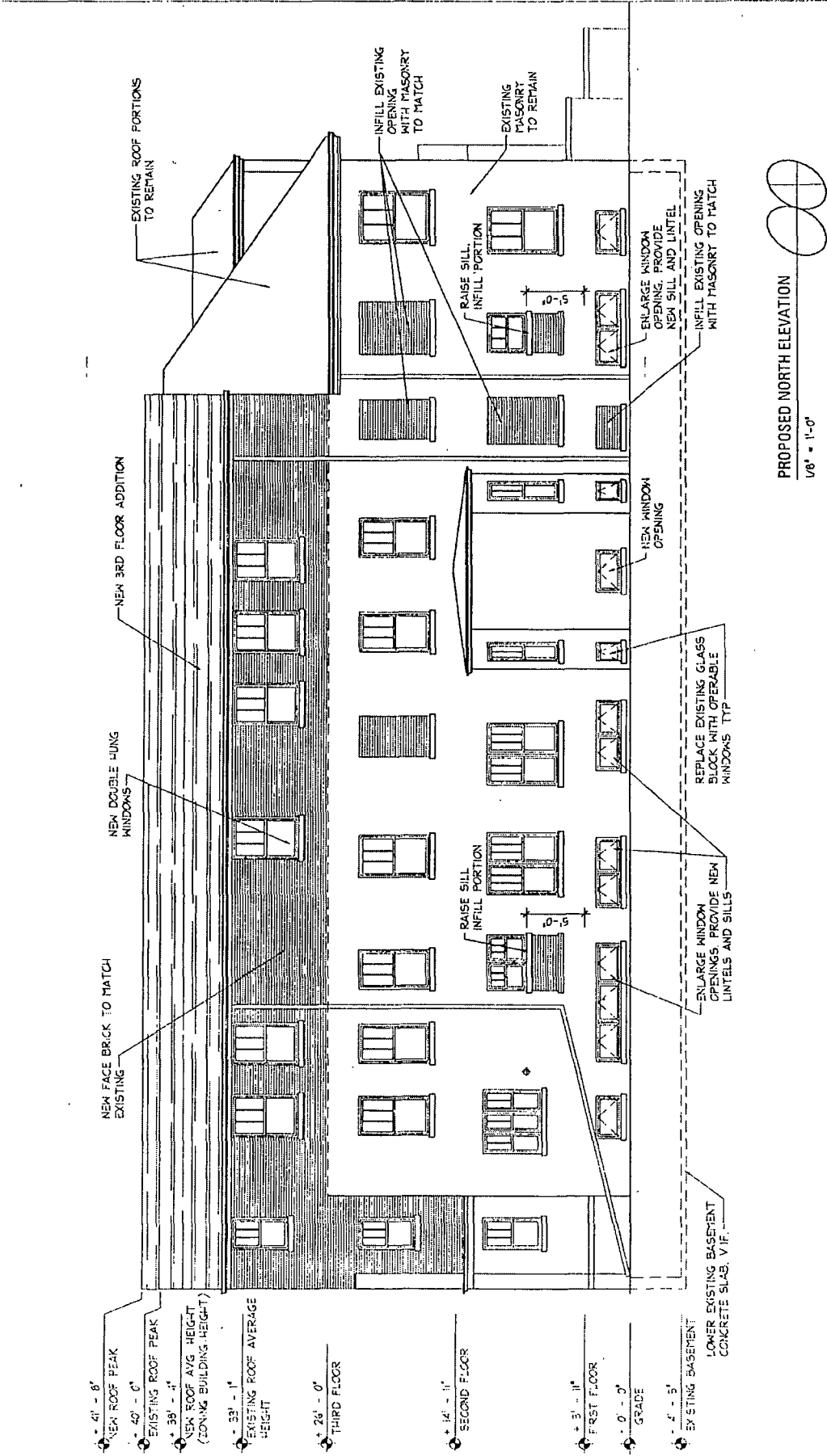
proj.#
 proj.

422 NORTH CLAREMONT
 CHICAGO, IL

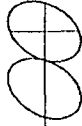
description 08.24.2021



FINAL FOR PUBLICATION

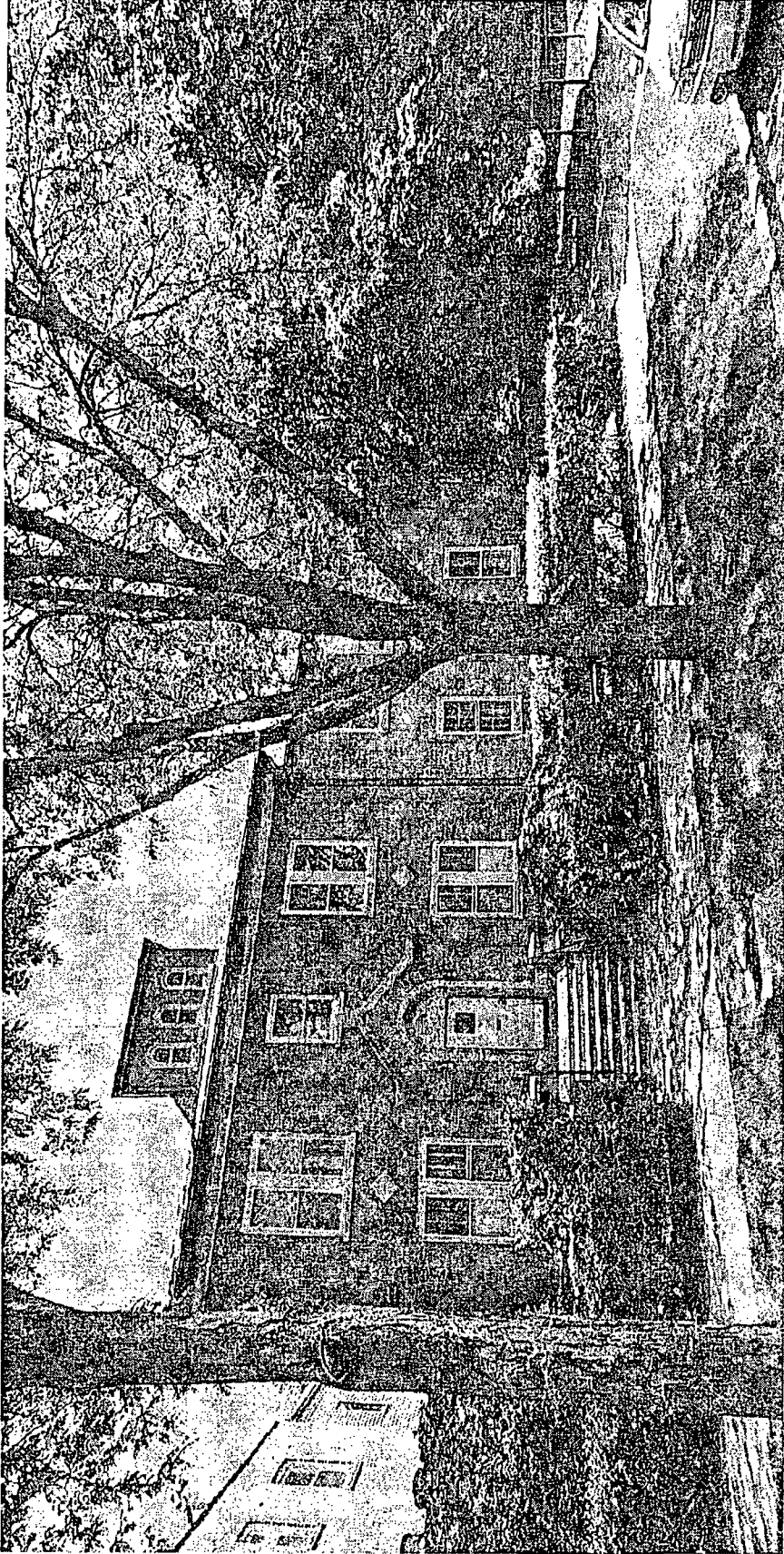


PROPOSED NORTH ELEVATION
1/8" = 1'-0"



JSa
 JOSEPH SPILLIT ARCHITECTS LTD
 4001 NORTH AVERA ROAD #1000
 SUITE 501
 CHICAGO, ILLINOIS 60613
 773 893 1017/18, 773 893 3081

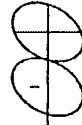
Proj.#
 4022 NORTH CLAREMONT
 CHICAGO, IL
 Description: DEMOLITION

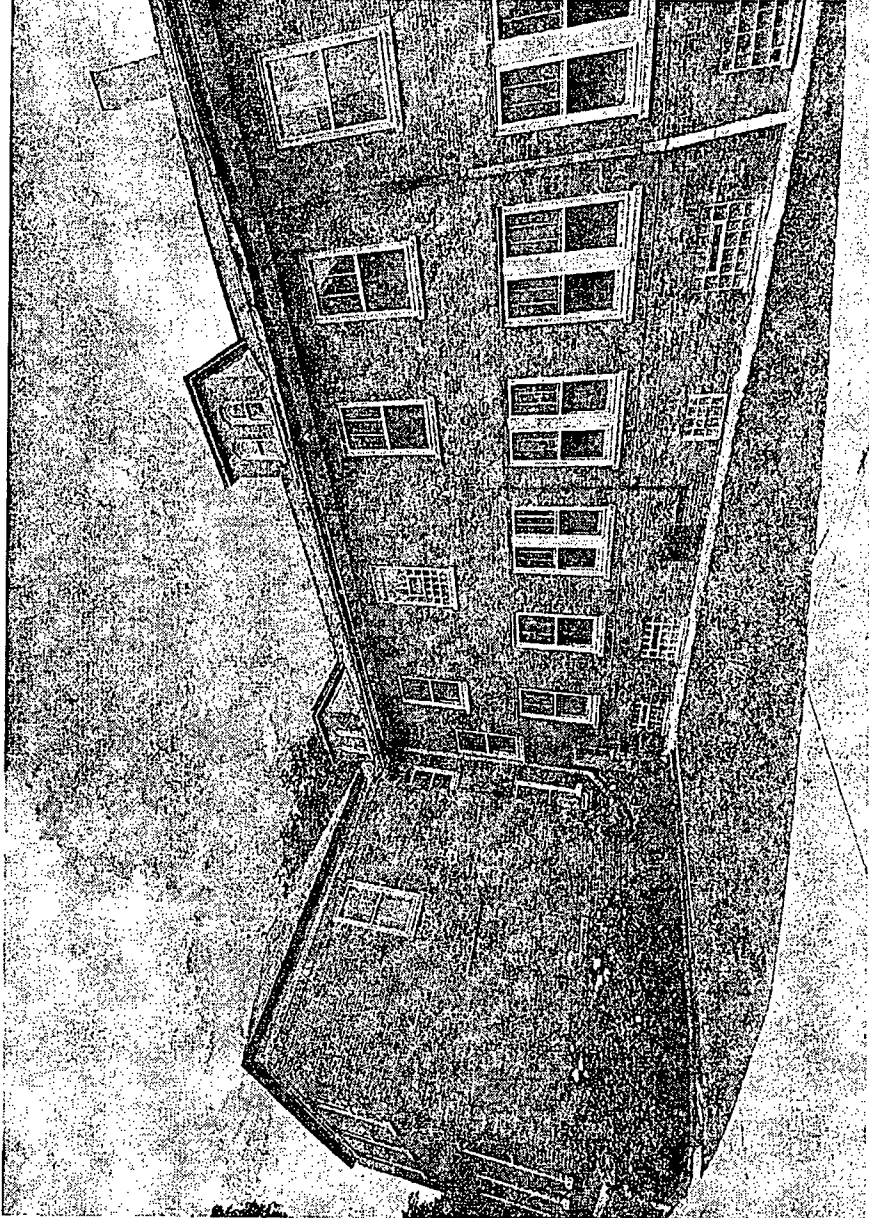


WEST ELEVATION

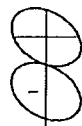
JS&A
Jonathan SPLITT architects llc
4801 North Ravenswood Avenue
Suite 601
Chicago Illinois 60613
773 883 1017 fax 773 883 3081

PROJ. NORTH GUARDPOST
CPL-001, L
DESCRIPTION 03.27.2001





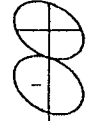
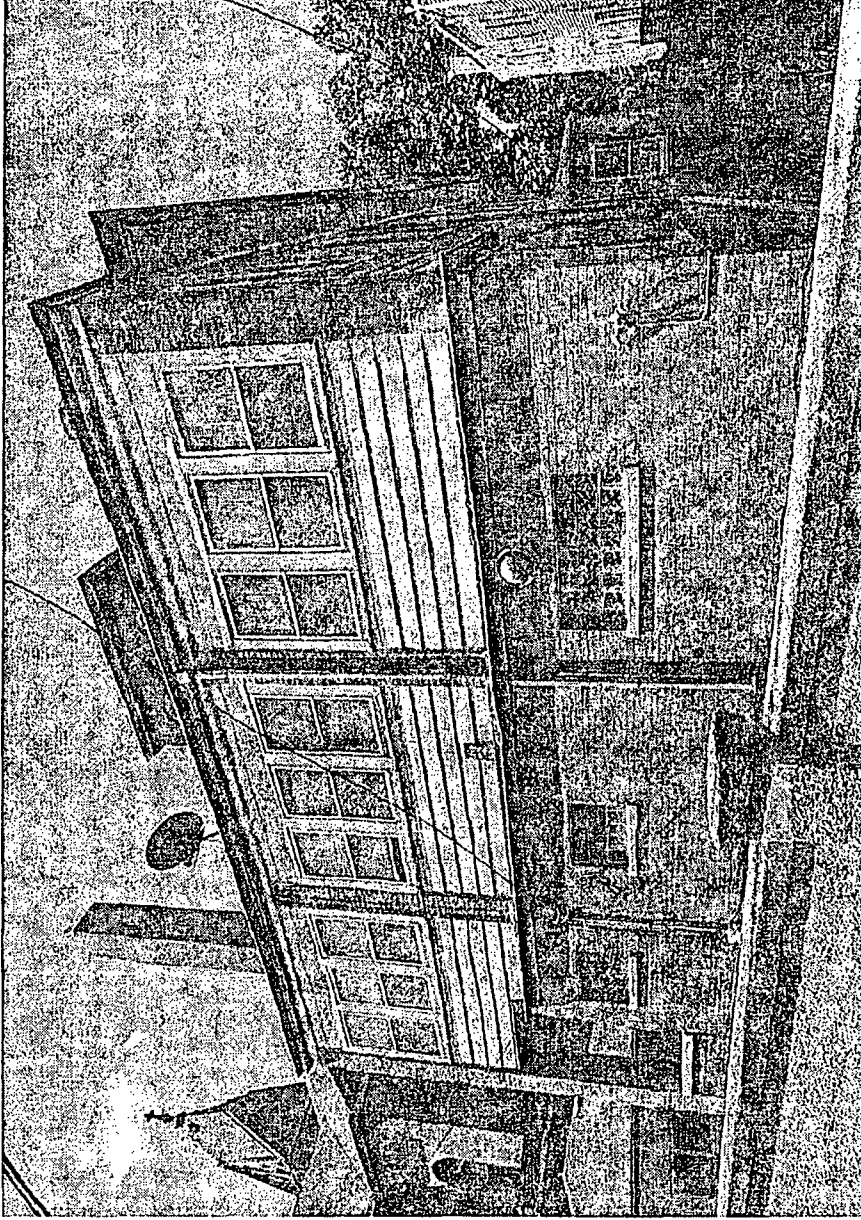
SOUTH ELEVATION



jsa
Jonathan Spilitt Architects Ltd.
4001 North Greenwood Avenue
Suite 661
Chicago, Illinois 60613
773.883.1017 fax 773.883.3001

proj. 4971 NORTH QUINCY ST
CHICAGO IL
description 03.21.2001





EAST ELEVATION

jsa
jonathan SPURTT architects llc
401 north ravenswood avenue
suite 601
chicago illinois 60613
773 883 1017 fax 773 883 3081

proj. 4927 north clarendon
chicago il
description 08.23.2001

