



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2016-1630, **Version:** 1

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.

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 rezoned 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: FAR:

FLOOR AREA:

Residential Dwelling Units: 8

MLA: Height:

Bicycle Parking: Automobile Parking: Loading:

Setbacks:

Front (North Claremont): South Side (West Potomac): North Side: Rear (west):

3.0 feet 0.0 feet 4.72 feet 30.0 feet

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16' PUBLIC ASPHALT ALLEY 47.21'

NORTH CLAREMONT AVE.

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1300 N. CLAREMONT AVE.
PROPOSED SOUTH ELEVATION

R
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1300 N. CLAREMONT AVE.
PROPOSED EAST ELEVATION

1300 N. CLAREMONT AVE.

PROPOSED WEST ELEVATION AND WALL SECTION