



Office of the City Clerk

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Chicago, IL 60602
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Legislation Text

File #: SO2021-4594, Version: 1

**FINAL FOR
PUBLICATION**

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

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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.

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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% Inches**
North Side Setback	3 Feet 9% Inches ** '
South Side Setback	12 Feet 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.

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