



# City of Chicago



O2016-7320

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 10/5/2016

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No.11-J at 4211-4213 N Elston Ave - App No. 18996T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

#1899 6T1  
INTRO DATE  
OCT 05, 2016

## 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 be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 11-J in the area bounded by

a line 161 feet northwest of the intersection of North Elston Avenue and West Berteau Avenue as measured along the easterly right-of-way line of North Elston Avenue and perpendicular thereto; the alley next northeast of and parallel to North Elston Avenue; a line 111 feet northwest of the intersection of North Elston Avenue and West Berteau Avenue as measured along the easterly right-of-way line of North Elston Avenue and perpendicular thereto, and North Elston Avenue,

to those of a C1-2 Neighborhood Commercial District and a corresponding use district is hereby established in the area above described.

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

Common address of properties: 4211-4213 North Elston Avenue

18996T/

**NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
4211-13 N ELSTON AVENUE**

**FINAL FOR PUBLICATION**

The Applicant intends to change the zoning from the existing C1-1 to C1-2 to construct a four-story building with commercial space on the 1st floor and 6 dwelling units on 3 additional floors. The Applicant intends to use portions of the existing foundation and demolish the existing exterior walls.

**ZONING:** C1-2

**LOT AREA:** 6,250 square feet

**FLOOR AREA RATIO:** 2.2

**MAX BUILDABLE AREA:** 13,750 square feet

**BUILDING AREA:** 13,750 square feet

**OFF-STREET PARKING:** 6 spaces

**FRONT SETBACK:** 0 feet

**REAR SETBACK:** 55 feet

**SIDE SETBACK:** 0 feet each side

**BUILDING HEIGHT:** 49 feet 1 inches

The main wall exterior construction will be CMU block and finish brick.

Elevations are attached.

Date: 9/14/16  
Project: 4211 N Elston Ave.  
Chicago, IL 60618



177 N Ada St. Suite #107  
Chicago, IL 60607  
O 312.374.1154

**Letter to Address Zoning:**

To whom it may concern,

The intended purpose for the first floor of our proposed development is to provide one commercial tenant space. This space will provide the tenant with the commercial space and ability to store their work trucks and equipment.

Work trucks will only have access to the proposed overhead door along N Elston Ave.

Proposed rear overhead door is solely intended for the use of the commercial tenant to park a personal vehicle.

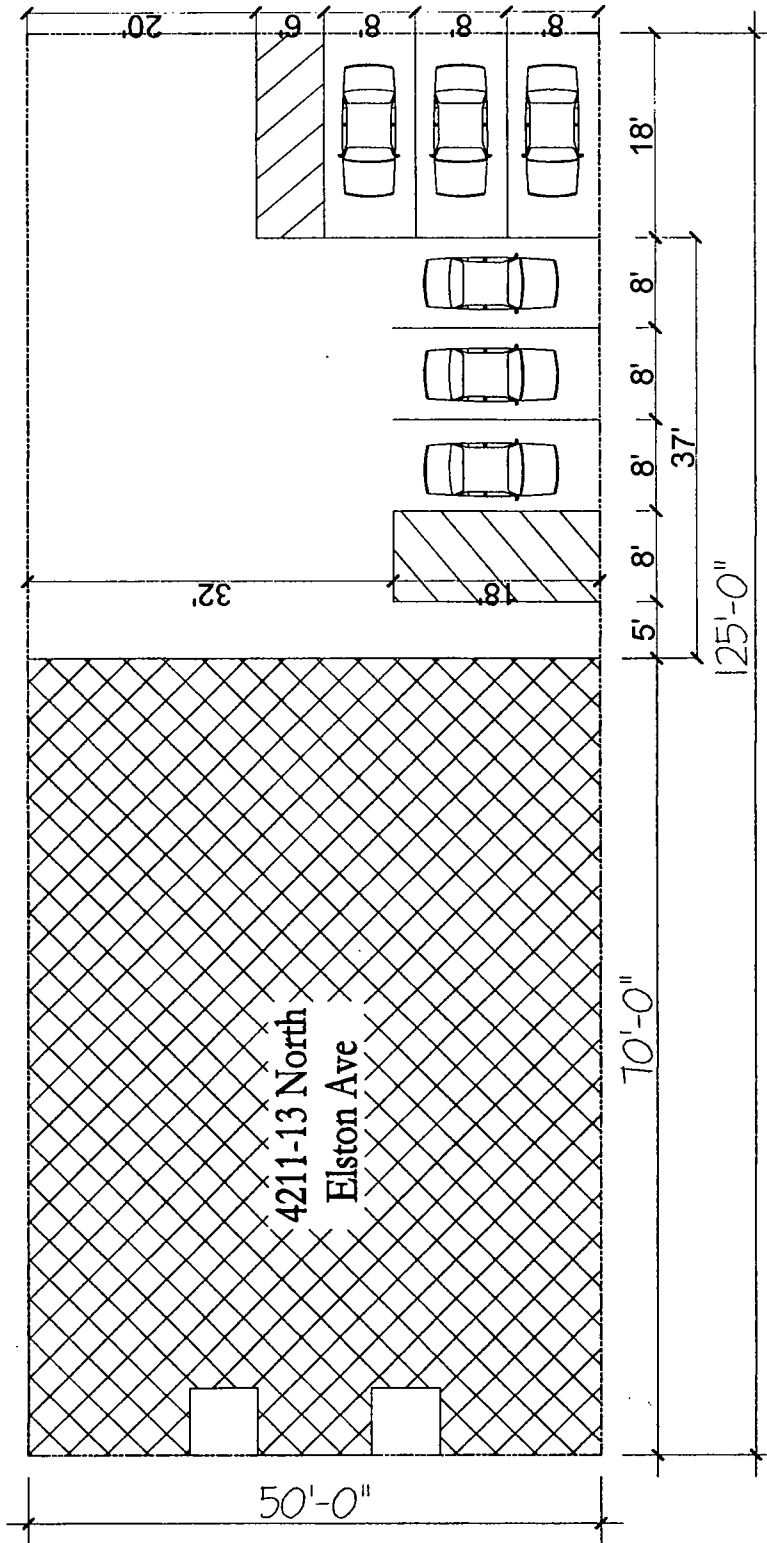
The drawings submitted with this letter reflect the use of the first floor commercial space.

Sincerely,  
Michael Mohr - Architect  
License # 001-015897

A handwritten signature in black ink, appearing to read 'Michael Mohr', written in a cursive style.

**FINAL FOR PUBLICATION**

16 ft. Alley

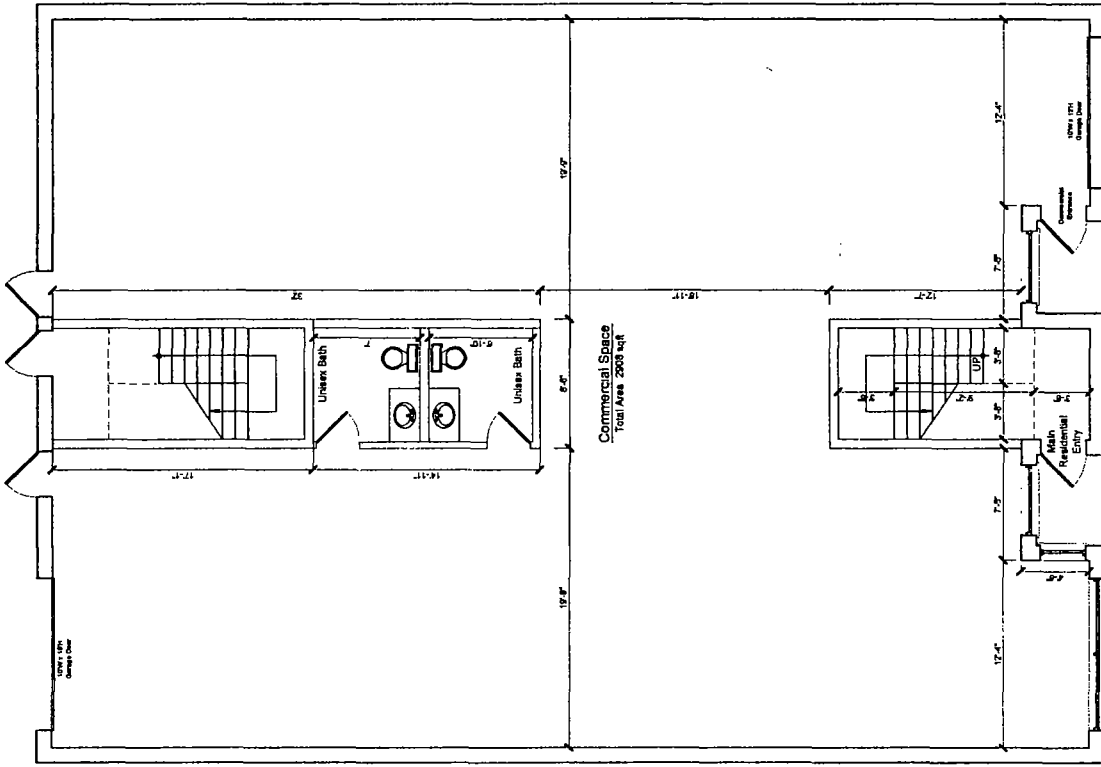
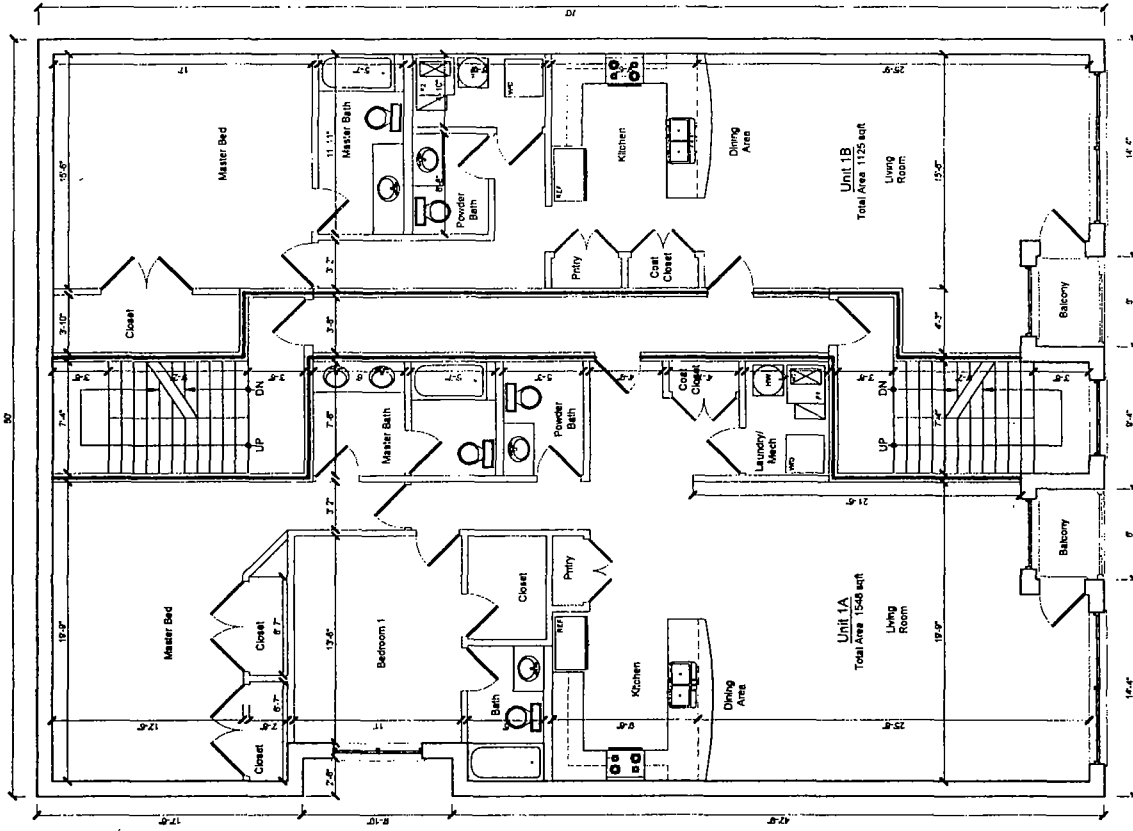


N. Elston Ave.

FINAL FOR PUBLICATION



Site Plan  
Scale: 3/32" = 1'



Typical Residential Floor  
Scale: 1/8" = 1'

First Floor Commercial  
Scale: 1/8" = 1'

**FINAL FOR PUBLICATION**