



City of Chicago



SO2021-4143

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-G at 1690 N Elston Ave - App No. 20841T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

#20841-T1

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the M3-3 Heavy Industry District symbols and indications as shown on Map 5-G in the area bounded by

West Wabansia Avenue; North Elston Avenue; a line 125.42 feet southeasterly of and parallel to West Wabansia Avenue; and North Besly Court

to those of a C3-3 Commercial, Manufacturing and Employment District.

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

Address: 1690 North Elston Avenue

FINAL FOR PUBLICATION

1690 N. Elston Avenue
Substitute Narrative and Plans
Type 1 Zoning Map Amendment

M3-3 to C3-3T1

Applicant: Litton Adventures, LLC
Property Address: 1690 N. Elston Avenue
Proposed Zoning: C3-3T1 Commercial, Manufacturing and Employment District

I. NARRATIVE

The property is improved with an existing 2-story, 17,470 sq. ft., 30.0' high building. The Applicant is seeking the rezoning in order to enlarge the building to a total floor area of 36,920 square feet. There will be no increase in height. There will be 8 accessory vehicle parking spaces and 42 non-accessory parking spaces.

The parcel is located within the North Branch Corridor Overlay - Subdistrict A. Pursuant to 17-3-0400 for the rezoning of M-zoned land within an industrial corridor, to a zoning district other than M, or a P.M.D., P.O.S. or T, the matter will be referred to the Chicago Plan Commission.

II. ZONING ANALYSIS

- 1) Floor Area and Floor Area Ratio
 - a) Lot Area 17,625 sq. ft.
 - b) Total building area 36,920 sq. ft.
 - c) FAR 2.09

- 2) Density (lot area per dwelling unit): Not applicable

- 3) Off-street Parking and Loading:
 - a) Parking 8 accessory vehicle parking spaces
42 non-accessory parking spaces

 - b) Bicycle 8 bicycle parking spaces
 - c) Loading 1 10' x 25' loading berth

- 4) Setbacks:
 - a) Front 0.0'
 - b) Side (N) 0.0'
 - c) Side (S) 0.0'
 - d) Rear 0.0'

- 5) Building Height: 30.0' - 2 stories

Level	Description	Area (GSF)	Comments
Basement Floor Plan	PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION	17,776	
1st Floor	RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279) AND FUTURE EXPANSION	6,769	
1st Floor	BUILDING ADDITION PHASE 1 (PERMIT #100924279)	2,382	
1st Floor	PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION	1,180	
Second Floor	RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279) AND FUTURE EXPANSION	16,756	
Second Floor	BUILDING ADDITION PHASE 1 (PERMIT #100924279)	1,875	
Second Floor	PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION	17,761	
Building Area included in F.A.R. =			96,920
Basement Floor Plan	RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279) AND FUTURE EXPANSION	16,804	Not incl. in Building Area (Per CBC 506.1.3)
Basement Floor Plan	BUILDING ADDITION PHASE 1 (PERMIT #100924279)	17,207	Not incl. in Building Area (Per CBC 506.1.3)
1st Floor	PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION	12,973	Not incl. in Building Area (Per CBC 506.1.3)




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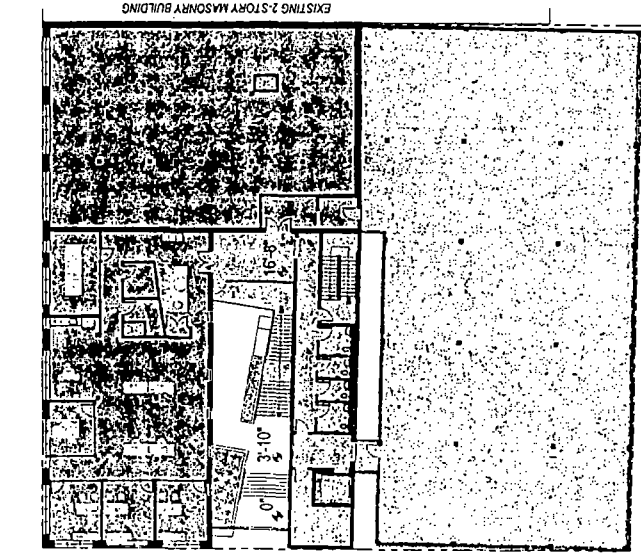
Recorded Lot Area: 17,625 SF
 Proposed Building Area: 96,920 GSF
 Proposed F.A.R.: 2.09

Parking Requirements:

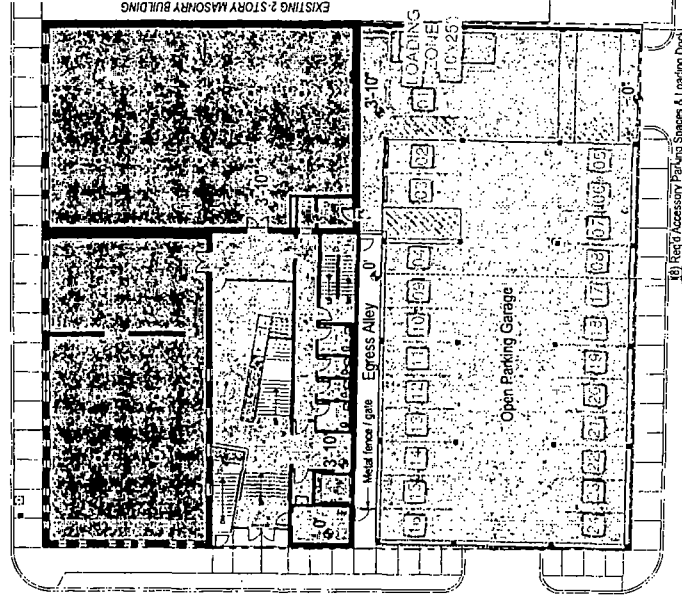
8 parking spaces
 50 parking spaces provided, 8 accessory parking spaces required per 17-7-0410, 17-10-0207L, none for first 35,000 GSF then 1.33 spaces per 1,000 GSF
 $(36,920 + 3,882 = 40,802 \text{ GSF})$
 $40,802 / 35,000 = 1.166$
 $(5,802 / 1,000) * 1.33 = 7.72$ or 8 parking spaces

BUILDING AREA LEGEND - ALL PHASES

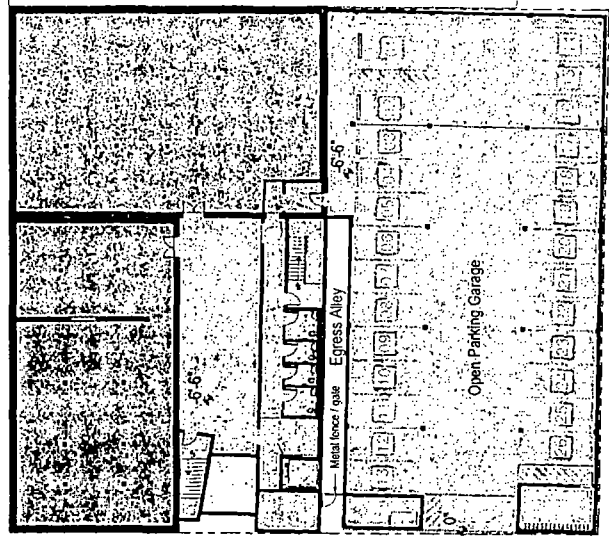
-  RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279)
-  BUILDING ADDITION PHASE 1 (PERMIT #100924279)
-  PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION



3 Second Floor Plan - All Phases
1 - 140



2 First Floor Plan - All Phases
1 - 140



1 Basement Plan - All Phases
1 - 140

FIORAVANTISMA

17500 100th Ave NE, Suite 200, Redmond, WA 98073
 Phone: (206) 881-1111
 Fax: (206) 881-1112
 Email: info@fioravantisma.com
 Website: www.fioravantisma.com

- Existing street sign to remain
- Existing manhole to remain
- Existing concrete sidewalk to remain
- Existing Divvy bike station to remain
- Existing utility pole to remain
- Existing street light to remain
- Existing utility pole to remain
- Turning radius for fire apparatus
- Existing City fire hydrant to remain
- Existing street light to remain
- Existing mailbox to remain
- Existing street sign to remain
- Turning radius for fire apparatus
- Existing utility pole to be relocated
- Property Line
- Existing street sign to remain
- New concrete pedestrian walk
- New driveway - reconstruct curb and gutter
- Existing street light to remain
- Turning radius for fire apparatus
- Existing utility pole to be relocated
- Property Line
- Existing street sign to remain
- New concrete pedestrian walk
- New driveway - reconstruct curb and gutter
- Existing electrical post to be relocated. New location to be coordinated with Comed.
- Existing street light to be protected during construction, relocate as required

BUILDING AREA LEGEND - ALL PHASES

- RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279)
- BUILDING ADDITION PHASE 1 (PERMIT #100924279)
- PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION

RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #: 100924279)

2-STORY (30-FEET HIGH) HEAVY TIMBER LOFT (TYPE IV CONSTRUCTION / COMMERCIAL (M) OFFICE SPACE)

BUILDING ADDITION PHASE 1 (PERMIT #: 100924279)

2-STORY (32-FEET HIGH) C.I.P. CONCRETE & GLASS ADDITION WITH 16 SURFACE LOT PARKING SPACES (TYPE IV CONSTRUCTION / COMMERCIAL (M) OFFICE SPACE)

Existing manhole to remain
Existing standpipe siamese connection to remain

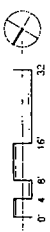
PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION

2-STORY (30-FEET HIGH) ADDITION WITH OPEN GARAGE (60 PARKING SPACES) AT BASEMENT & FIRST FLOORS (CIP CONCRETE) AND COMMERCIAL (M) OFFICE SPACE AT SECOND FLOOR (HEAVY TIMBER - TYPE IV CONSTRUCTION)

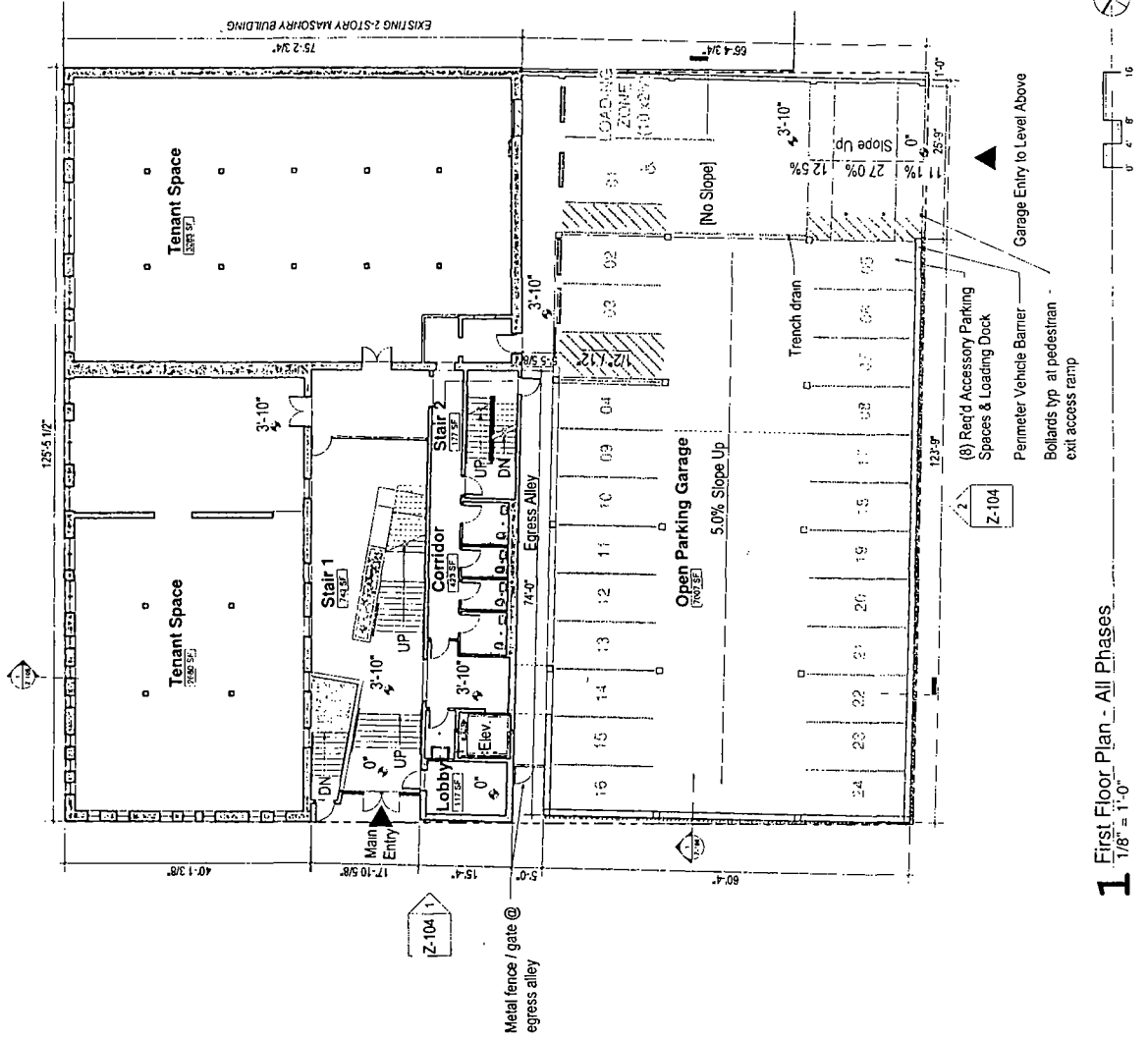


Level	Description	Area (GSF)
Basement	PROPOSED BASEMENT PHASE 2 - FUTURE EXPANSION	1,776
First Floor	RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279)	1,776
Second Floor	BUILDING ADDITION PHASE 1 (PERMIT #100924279)	2,285
Basement	PROPOSED BASEMENT PHASE 2 - FUTURE EXPANSION	1,776
First Floor	BUILDING ADDITION PHASE 1 (PERMIT #100924279)	2,285
Second Floor	BUILDING ADDITION PHASE 1 (PERMIT #100924279)	2,285
Basement	PROPOSED BASEMENT PHASE 2 - FUTURE EXPANSION	1,776
First Floor	BUILDING ADDITION PHASE 1 (PERMIT #100924279)	2,285
Second Floor	BUILDING ADDITION PHASE 1 (PERMIT #100924279)	2,285
Total Building Area: 17,624 GSF		
Proposed Building Area: 35,920 GSF		
Proposed F.A.R.: 2.09		

ZONING CODE DATA
 Recorded Lot Area: 17,624 SF
 Proposed Building Area: 35,920 GSF
 Proposed F.A.R.: 2.09

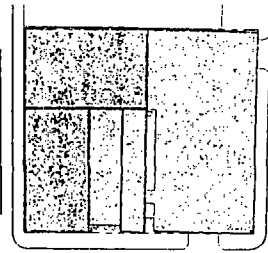


<p>FLOOR PLAN</p> <p>DATE: 01/15/2019</p> <p>PROJECT: RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279)</p> <p>DESIGNER: CHAN ARCHITECTS</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PHASE: ALL PHASES</p>	<p>Z-102</p> <p>DATE: 01/15/2019</p> <p>PROJECT: RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279)</p> <p>DESIGNER: CHAN ARCHITECTS</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PHASE: ALL PHASES</p>
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1 First Floor Plan - All Phases
1/8" = 1'-0"

N. ELSTON AVE.



N. BESLEY CT.

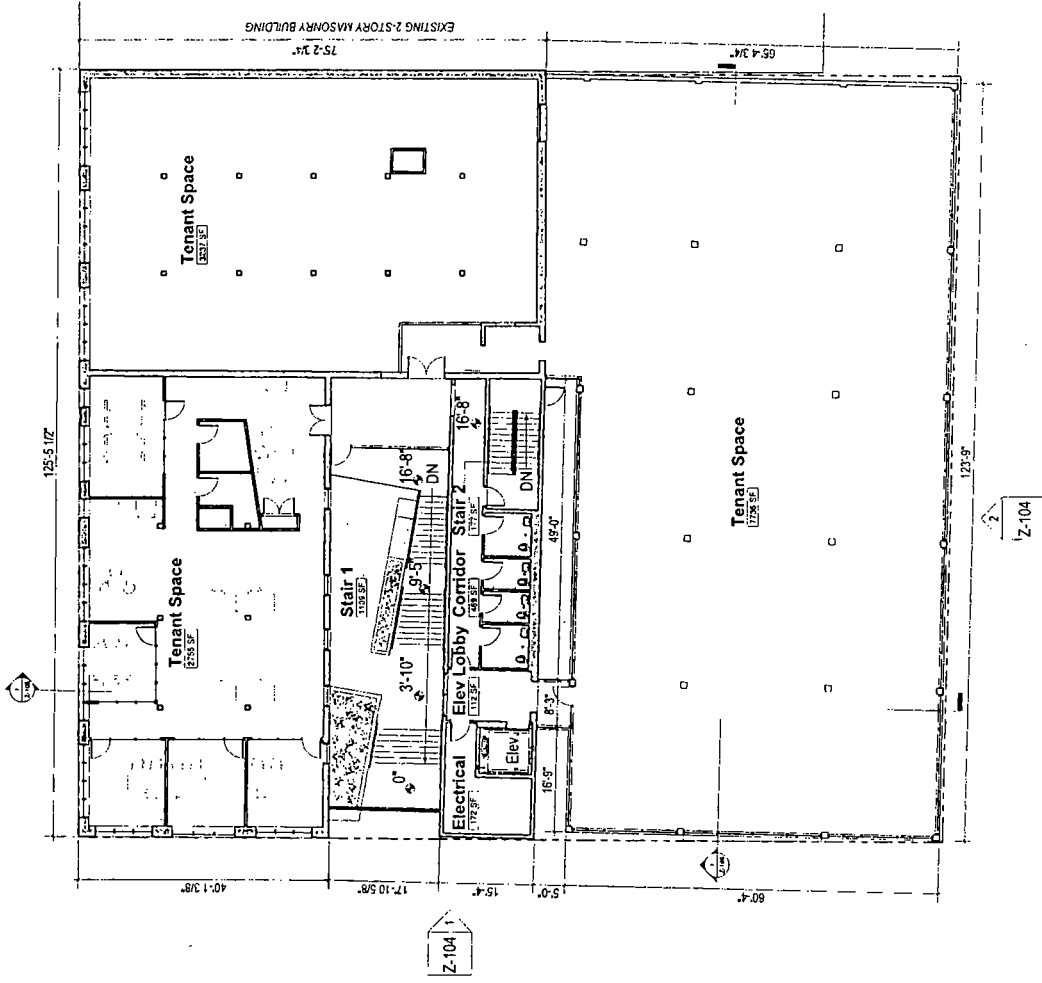
BUILDING AREA LEGEND - ALL PHASES

-  RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279)
-  BUILDING ADDITION PHASE 1 (PERMIT #100924279)
-  PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION

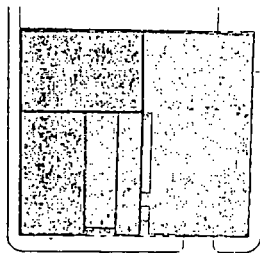


2 Key Plan
1" = 30'-0"

FORAMOTASMA 1000 W. WABANSIA AVE. SUITE 100 CHICAGO, IL 60606 TEL: (773) 344-1111 FAX: (773) 344-1112 WWW.FORAMOTASMA.COM	
PROJECT NO.: 2018-001 DATE: 08/15/2018 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES SCALE: AS SHOWN	CLIENT: [REDACTED] PROJECT: [REDACTED] SHEET NO.: Z-103 TOTAL SHEETS: 1



N. ELSTON AVE.



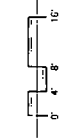
N. BESLEY CT.

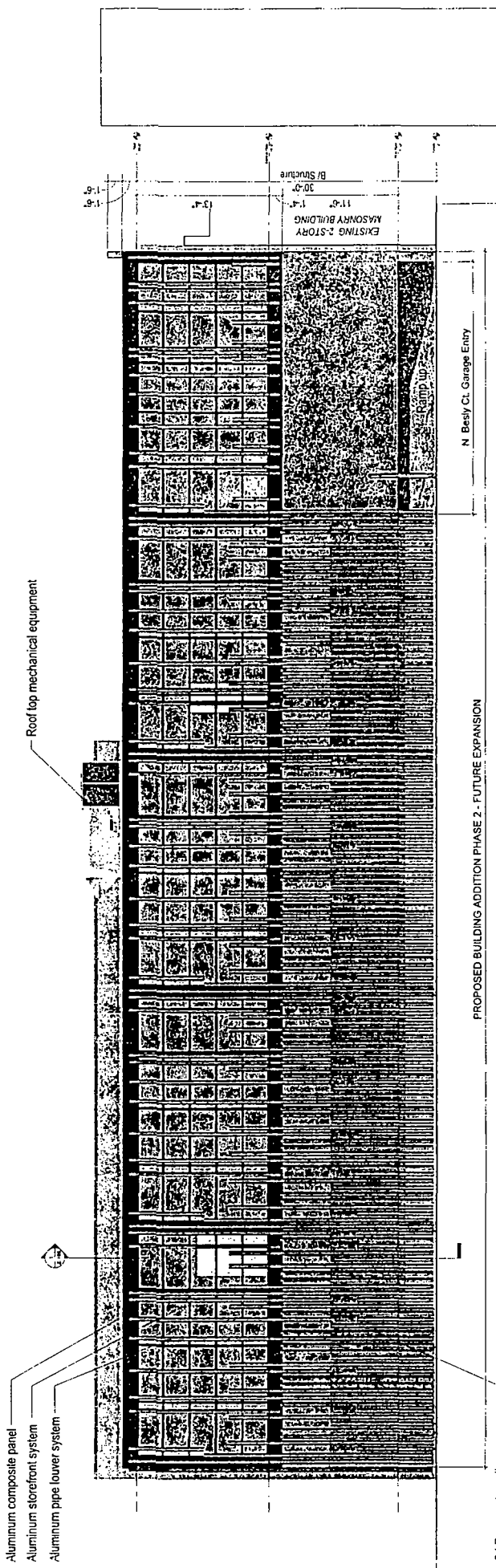
BUILDING AREA LEGEND - ALL PHASES

- RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT # 100924279)
- BUILDING ADDITION PHASE 1 (PERMIT # 100924279)
- PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION

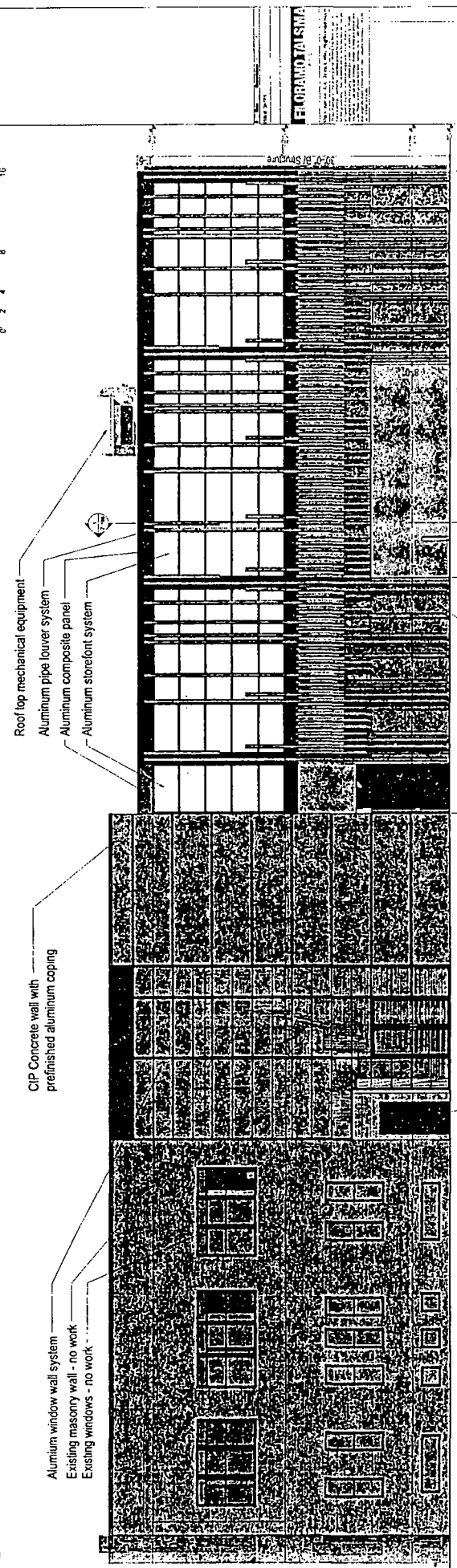
2 Key Plan
1" = 30'-0"

1 Second Floor Plan - All Phases
1/8" = 1'-0"



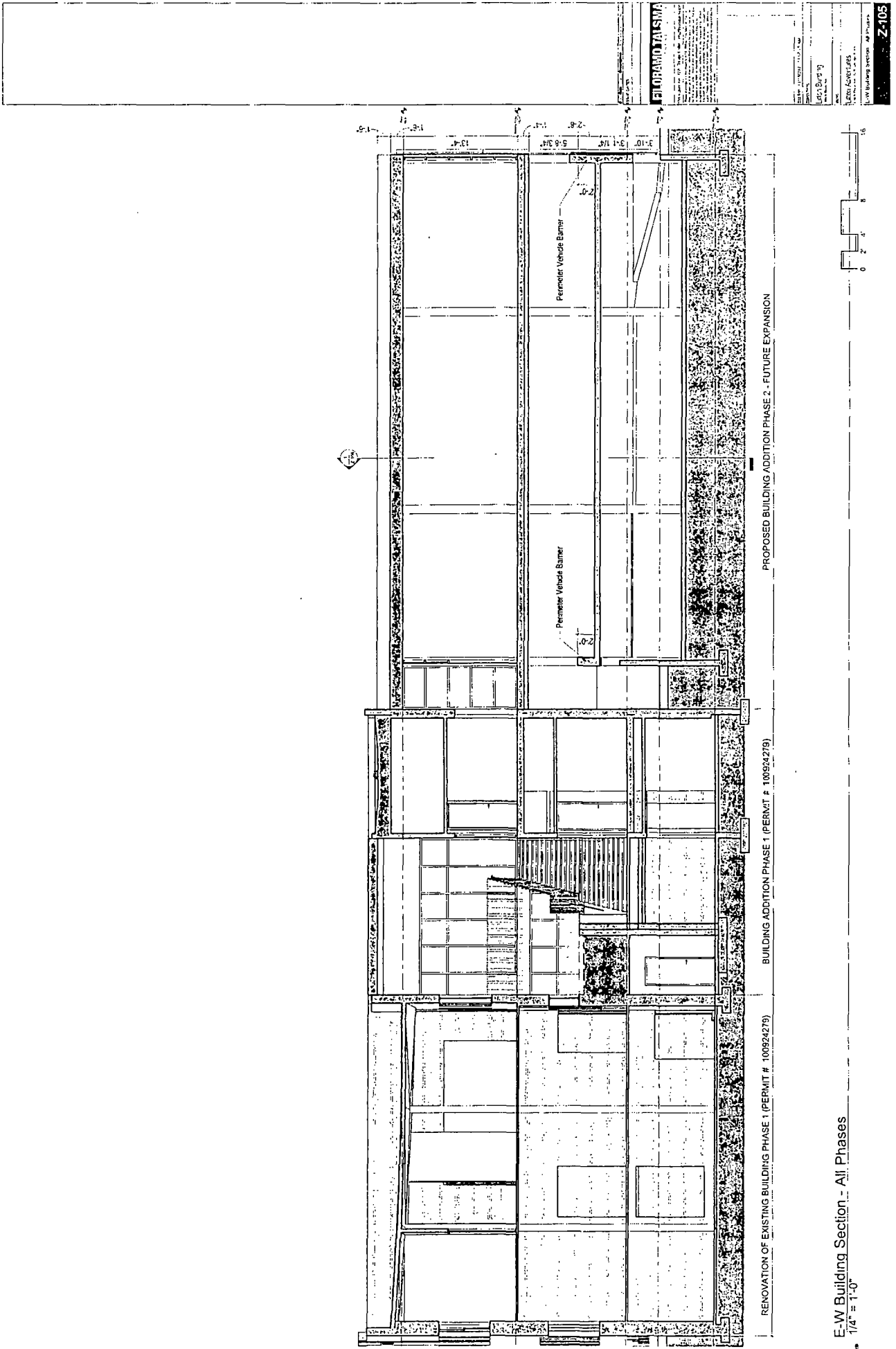


2 West (Besley Ct.) Building Elevation - All Phases
1/4" = 1'-0"



1 North (Wabansia Ave.) Building Elevation - All Phases
1/4" = 1'-0"

FLORIANO TALSAMA
 ARCHITECT
 1110 N. 1st Street, Suite 200
 Phoenix, AZ 85004
 Phone: (602) 254-1111
 Fax: (602) 254-1112
 www.florianotalsama.com



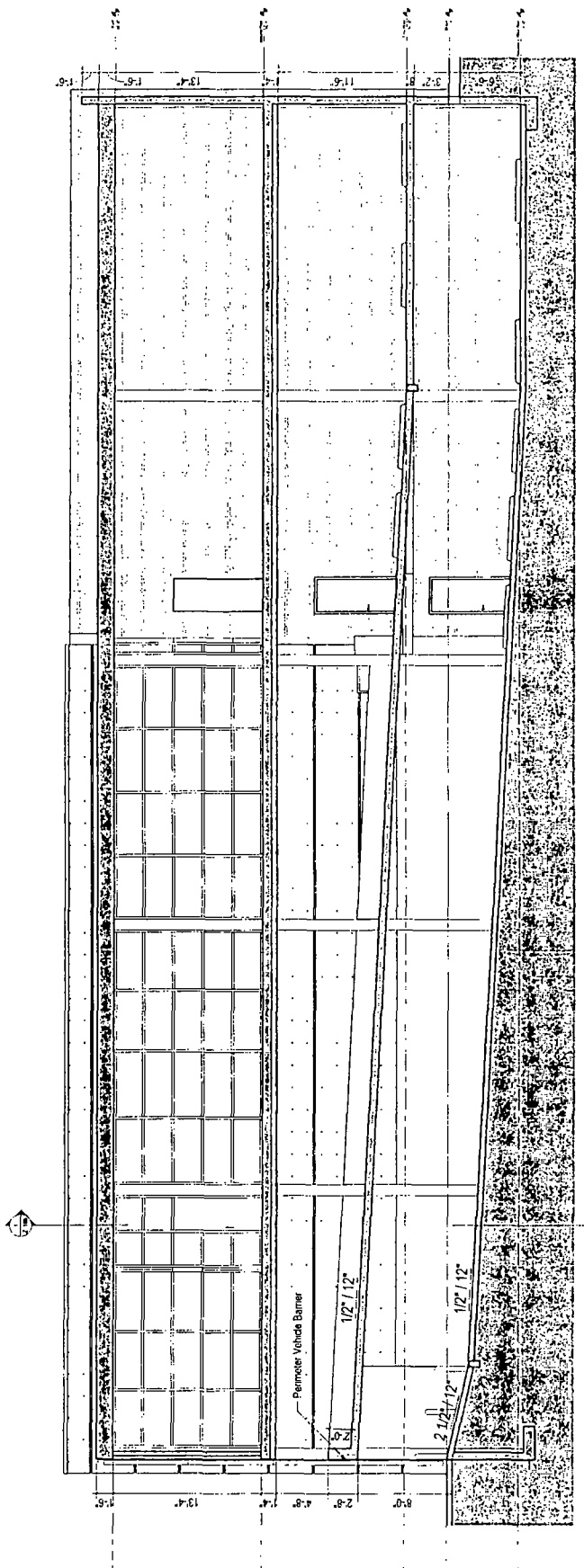
1 E-W Building Section - All Phases
1/4" = 1'-0"

FLORIANO TALSMA
ARCHITECTS
1000 ADAMS BLVD
ANN ARBOR, MI 48106
TEL: 734.769.1100
WWW.FLORIANOTALSMA.COM

PROJECT: [REDACTED]
DATE: [REDACTED]
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]

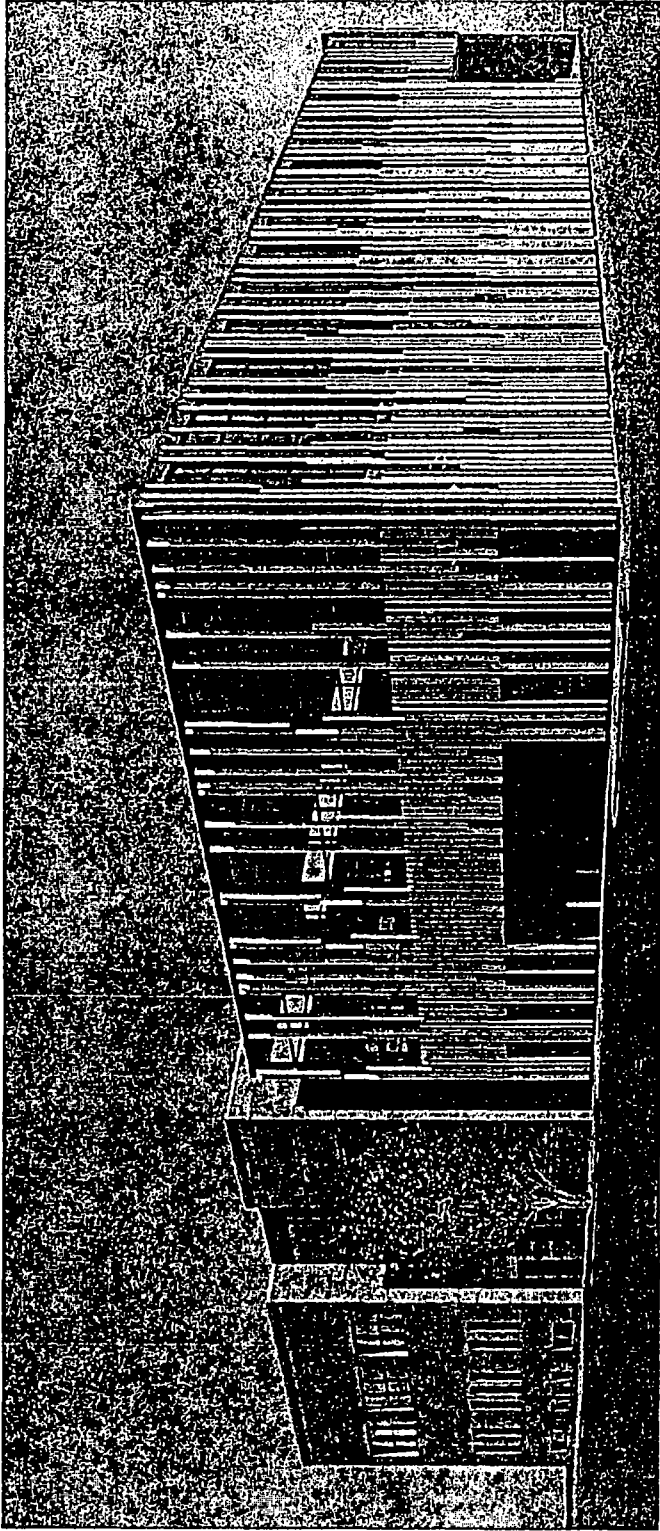
1000 ADAMS BLVD
ANN ARBOR, MI 48106
TEL: 734.769.1100
WWW.FLORIANOTALSMA.COM

2-108

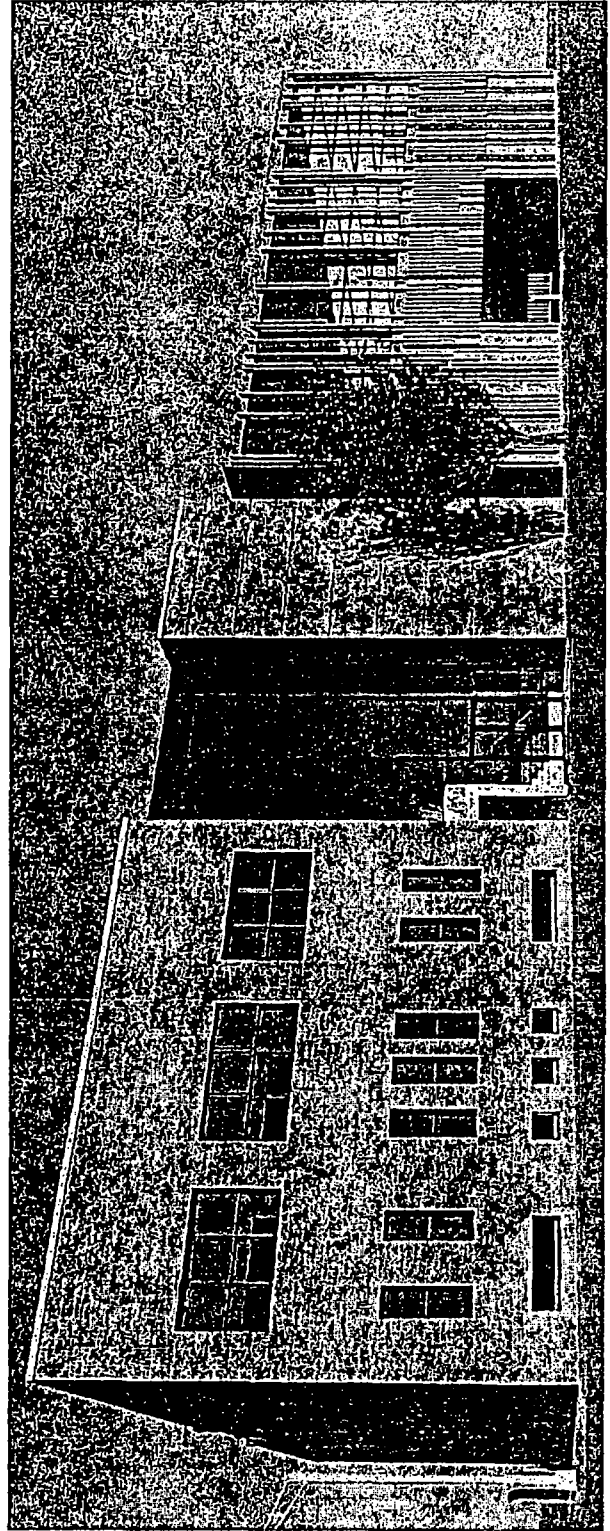


1 N-S Building Section - All Phases
1/4" = 1'-0"





2 NW Corner Perspective - W. Wabanisa Ave. and N. Besley Ct.



1 NE Corner Perspective - N. Elston Ave. and W. Wabansai Ave.

PROJECT INFORMATION		
PROJECT NO.	1000000000	
DATE	10/15/09	
CLIENT	W. Wabanisa Ave. and N. Besley Ct.	
DESIGNER	W. Wabanisa Ave. and N. Besley Ct.	
SCALE	1/8" = 1'-0"	
DRAWING INFORMATION		
DRAWING NO.	1000000000	
DATE	10/15/09	
BY	W. Wabanisa Ave. and N. Besley Ct.	
CHECKED BY	W. Wabanisa Ave. and N. Besley Ct.	
APPROVED BY	W. Wabanisa Ave. and N. Besley Ct.	
REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/15/09
2	ISSUED FOR CONSTRUCTION	10/15/09
3	ISSUED FOR AS-BUILT	10/15/09




Application #20841-T1

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: December 16, 2021

Re: Proposed Type-1 Industrial Corridor Map Amendment, 1690 N Elston Ave. (Application #20841-T1)

On December 16, 2021, the Chicago Plan Commission recommended approval of a proposed Industrial Corridor Map Amendment submitted by Litton Adventures LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)