



City of Chicago



O2022-295

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-I at 3319 N Elston Ave - App No. 20920T1
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. That the Chicago Zoning Ordinance be amended by changing all of the M1-2 Light Manufacturing District and C1-1 Neighborhood Commercial District symbols and indications as shown on Map 9-I in the area bounded by:

North Elston Avenue; West Henderson Street; the public alley east of and parallel to North Elston Avenue; and a line 226.5 feet north of and parallel to West Henderson Avenue (as measured along North Elston Avenue)

to those of the C1-2 Neighborhood Commercial District.

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

Address: 3319 N. Elston Avenue, Chicago, Illinois

NARRATIVE ZONING ANALYSIS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 3319 Elston Owner LLC
Property Location: 3319 N. Elston Avenue, Chicago, Illinois
Proposed Zoning: C1-2 Neighborhood Commercial District
Lot Area (sf): 33,971 square feet

3319 Elston Owner LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 3319 N. Elston Avenue, Chicago, Illinois from the M1-2 Light Manufacturing and C1-1 Neighborhood Commercial Districts to the C1-2 Neighborhood Commercial District in order to allow the adaptive reuse of the existing two-story building located at the subject property. The existing parking lot with 32 spaces will be maintained. The proposed redevelopment will allow for one or more commercial tenants in the building, including potential restaurant, general commercial, medical, office and/or educational uses. A Special Use permit may also be sought to establish a school on the site depending on tenant demand after the approval of the zoning amendment.

The subject property consists of approximately 33,971 square feet of site area and is currently occupied by an existing 2-story building and parking lot. The Applicant proposes to renovate the existing structure.


NARRATIVE ZONING ANALYSIS

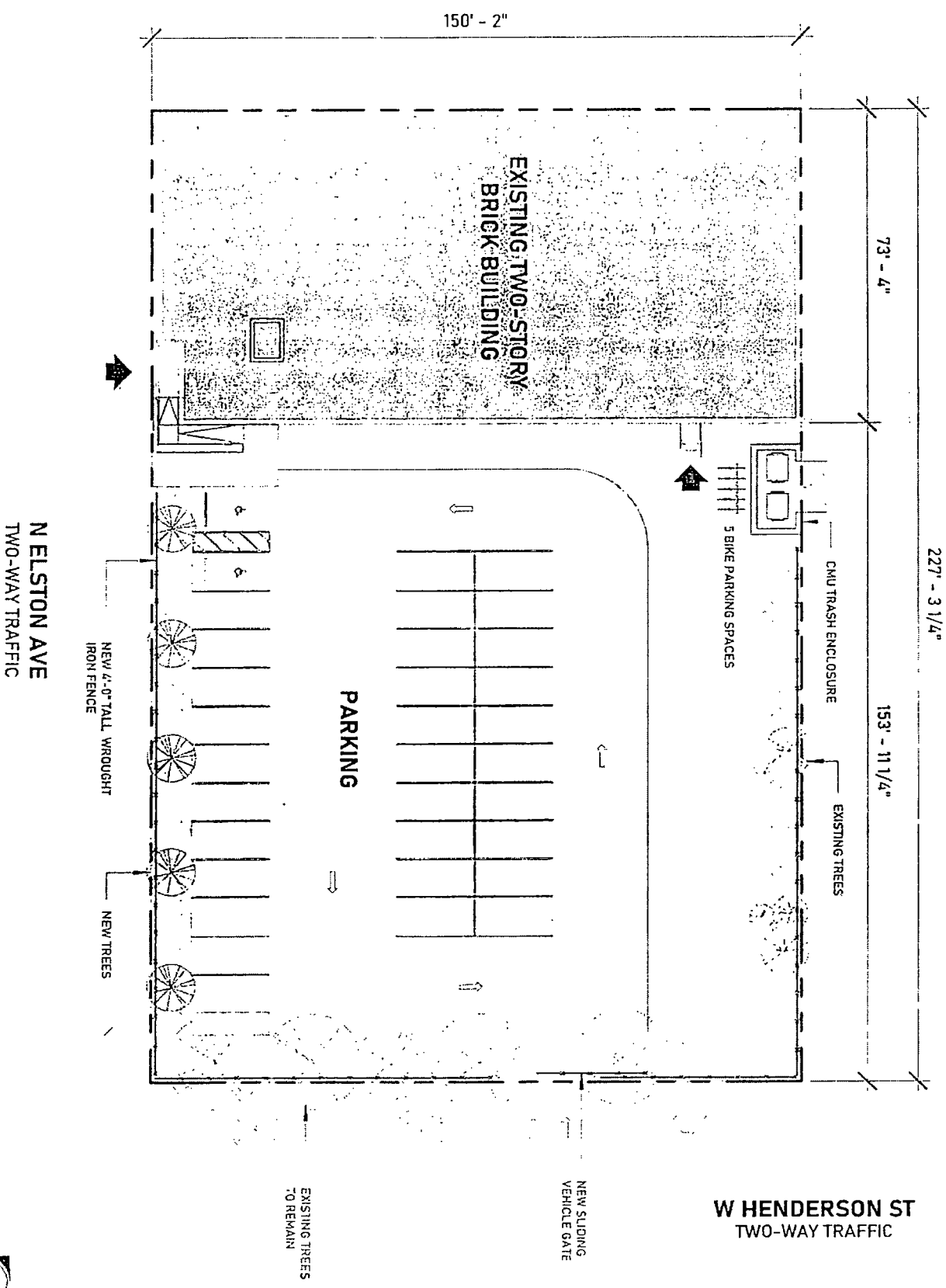
- (a) Floor Area and Floor Area Ratio:
 - i. Lot area: 33,971 sf
 - ii. Total building area: 21,680 sf
 - iii. FAR: 0.64
- (b) Density (Lot Area Per Dwelling Unit): N/A
- (c) Amount of off-street parking: 32*
- (d) Setbacks: Existing to remain
- (e) Building height: 31’0”
- (f) Off-street Loading: 0

Note: To the extent needed, the Applicant may seek relief to reduce parking for future uses.

Address: 3319 N. Elston Avenue, Chicago, Illinois

Site Plan

Final for Publication 

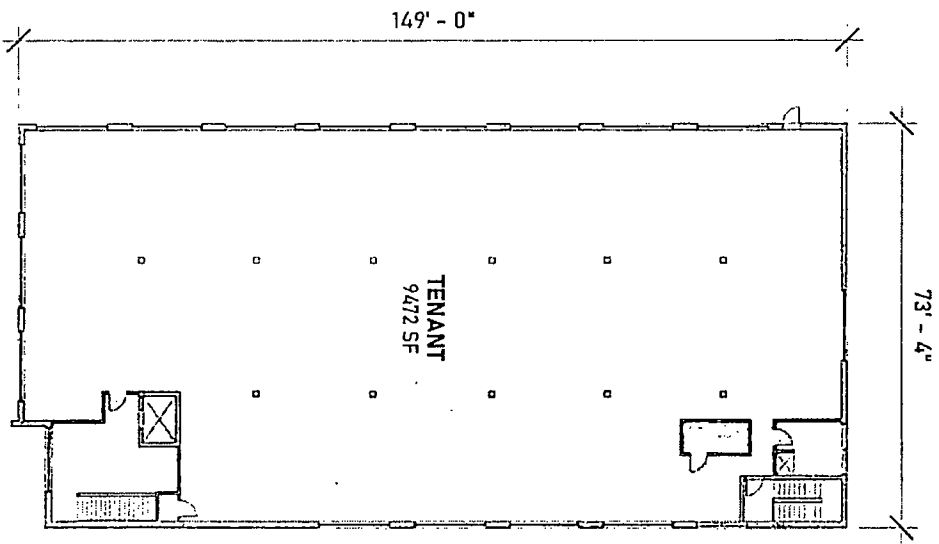


CONSTRUCTION (1) Existing Drawings (1) 2024/04/04

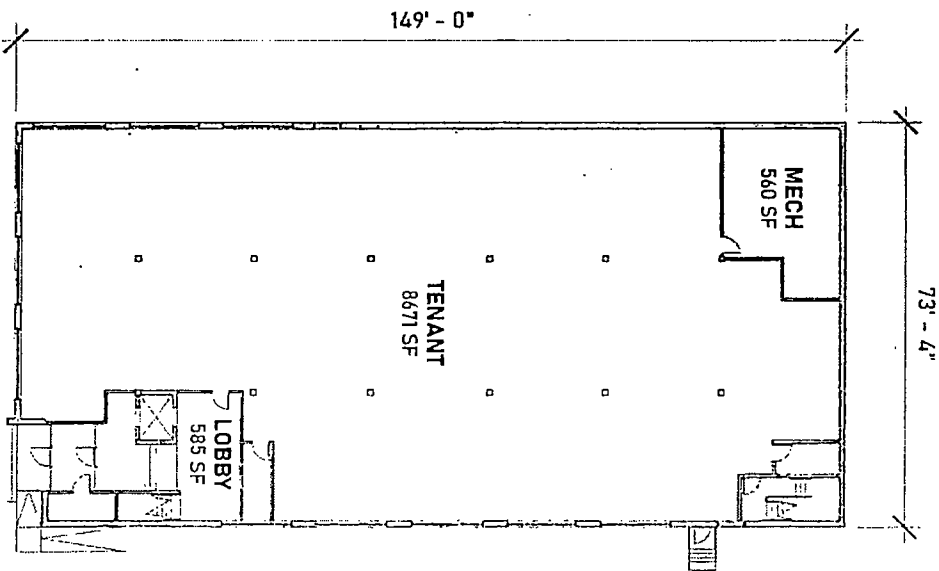


Floor Plans

Final for Publication



2 Second Floor Plan
1/32" = 1'-0"



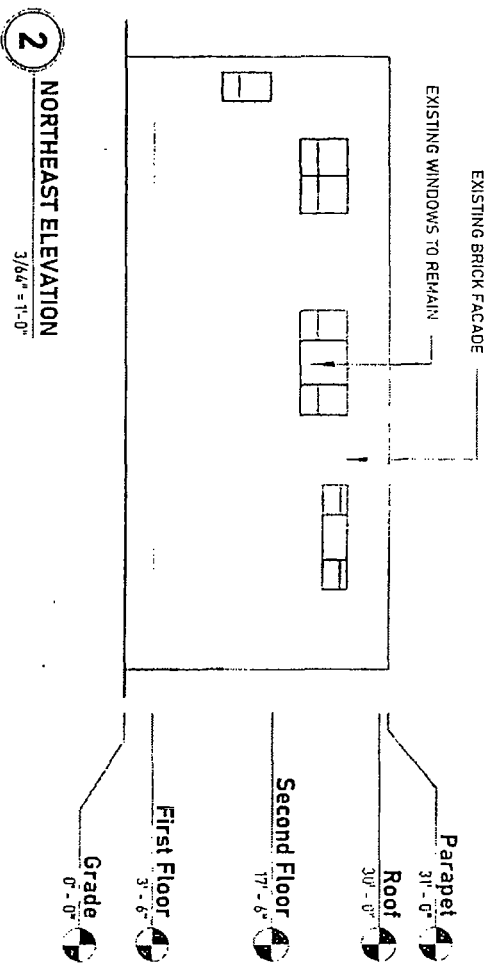
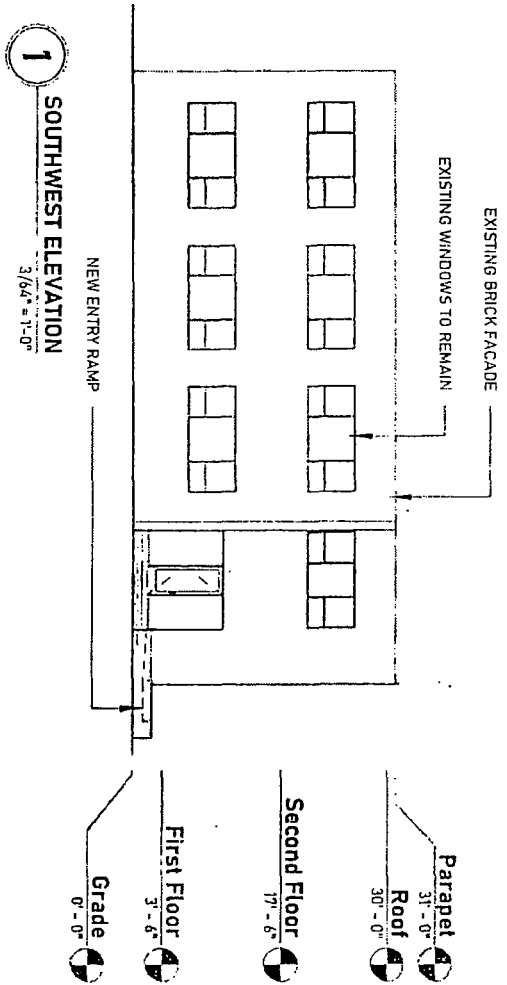
1 First Floor Plan
1/32" = 1'-0"

PHAK ARCHITECTURE INC. 1000 10TH AVENUE, SUITE 1000, DENVER, CO 80202



Building Elevations

Final for Publication



2024-06-11 10:00 AM
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