



# City of Chicago



SO2014-2321

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/2/2014
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-H at 2530-2540 N Elston Ave and 2464-2498 N Leavitt Ave - App No. 17984T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE  
ORDINANCE

17984-T1  
SUBSTITUTE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current M2-3 Light Industry District symbols and indications as shown on Map No. 7-H in the area bounded by:

A line 145.61 feet north of North Leavitt Street as measured along the southwesterly line of North Elston Avenue; North Elston Avenue; North Leavitt Street; and a line 325.00 feet southwest of North Elston Avenue as measured along the north line of North Leavitt Street

to those of a C1-3 Neighborhood Commercial District which is hereby established in the area described above.

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

## **SUBSTITUTE NARRATIVE AND PLANS**

2530 – 40 North Elston Avenue/2464 – 98 N. Leavitt Street  
TYPE I REGULATIONS

Narrative: The subject property contains approximately 48,218 sq. ft. of land and is currently vacant. The Applicant proposes to develop the property with a two-story retail building containing approximately 35,424 sq. ft. with 72 parking spaces and two loading berths.

FAR: 0.735

FLOOR AREA: Approximately 35,424 sq. ft.

Units: None

Height: 44.00 feet

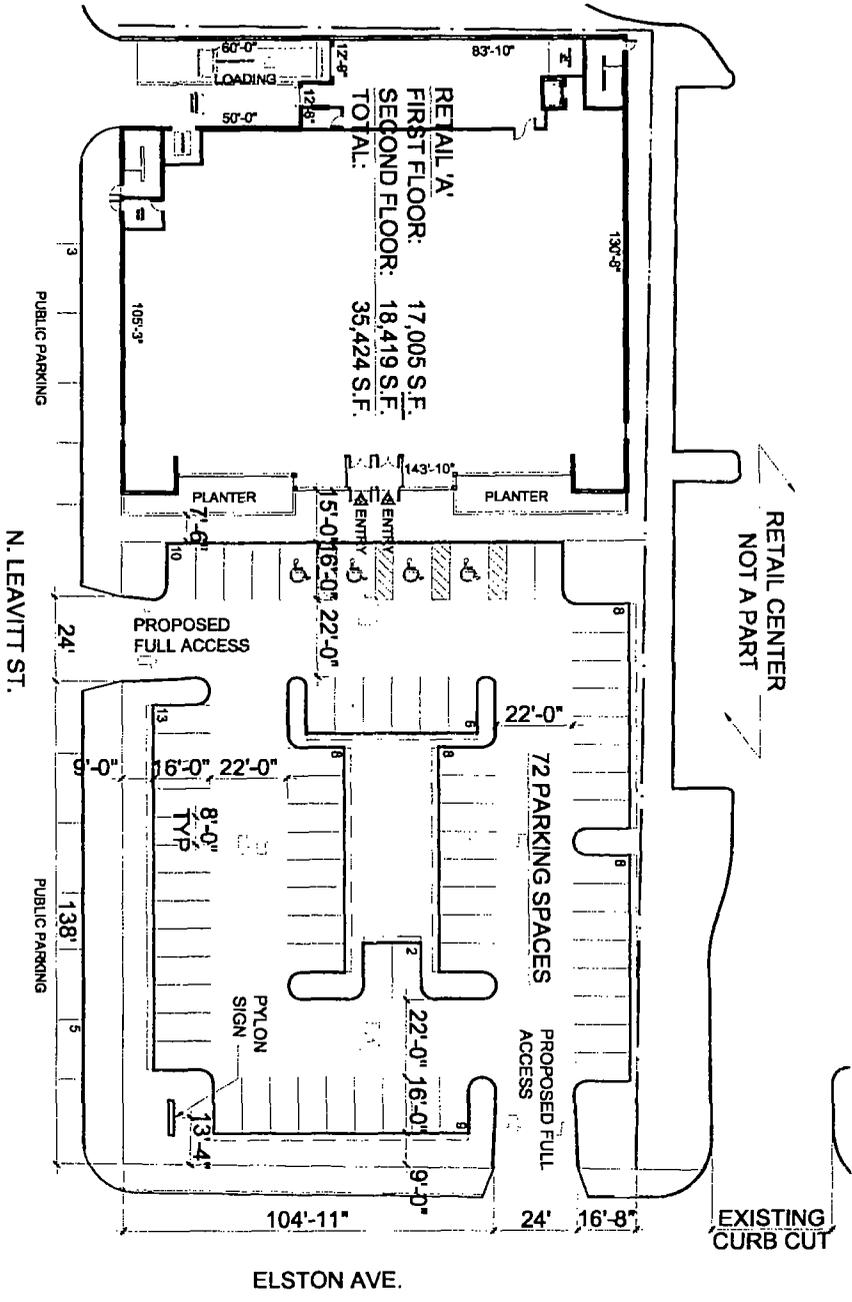
### Setbacks:

North Property Line:	4.0 ft.
Elston Ave:	183.5 ft.
Leavitt Street:	None
West Property Line:	None

Parking Spaces: 72

Minimum Loading: Two Berths

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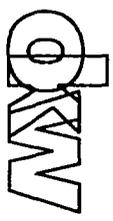
**SITE PLAN**  
SCALE: 1"=50'-0"

- PARKING NOTES:**
1. TYPICAL PARKING SPACES ARE 8'-0" WIDE x 18'-0" DEEP UNLESS NOTED OTHERWISE.
  2. PARKING SPACES NOTED AS 16'-0" DEEP UTILIZE A 2'-0" BUMPER OVERHANG.
  3. DRIVE AISLES ARE 22'-0" WIDE UNLESS NOTED OTHERWISE.

- LEGEND:**
- PEDESTRIAN EXIT/ENTRY POINTS TO BUILDING
  - VEHICLE ACCESS THROUGH SITE
  - ENTRY

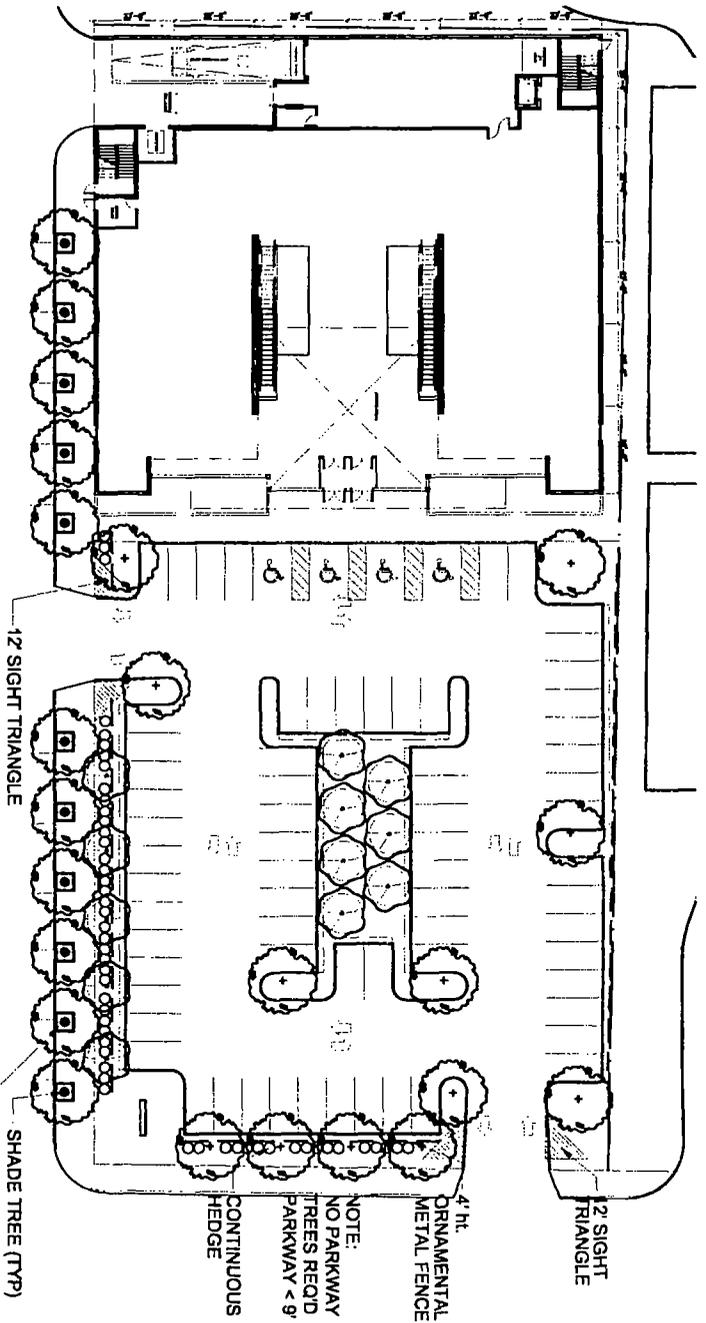
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**ELSTON LEAVITT, LLC**  
2530 N ELSTON, CHICAGO, IL



**OKW** Architects

DATE: 10/1/2015 PROJECT NUMBER: 15090



**LANDSCAPE PLAN**  
SCALE: 1"=50'-0"

**LEGEND**

- [Pattern] LAWN
- [Pattern] PLANTING BED
- [Symbol] TREE
- [Symbol] SHRUB
- [Symbol] 12x12' SITE TRIANGLE NO GROWTH OVER 12' WITHIN THE TRIANGLES

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**ELSTON LEAVITT, LLC**  
2530 N ELSTON, CHICAGO, IL

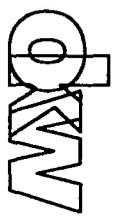
**LANDSCAPE REQUIREMENT SUMMARY**

VEHICULAR USE AREA	26,362 SF
REQUIRED GREEN SPACE (7.5%)	1,902 SF
PROPOSED GREEN SPACE	4,546 SF
<b>PARKWAY PLANTING (LF)</b>	<b>266 LF</b>
REQUIRED TREES	11
PROPOSED TREES	11
<b>PERIMETER PLANTING (LF)</b>	<b>231 LF</b>
REQUIRED TREES	9
EXISTING TREES TO REMAIN	0
PROPOSED TREES	9
<b>TOTAL PERIMETER TREES</b>	<b>9</b>
<b>INTERIOR PLANTING</b>	
REQUIRED TREES	15
EXISTING TREES	0
PROPOSED TREES	15
<b>TOTAL INTERIOR TREES</b>	<b>15</b>

**TYPICAL PLANT LIST**

QTY.	SYM.	COMMON NAME	SIZE
00	ARU	RED SUNSET MAPLE	3.0" BB*
00	CM	CORNELIANCHERRY DOG.	8' HT. BB*
00	GTI	SKYLINE HONEYLOCUST	3.0" BB*
00	MS	SARGENT CRABAPPLE	8' HT BB*
00	PCA	ARISTOCRAT PEAR	3.0" BB*
00	QBI	SWAMP WHITE OAK	3.0" BB*
00	SRA	TREE LILAC	3.0" BB*
00	UCH	HOMESTEAD SMOOTHLEAF ELM	3.0" BB*
<b>EVERGREEN SHRUBS</b>			
00	JH	Y. ANDORA JUNIPER	24" BB
00	TH	TAXUS x MEDIA HICKSII	24" BB
<b>DECIDUOUS SHRUBS</b>			
00	EA	DWARF BURNING BUSH	36" BB
00	RM	RED SHRUB ROSE	2 gal
00	SM	DWARF KOREAN LILAC	36" BB
<b>GROUNDCOVER</b>			
00	EP	PURPLELEAF WINTERCREPPER	2" POTS

NOTE: PLANT LIST TO BE USED AS A GUIDE. VERIFY ALL QUANTITIES ON PLAN.

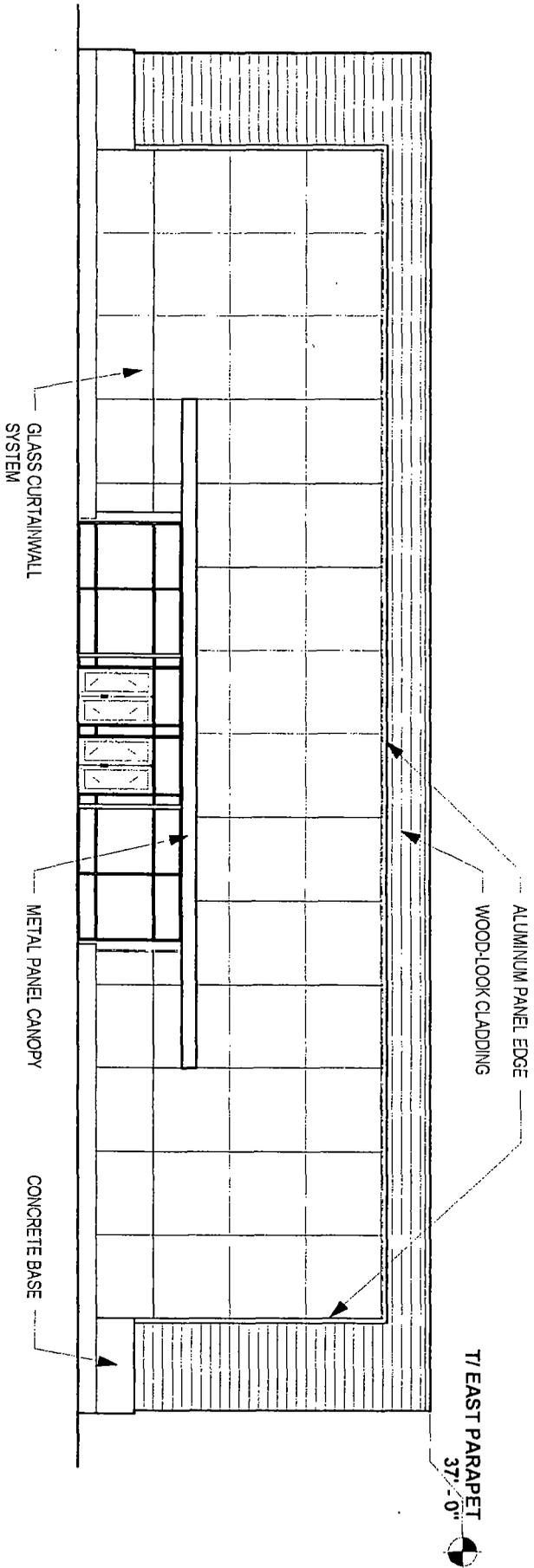


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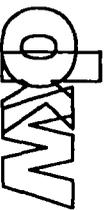
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1 EAST ELEVATION  
1/16" = 1'-0"

APPROXIMATE SIZE OF OWNER SIGNAGE  
ON EAST ELEVATION = 400 SF

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2530 N ELSTON, CHICAGO, IL

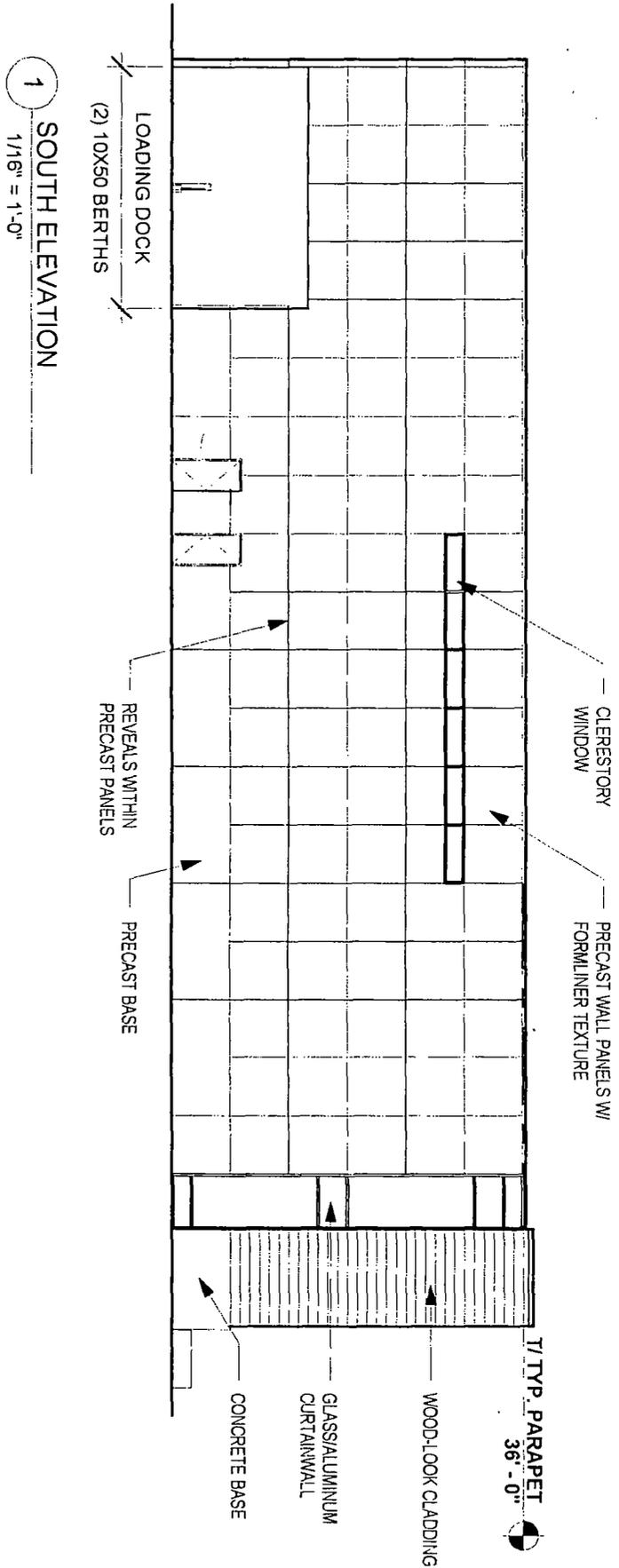


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DATE: 10/01/2015

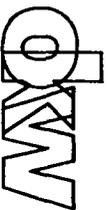
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1 SOUTH ELEVATION  
1/16" = 1'-0"

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2530 N ELSTON, CHICAGO, IL

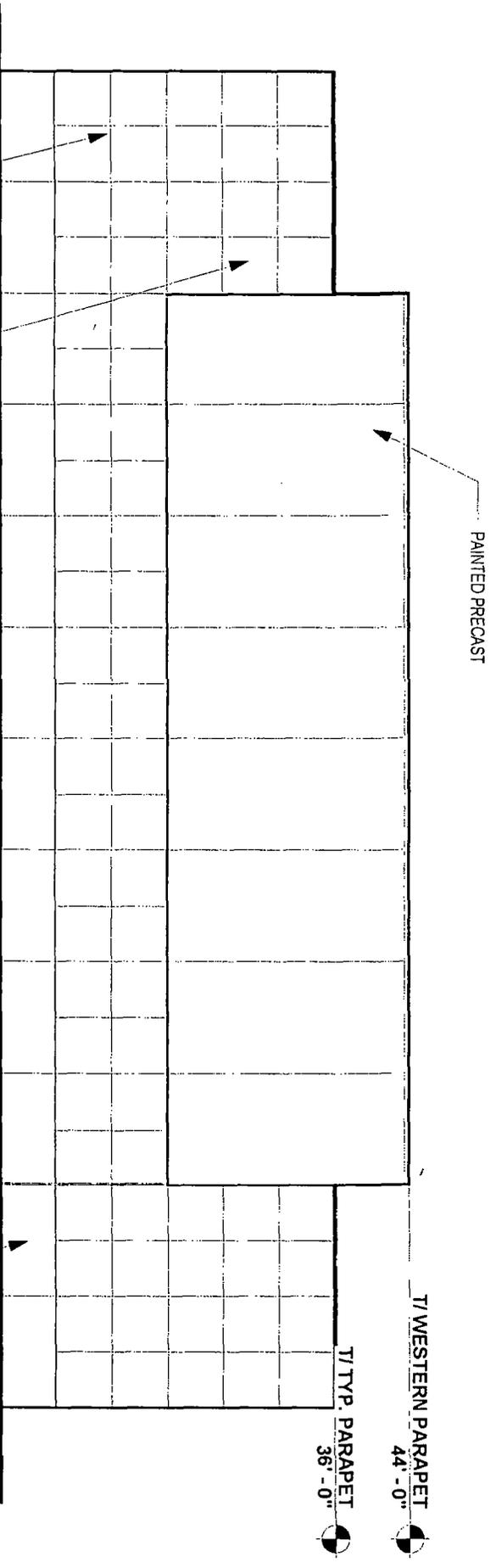


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DATE: 10/01/2015

PROJ NO.: 15013

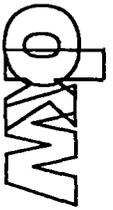
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1 WEST ELEVATION  
1/16" = 1'-0"

APPROXIMATE SIZE OF OWNER SIGNAGE  
ON WEST ELEVATION = 700 SF

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2530 N ELSTON, CHICAGO, IL

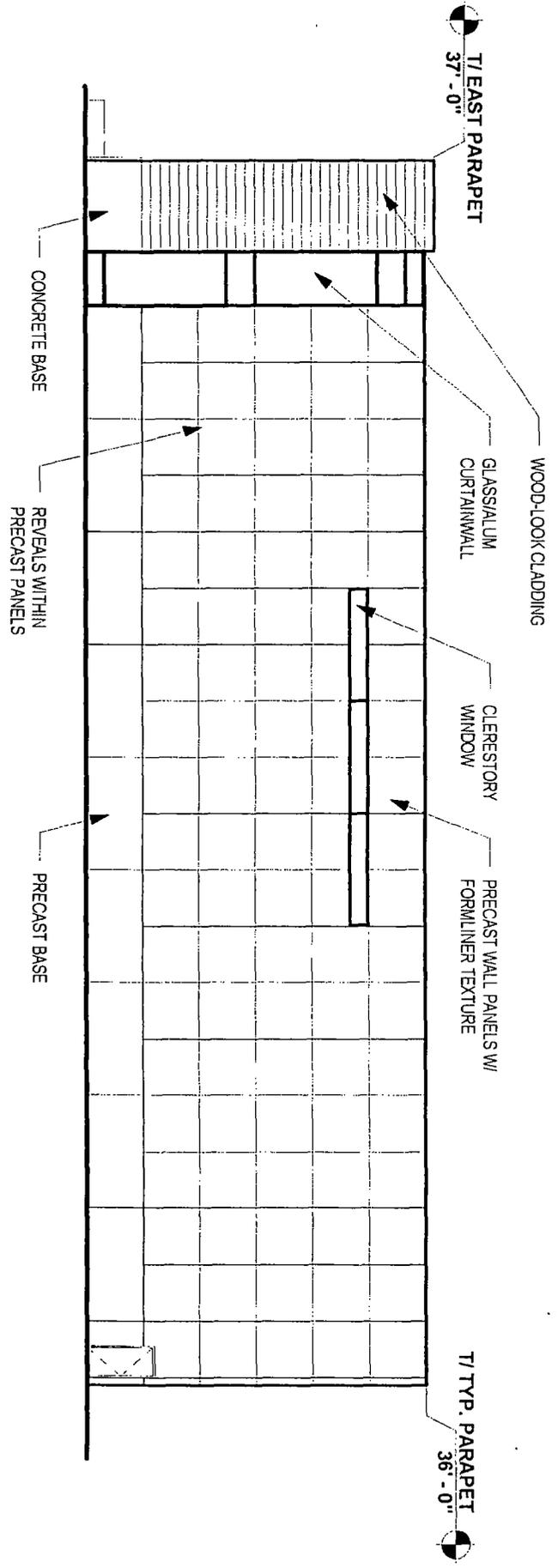


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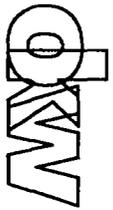
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1 NORTH ELEVATION  
1/16" = 1'-0"

APPROXIMATE SIZE OF OWNER SIGNAGE  
ON NORTH ELEVATION = 150 SF

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