



City of Chicago



SO2021-4142

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1521-1525 N Elston Ave - App No. 20840T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 M2-3 Light Industry District symbols and indications as shown on Map 3-G in the area bounded by

a line 291.58 feet south of and parallel to West North Avenue; the alley next northeasterly of and parallel to North Elston Avenue; a line 390.68 feet south of and parallel to West North Avenue; and North Elston Avenue;

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: 1521-1525 North Elston Avenue

1521-1525 N. Elston Avenue
Substitute Narrative and Plans
Type 1 Zoning Map Amendment

M2-3 to C3-3T1

Applicant: 1521-25 N. Elston Adventures, LLC
Property Address: 1521-25 N. Elston Avenue
Proposed Zoning: C3-3 Commercial, Manufacturing and Employment District

I. NARRATIVE

The property is improved with an existing 6-story, 21,085sq. ft., 74'- tall building, currently under construction. The Applicant, 1521-25 N. Elston Adventures, LLC, is seeking the rezoning in order to allow office uses exceeding the 9,000 square foot limit in the current M2-3 zoning.

The building is currently in permit review for interior alterations.

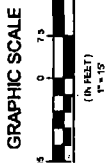
The site is located in a Transit-Served Location (TSL) and is approximately 0.26 miles away from the CTA's number 9 and 9x (Ashland and Ashland Express) bus stop on North Avenue, just east of Elston Avenue.

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 FOR EXISTING BUILDING

- 1) Floor Area and Floor Area Ratio
 - a) Lot Area 8,650 sq. ft.
 - b) Total building area 21,085 sq. ft.
 - c) MAXIMUM ALLOWED FAR 2.5
- 2) Density (lot area per dwelling unit): Not applicable
- 3) Parking and Loading 21 vehicular parking spaces
 - a) Off-street Parking:
 - b) Off-street Parking: 0
- 4) Setbacks:
 - a) Front 0.11'
 - b) Side (N) 0.26'
 - c) Side (S) 24.36'
 - d) Rear 0.74'
- 5) Building Height: 74' – 6 stories

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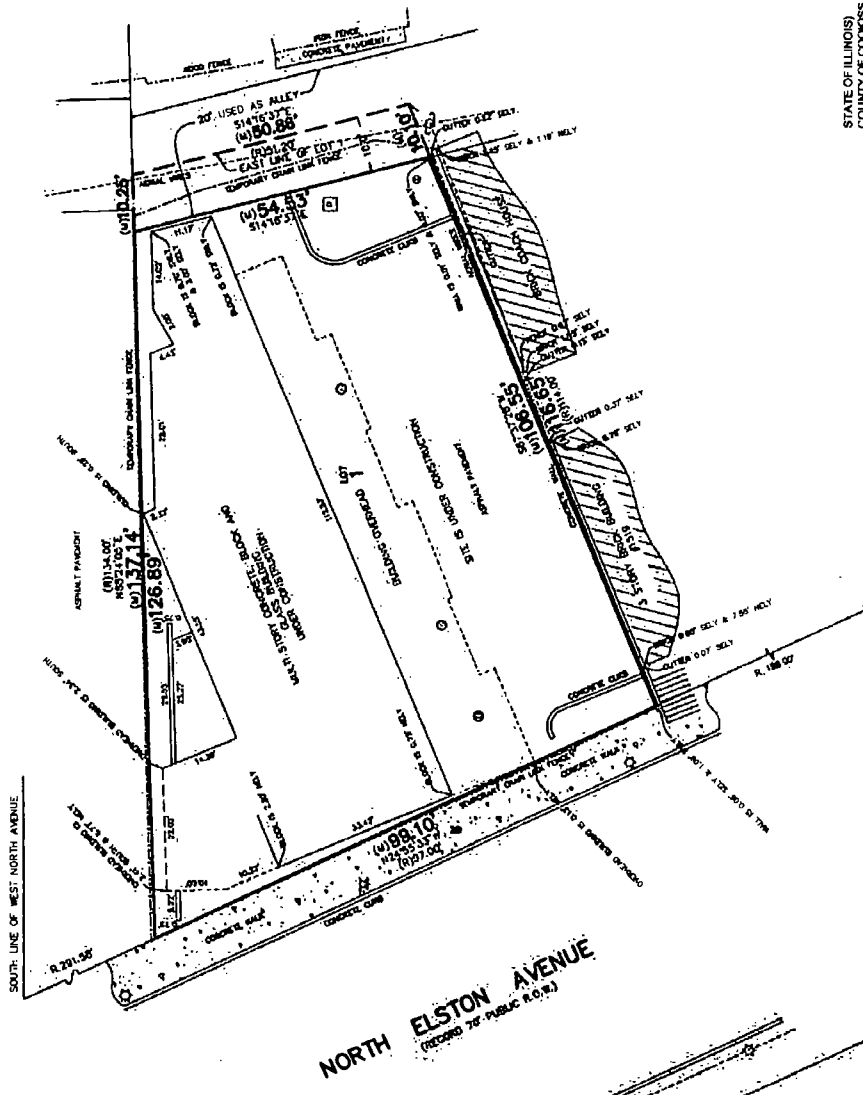


Plat of Survey

LOT 1 IN BLOCK 33 IN ELSTON ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GROSS PROPERTY AREA 9,177 SQ. FT. OR 0.21 ACRES MORE OR LESS
NET PROPERTY AREA 8,621 SQ. FT. OR 0.19 ACRES MORE OR LESS
ASBESTOS ALLEY 327 SQ. FT. OR 0.01 ACRES MORE OR LESS.

PLCS Corporation
PROFESSIONAL LAND SURVEYORS
4536 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 465-2002 EMAIL: INFO@PLCS-SURVEY.COM



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STATE OF ILLINOIS
COUNTY OF COOK

WE, CHICAGO GUARANTEE SURVEY COMPANY, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY CONNECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON AUGUST 20, 2021.

SIGNED ON AUGUST 30, 2021.

By *[Signature]*



PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

SURVEY NOTES

- SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2022
- Notes (U) and (A) indicate Easement and Assessed Character respectively.
- Distances are measured in feet and decimal parts thereof. Compare all corners BEFORE building by owner and at owner's expense. Measure and measure adjacent corners.
- For easements, building lines and other conditions not shown on survey plan refer to your architect, client, or title company. All other conditions not shown on survey plan refer to your architect, client.
- NO dimensions shall be assumed by public measurement, upon this plat.
- Measurement of unshown points shall not be at the owner's expense.
- Unless otherwise noted herein, the Bearing Book, Elevation Datum and Curvature Datum if used is ASSUMED.
- COPYRIGHT GREMLEY & BIEDERMANN, P.C., 2021. All Rights Reserved.

LEGEND

- Storm MH
- Storm CB
- Water Sulfur Box
- Water Fire Hydrant
- Utility Pole
- Electric Pad
- Electric Meter
- Electric Light Pole

ORDER NO.	2021-29163-001	DATE	AUG 30 2021	SHEET NO.	1 OF 1
PROJECT	2021-29163-001	DATE	AUG 30 2021	SHEET NO.	1 OF 1
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GREMLEY & BIEDERMANN
PLCS CORPORATION
4536 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 465-2002 EMAIL: INFO@PLCS-SURVEY.COM

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LANDSCAPE STATEMENT
 The landscape design is based on the site conditions and the client's requirements. It is intended to provide a functional and aesthetically pleasing environment for the building and its users. The design is based on the following principles:
 1. Functional: The landscape design should provide a functional environment for the building and its users.
 2. Aesthetically Pleasing: The landscape design should provide an aesthetically pleasing environment for the building and its users.
 3. Sustainable: The landscape design should be sustainable and environmentally friendly.

CERTIFICATION
 I, the undersigned, certify that I am a duly licensed landscape architect and that I have prepared the attached landscape design for the project described herein. I have prepared this design in accordance with the standards of practice for landscape architects and I have provided the necessary information to the client to ensure that the design is properly implemented.

LANDSCAPE NOTES
 1. All plantings shall be installed in accordance with the manufacturer's instructions.
 2. All plantings shall be installed in accordance with the standards of practice for landscape architects.
 3. All plantings shall be installed in accordance with the standards of practice for landscape architects.

PLANTING SCHEDULE
 Planting Schedule: 100% of the plantings shall be installed within 90 days of the start of construction.

IRRIGATION SCHEDULE
 Irrigation Schedule: 100% of the irrigation system shall be installed within 90 days of the start of construction.

VEHICULAR AREA PARKING AND LANDSCAPING NOTES
 1. All parking spaces shall be installed in accordance with the standards of practice for landscape architects.
 2. All parking spaces shall be installed in accordance with the standards of practice for landscape architects.

MAINTENANCE
 1. All plantings shall be maintained in accordance with the standards of practice for landscape architects.
 2. All plantings shall be maintained in accordance with the standards of practice for landscape architects.

GENERAL NOTES
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CONSTRUCTION LEGEND
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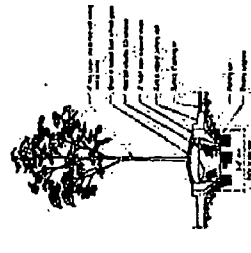
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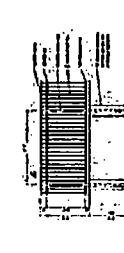
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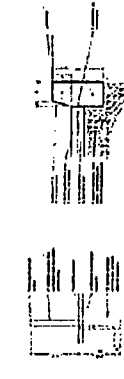
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10 Landscape Plan - Bench, Callouts 1 & 2



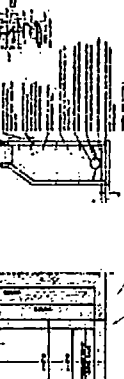
7 Bench Callouts 3 & 4



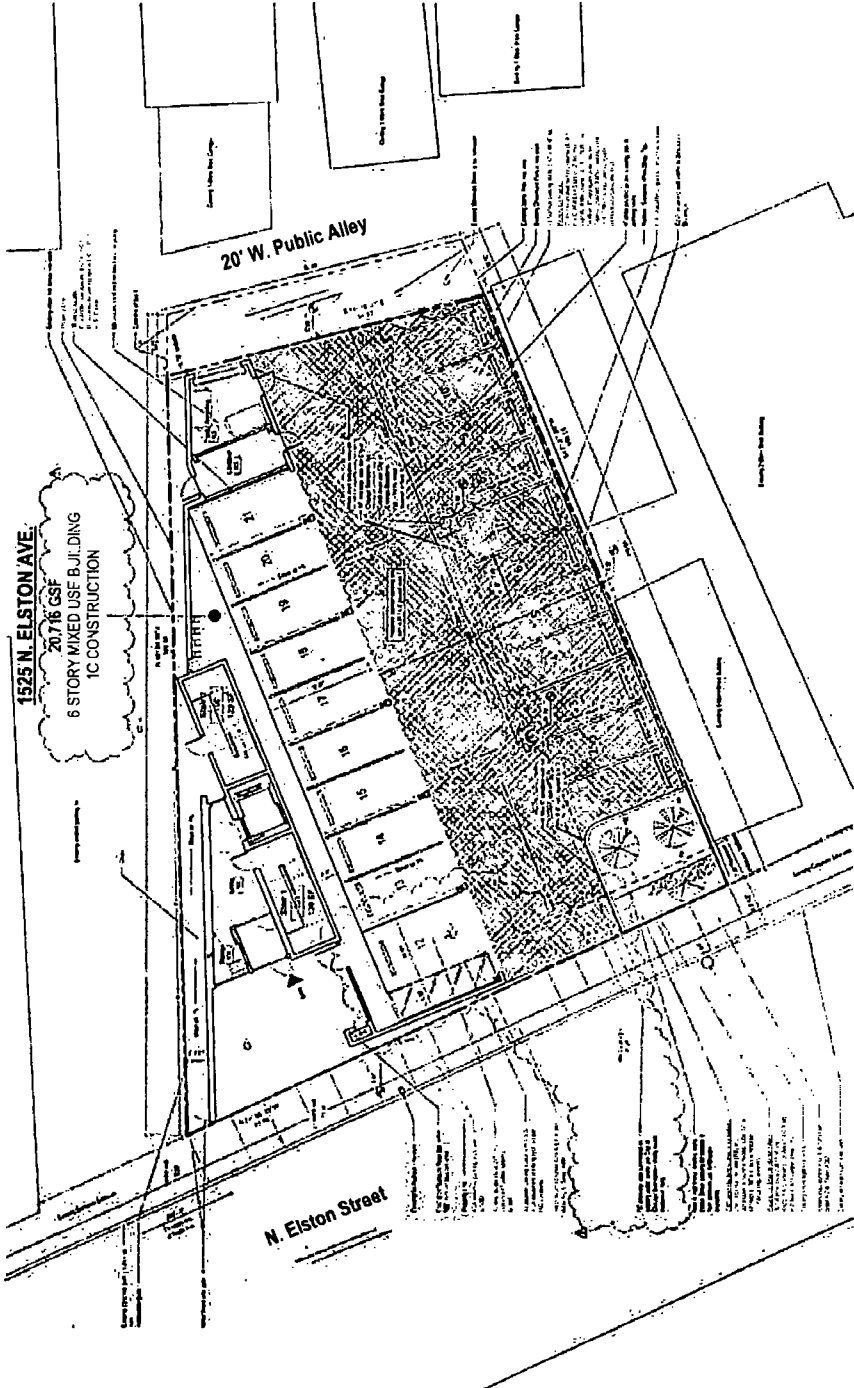
6 Bench Callouts 5 & 6



8 Bench Callouts 7 & 8



9 Bench Callouts 9 & 10



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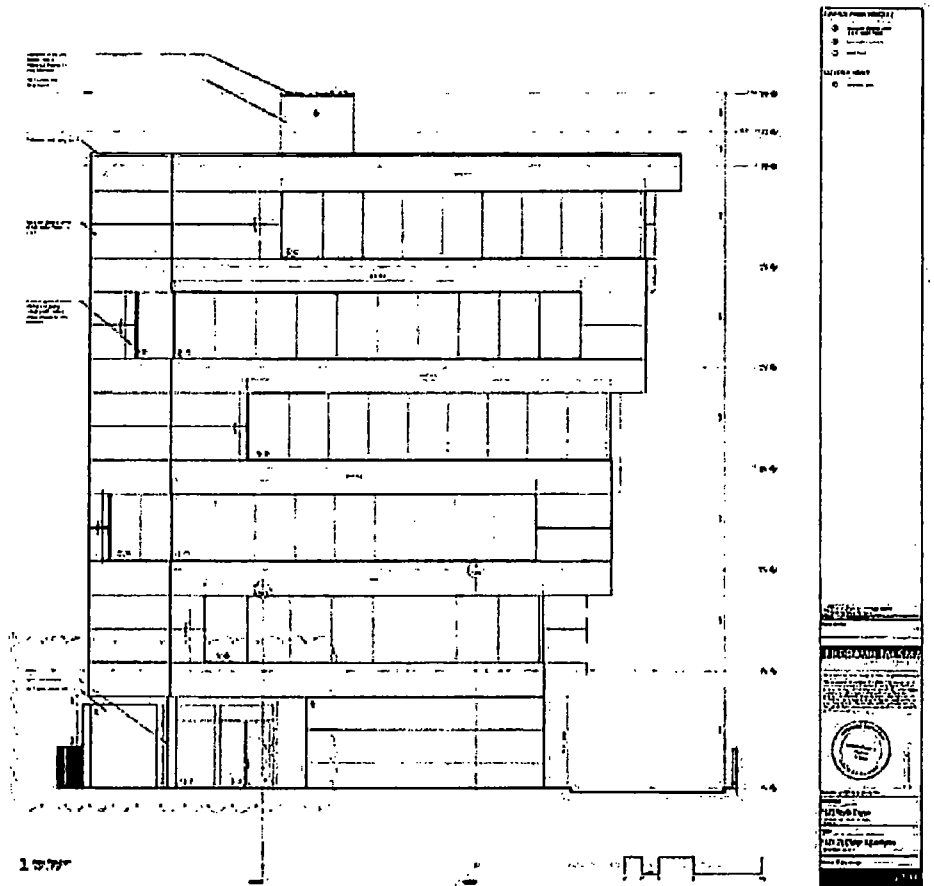
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FLORIANO TALSIA
 Landscape Architect
 1525 N. Elston Ave.
 Chicago, IL 60642
 Phone: (773) 327-1111
 Fax: (773) 327-1112
 Email: info@floriano.com

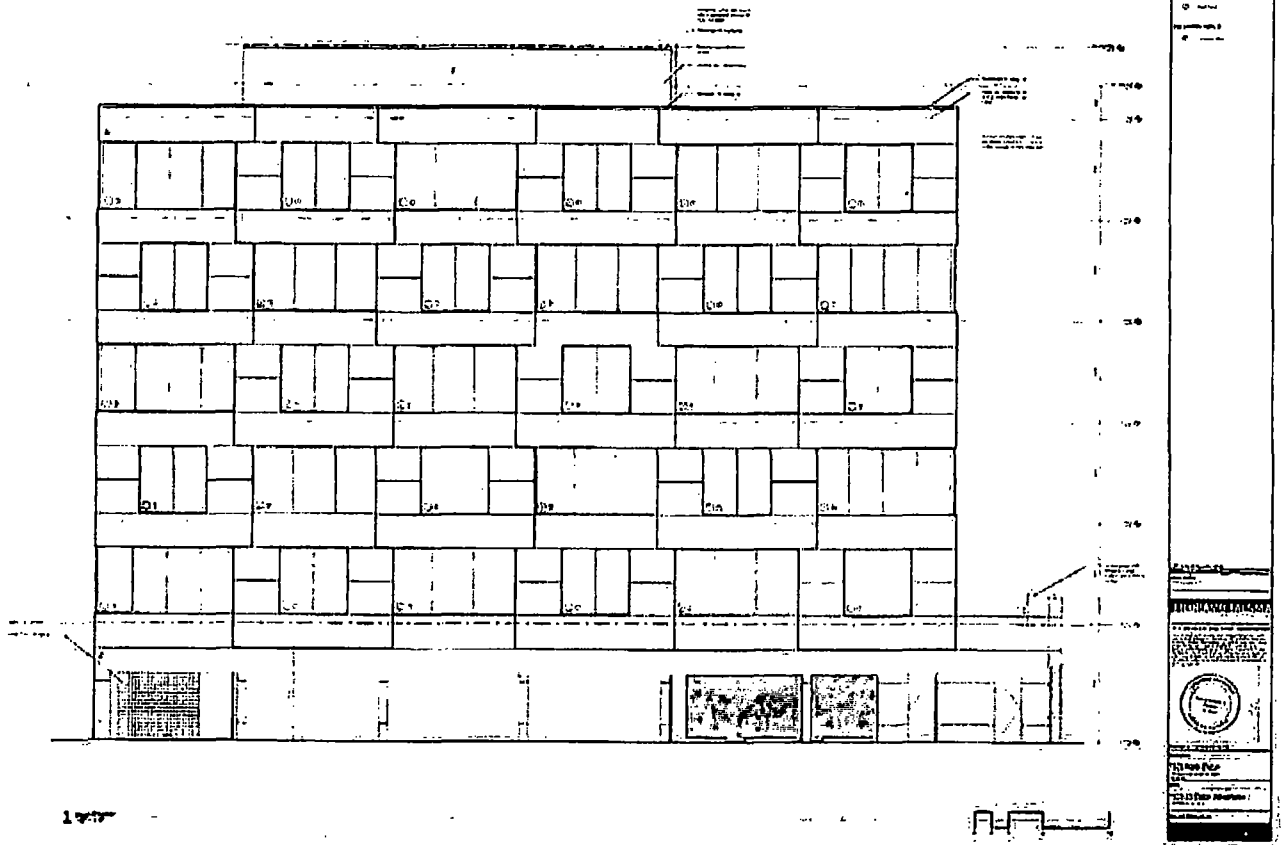
1525 N. ELSTON AVE.
 20,776 GSF
 6 STORY MIXED USE BUILDING
 IC CONSTRUCTION

1

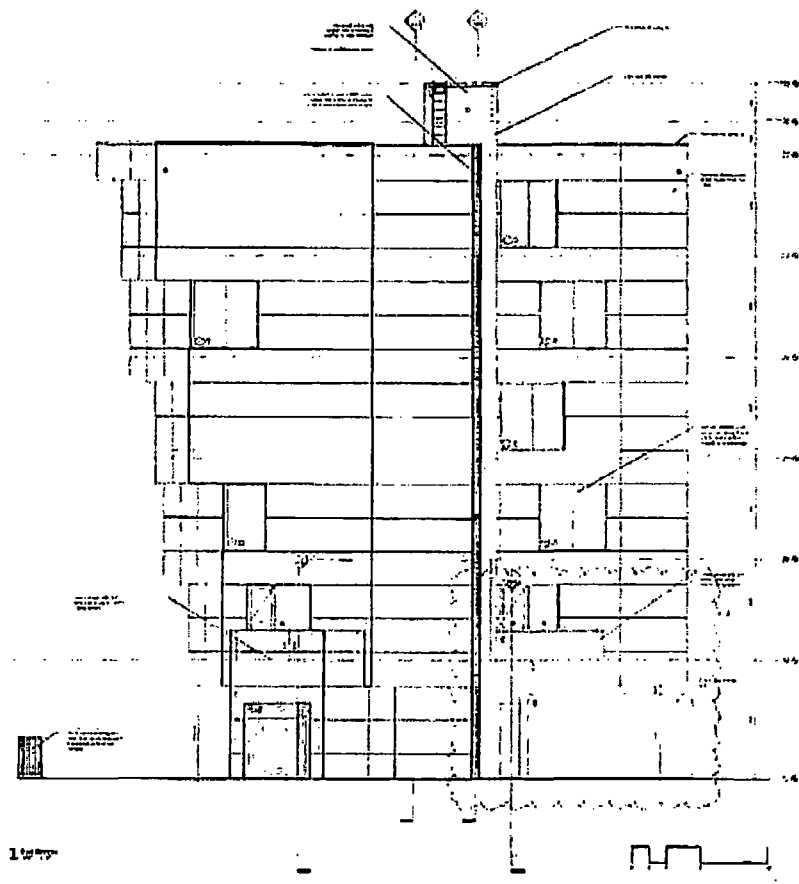
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11/12/2014 10:00 AM

PROJECT: [illegible]

DATE: 11/12/2014

TIME: 10:00 AM

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DATE: 11/12/2014

TIME: 10:00 AM

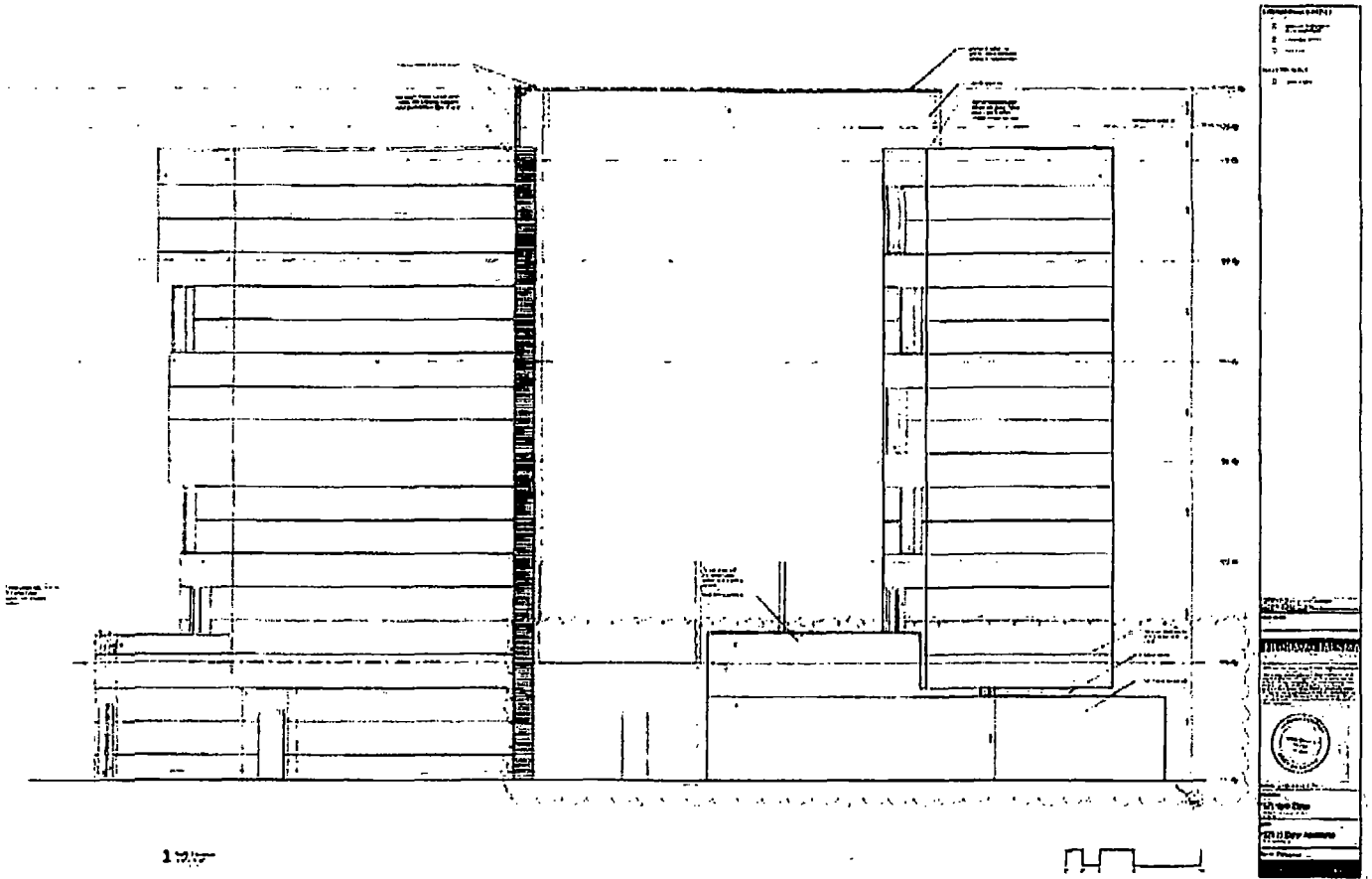
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PROJECT: [illegible]

DATE: 11/12/2014

TIME: 10:00 AM

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6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

1521 ACME, LLC - Alexander C. Pearsall - MAJ Holdings, LLC - KPCD Investments, LLC - Zia Uddin - Chris and Sara Talsma

7. On what date did the owner acquire legal title to the subject property? 12/21/2017

8. Has the present owner previously rezoned this property? If yes, when?
No

9. Present Zoning District M2-3 Proposed Zoning District C3-3 T1

10. Lot size in square feet (or dimensions) 8,650 SF

11. Current Use of the property manufacturing and office.

12. Reason for rezoning the property To meet the bulk, density and use tables standards of the C3-3.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The subject property includes 8,650 square feet of land and is improved with a six-story, 21,085 square foot building with 21 parking spaces, currently under construction. The Applicant proposes to rezone the property to allow office uses in the building. There will be no change to the building or its height. Building height at 74.0 feet as per plans. The site is located in a Transit-Served Location (TSL) and is approximately 0.26 miles away from the CTA's number 9 and 9x (Ashland and Ashland Express) bus stop on North Avenue, just east of Elston Avenue.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X

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