



City of Chicago



O2022-3724

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/16/2022
Sponsor(s):	Misc. Trahsmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-I at 3219 N Elston Ave - App No. 22026T1
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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the C1-1 Neighborhood Commercial District shown on Map 9-I in the area bounded by:

A line 162.80 feet Southeast of West Melrose Avenue as measured along the east line of North Elston Avenue and perpendicular thereto; the alley next east of and parallel to North Elston Avenue; a line 187.80 feet Southeast of West Melrose Avenue as measured along the east line of North Elston Avenue and perpendicular thereto; and North Elston Avenue,

to those of B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 3219 N. Elston Avenue
Chicago, Illinois 60618

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING**

3219 NORTH ELSTON AVENUE

The Application is for a Zoning Map Amendment from C1-1 Neighborhood Commercial District to **B2-3 Neighborhood Mixed-Use District**. The Applicant intends to construct a mixed-use building with one (1) Retail space at the first-floor sidewalk level and four (4) dwelling units with three (3) off-street parking spaces. The footprint of the building shall be approximately 22 feet by 76 feet 4 inches in size. The building height shall be 46 feet 8 inches, as defined by City Code.

SPECIFIC CRITERIA FOR THIS EQUITABLE TRANSIT SERVED LOCATION

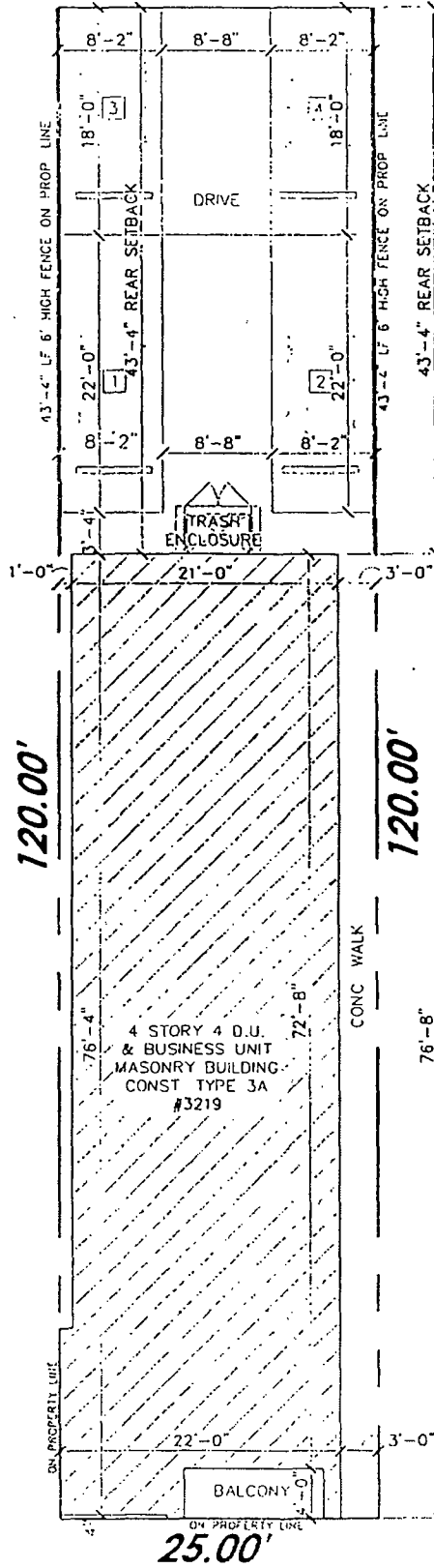
Under Section 17-10-0102-B any new construction or rehabilitation or reuse of existing structures within 1,320 feet from a CTA Bus line must satisfy all of the following criteria (the proposed is a four (4) dwelling unit mixed use, new construction Building with three (3) off-street parking spaces:

1. The Project complies with Section 17-10-0102-B, located 290 feet from the CTA Belmont/77 CTA Bus route;
2. The site is not a Pedestrian Street under 17-3-0504; (non-accessory parking abutting a Pedestrian Street is not applicable);
3. The Project complies with the general goals set forth in the Transit Friendly Development Guide since it is located in a Local Activity Center Area as an in-fill development and near a qualified CTA Bus route;
4. The mixed-use Project requires four (4) off-street parking spaces and a reduction of one (1) space is sought so as to allow for three (3) off-street spaces instead of four, one for each of the four (4) dwelling units;
5. The Project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.

SITE DETAIL

- | | |
|---|--|
| a. <u>Lot Area:</u> | 3,000 square feet (25 x 120 feet) |
| b. <u>Floor Area Ratio:</u> | 2.24 |
| c. <u>Building Area:</u> | 6,718 |
| d. <u>Density per Dwelling Unit:</u> | 750 square feet |
| e. <u>Off-Street Parking:</u> | Three (3) off-street parking spaces will be provided (accessible from the Public Alley); the site is 290 feet from the CTA Belmont/77 CTA Bus Route. |
| f. <u>Front Setback:</u> | Zero (0) feet |
| g. <u>Rear Setback:</u> | 43 feet, 4 inches |
| h. <u>Side Setback:</u> | 1 foot Northwest; 3 feet Southeast |
| i. <u>Building Height:</u> | 46 feet, 8 inches |

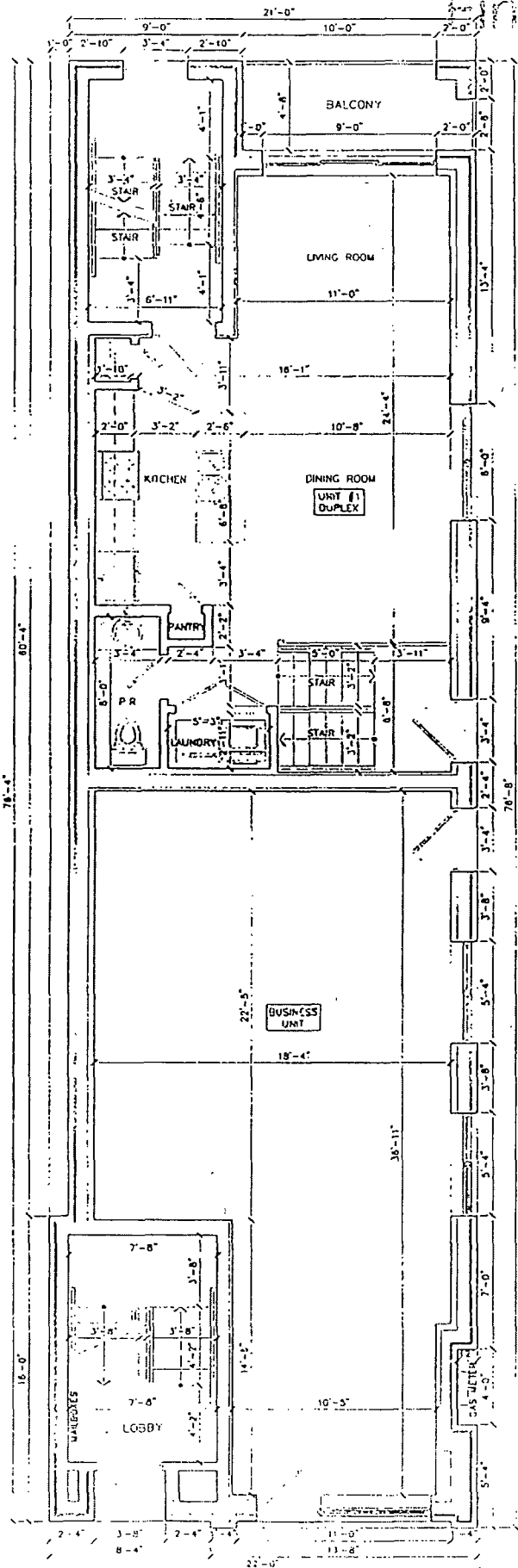
25.00'



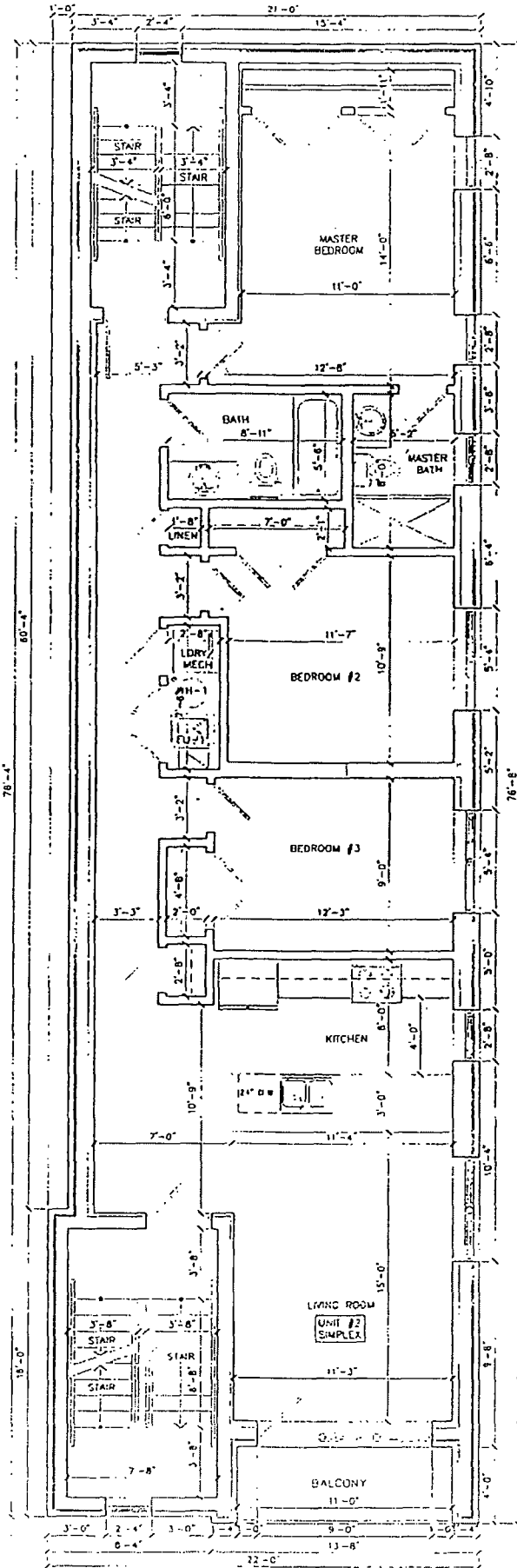
N ELSTON AVE


SITE PLAN

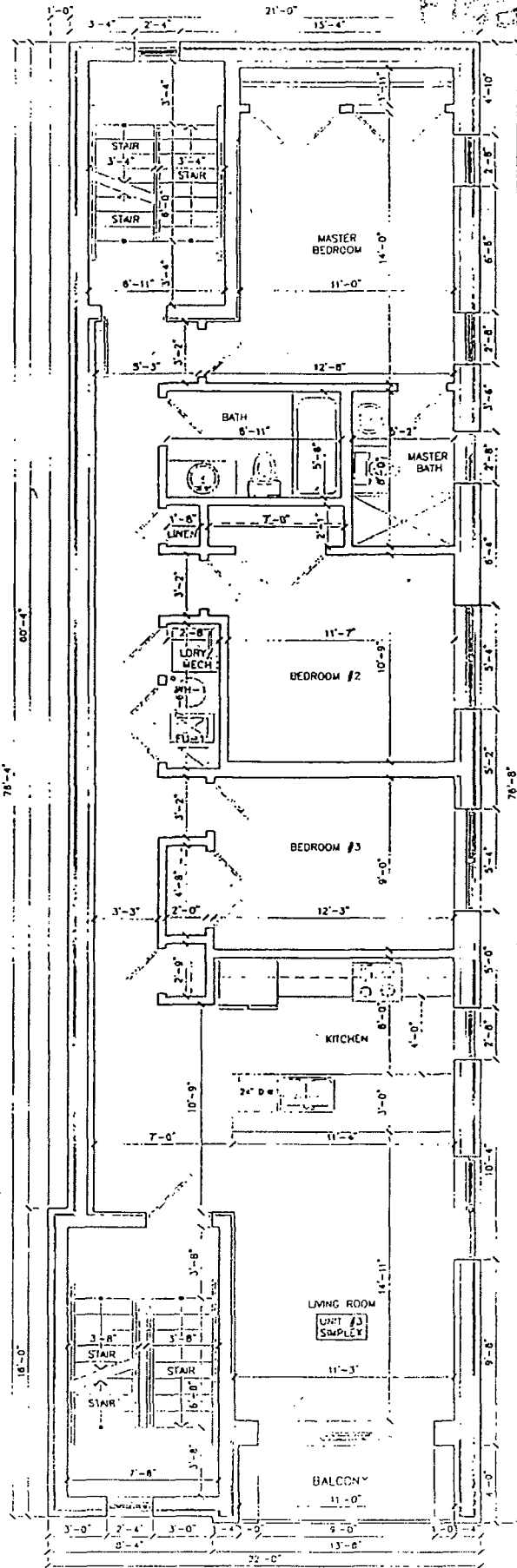




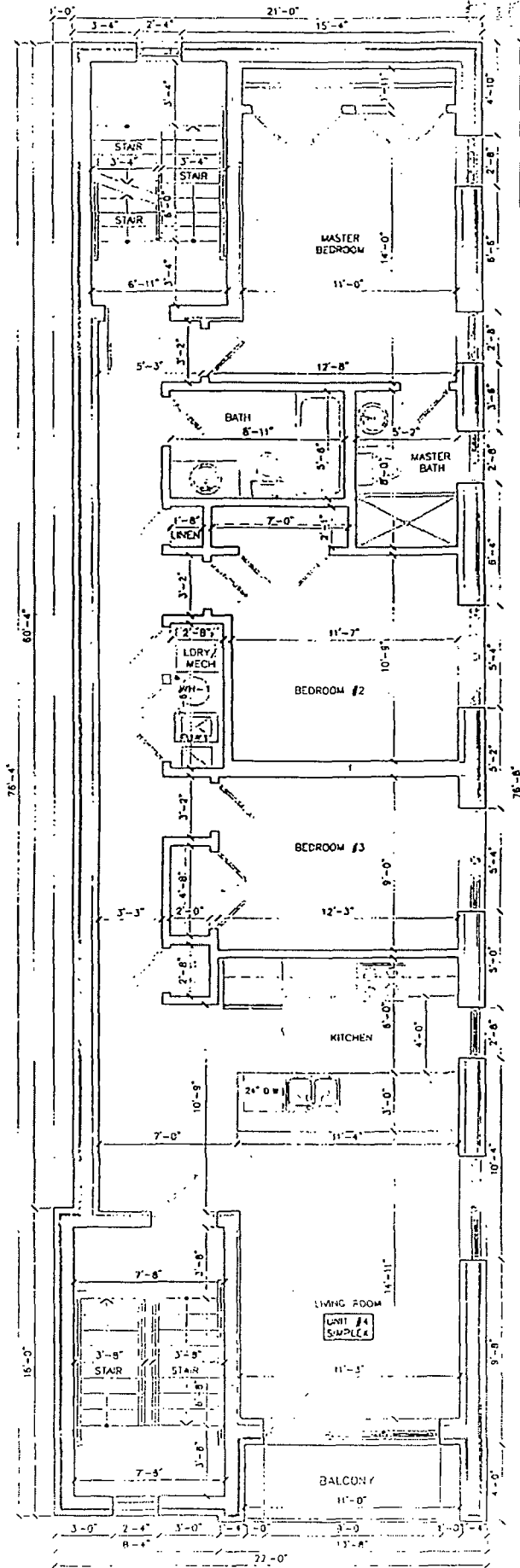
1ST FLOOR PLAN



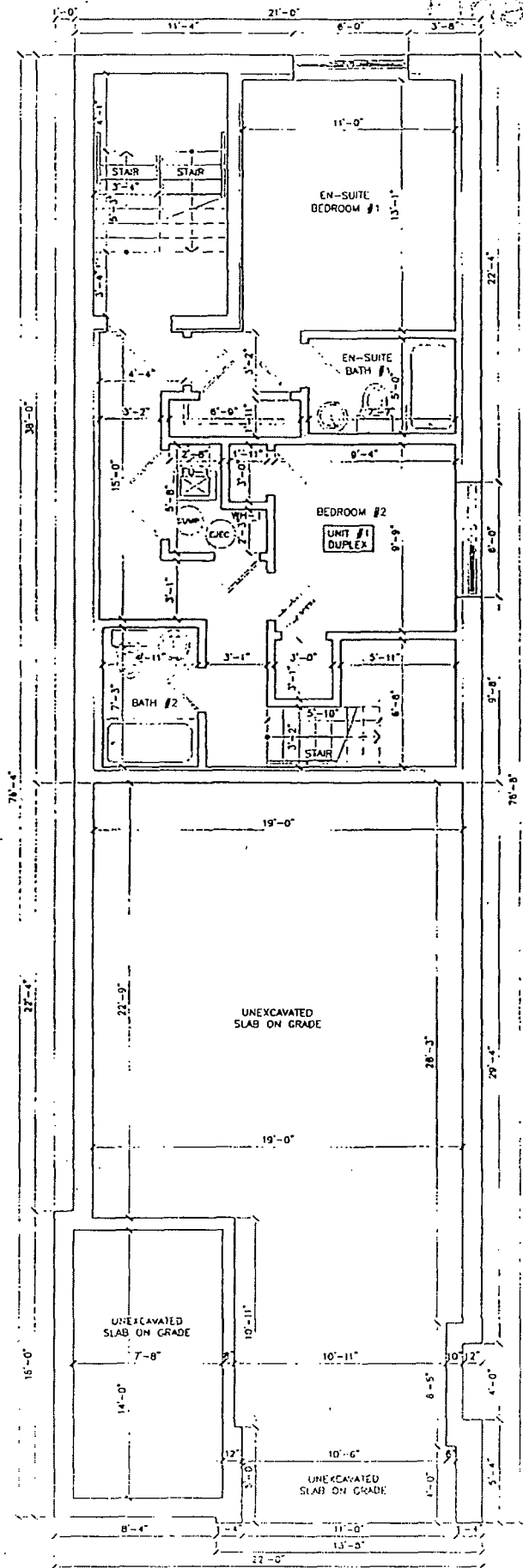
 2ND FLOOR PLAN



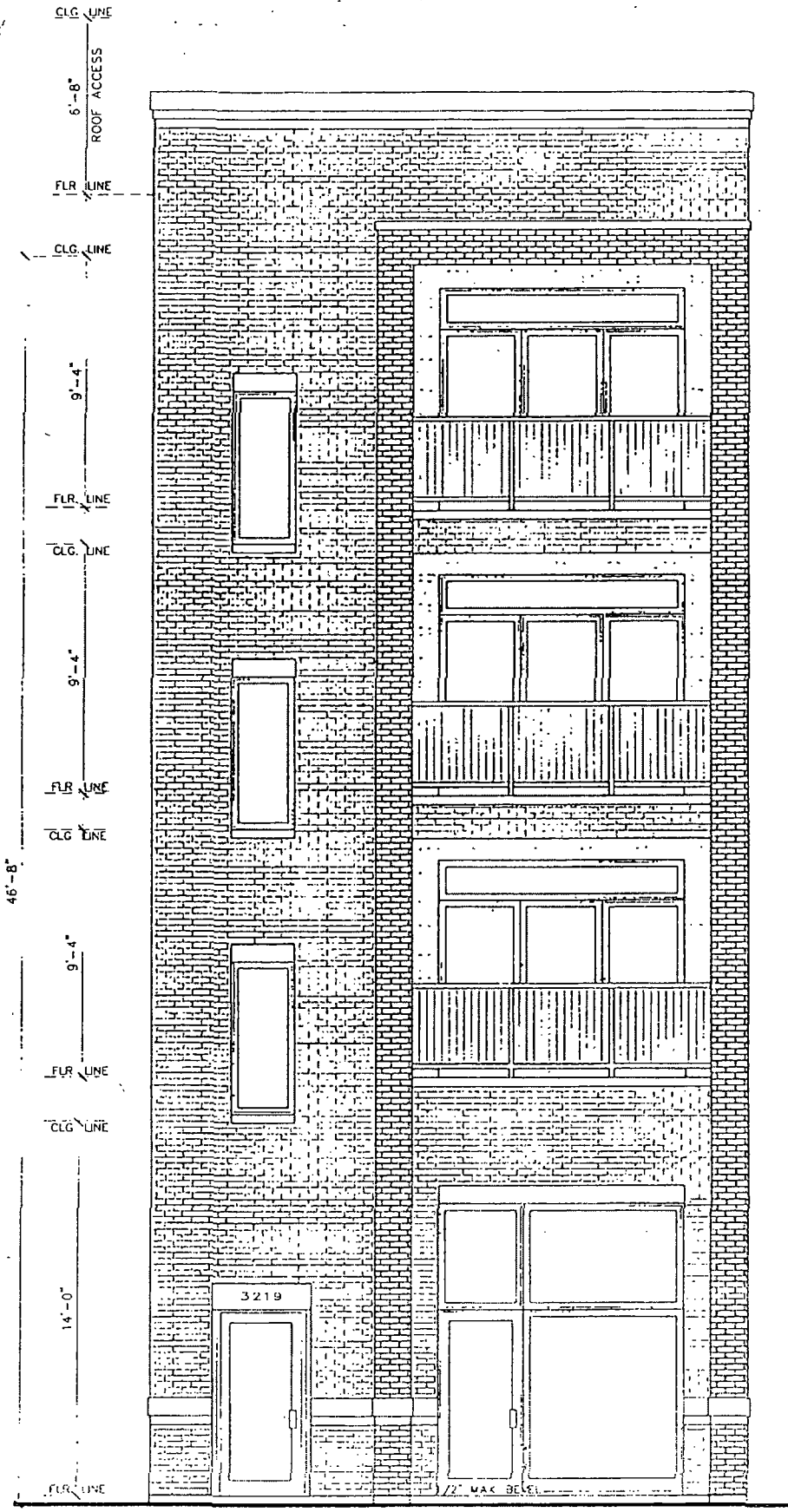
3RD FLOOR PLAN



4TH FLOOR PLAN



 BASEMENT / FOUNDATION PLAN



FRONT ELEVATION

