



City of Chicago



sO2022-361

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 936 N Elston Ave/111 W Augusta Blvd - App No. 20930T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

#20930-T1
INTRO DATE
JAN 26, 2022

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 all of the M3-3, Heavy Industry District symbols as shown on Map No. 3-G for the property located in the area generally bounded by:

West Augusta Blvd.; a line 100 feet west of and parallel to North Elston Ave.; a line 100 feet south of and parallel to West Augusta Blvd.; North Elston Ave.; a line 125 feet south of and parallel to West Augusta Blvd. for a distance of 82.35 feet to the Chicago & Northwestern RR; a line 125 feet west of and parallel to North Elston Ave.;

to the designation of B2-2, Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and publication.

Address: 936 N. Elston Ave. / 1111 W. Augusta Blvd

**Type I Zoning Narrative (§17-13-0303-C)
936 N. Elston Ave. / 1111 W. Augusta Blvd.**

Proposed Zoning: B2-2, Neighborhood Mixed-Use District

Lot Area: 4,934 Square Feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to allow for the renovation and reuse of the existing building into a single-family home. The Applicant intends to expand the 2nd floor and construct a small addition to the 3rd floor. The current zoning is M3-3, which does not allow for a residential dwelling unit. The remainder of the block on North Elston Avenue contains residential units, with a relatively new condominium building approximately 50 feet north of the subject site. Buildings to the north and west are zoned B2-3, Neighborhood Mixed-Use District. The southern boundary borders a railroad track, which is zoned M3-3, Heavy Industry District. The subject site is irregular in shape. The existing building has frontage on North Elston Ave. which is the location of the entrance. The attached garage has an entrance off of West Augusta Blvd.

Proposed floor area ratio ("FAR"): 1.1

Proposed Density: one dwelling unit – single family home

Minimum Lot Area ("MLA") in B2-2 is 1,000 SF; Subject Site: 4,934 SF

Off-Street Parking: 2 spaces in enclosed garage

Setbacks: Front: 0' (existing) - 0' required
Rear: 69.59' (existing) - 30' required
Side: 0' – 2.98' (existing varies) - 0' required

Building Height: 34'-6"

Property sits within an Industrial Corridor and is subject to Section 17-13-0400 Zoning Map Amendment procedures within Industrial Corridors.

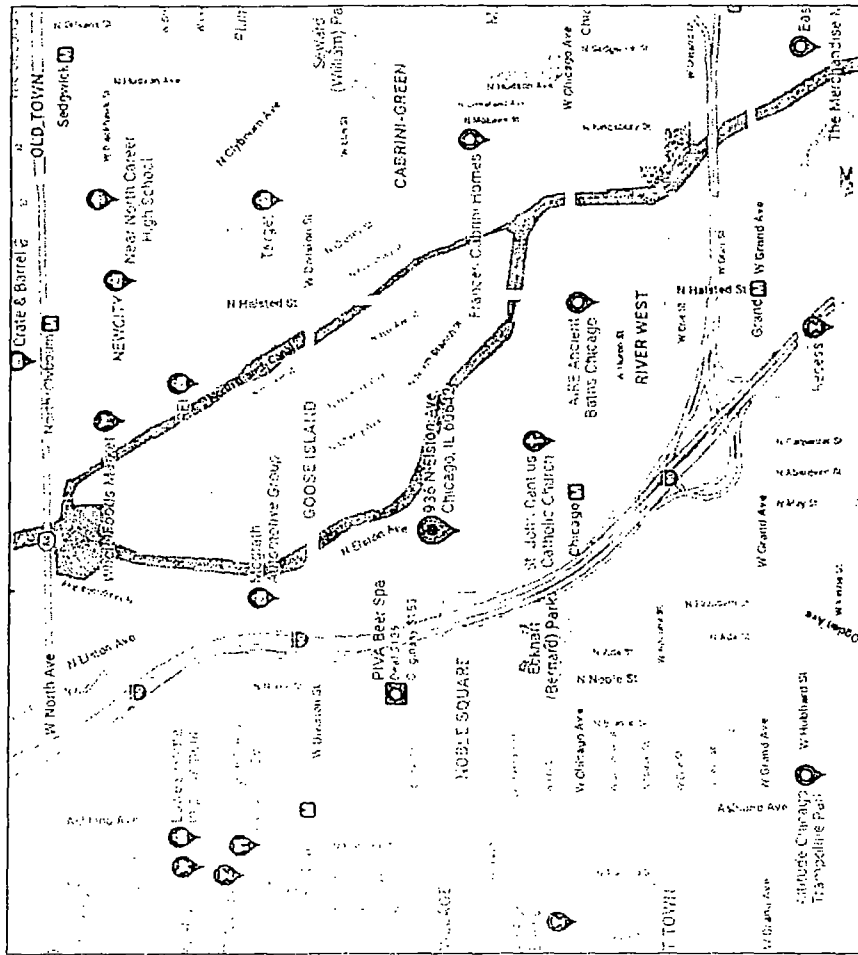
Applicant must comply with Section 17-3-0307 Exceptions, which may require a Special Use if the property is within 660 feet of any use listed in (a) through (i).

Single Family Home 3rd floor Addition

936 N Elston Ave
Chicago, IL 60642

LIST OF DRAWINGS

- A0.0 COVER SHEET
- A0.1 EXISTING STREET PHOTO
- A0.2 EXISTING STREET PHOTO
- A0.3 EXISTING SITE PLAN
- A0.4 PROPOSE SITE PLAN, F.A.R. CALCULATIONS
- A2.1 PROPOSED FLOOR PLANS
- A3.1 PROPOSED ELEVATIONS



1 LOCATION MAP
SCALE: NTS

Issued for Zoning 06 01 2022

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3rd floor Addition,
Converting building
occupancy to a single
family home

Project Address:
936 N Elston Ave, Chicago, IL
60642

Drawn By AM Checked By:RS

Project
Number, 916

Sheet
Name:

Cover Sheet

Sheet
Number:

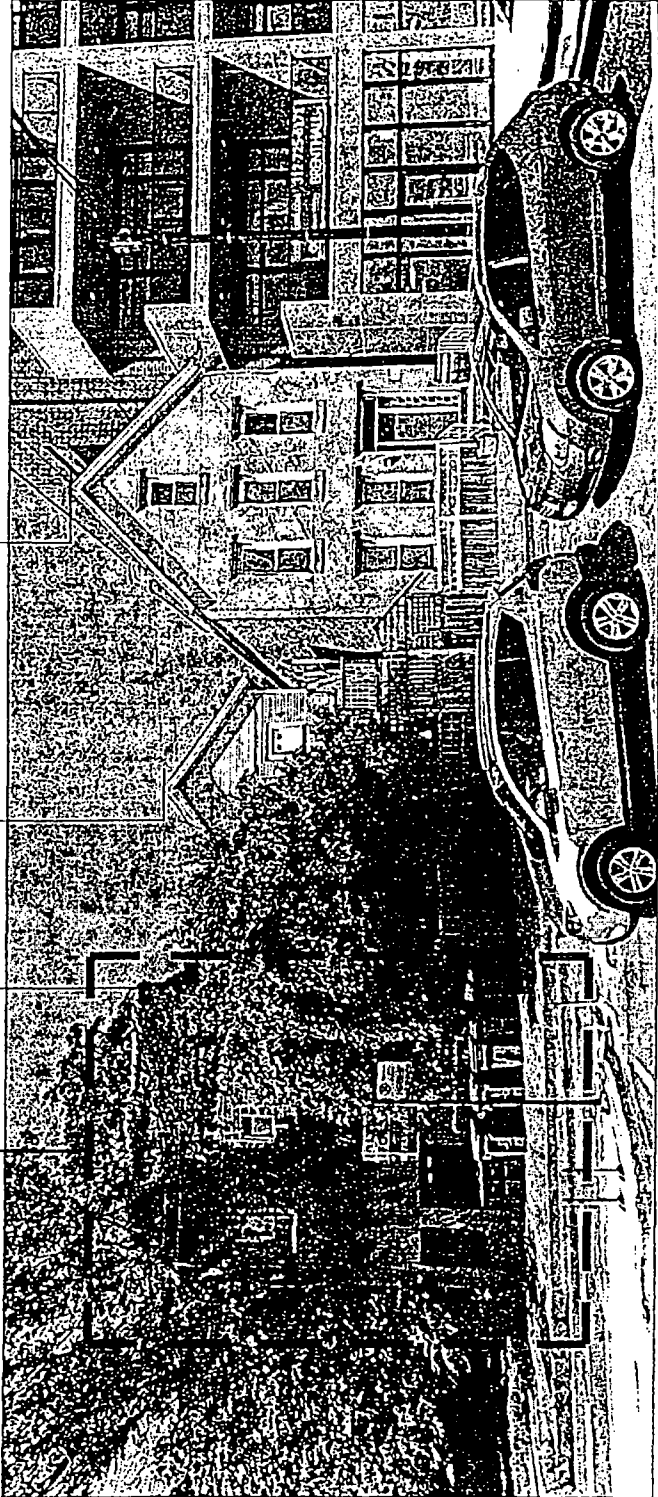
A0.0

936 N Elston Ave

Height +24'-4"

Height +21'-8"

Height +29'-6"



2 ELSTON AVENUE VIEW
SCALE 1/8" = 1'-0"

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Project Address:
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60642

Drawn By: AM Checked By: RS

Project
Number: 916

Sheet
Name:

Existing Street
Photo

Sheet
Number

A0.1

936 N Elston Ave



1 ELSTON AVENUE VIEW
SCALE: NTS

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Drawn By: AM Checked By: RS

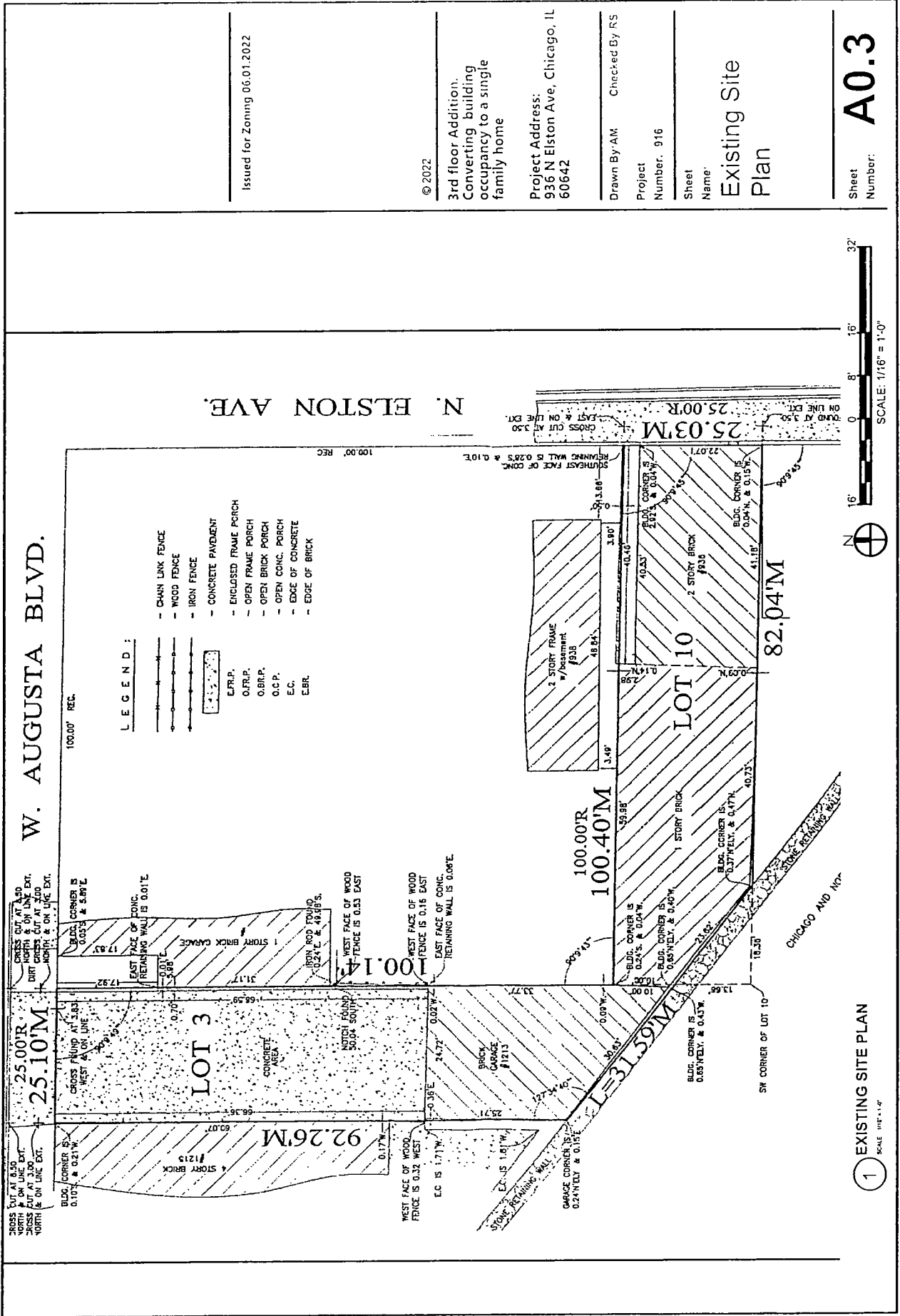
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Name:

Existing Street
Photo

Sheet
Number:

A0.2



W. AUGUSTA BLVD.

N. ELSTON AVE.

1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

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Drawn By: AM Checked By: RS

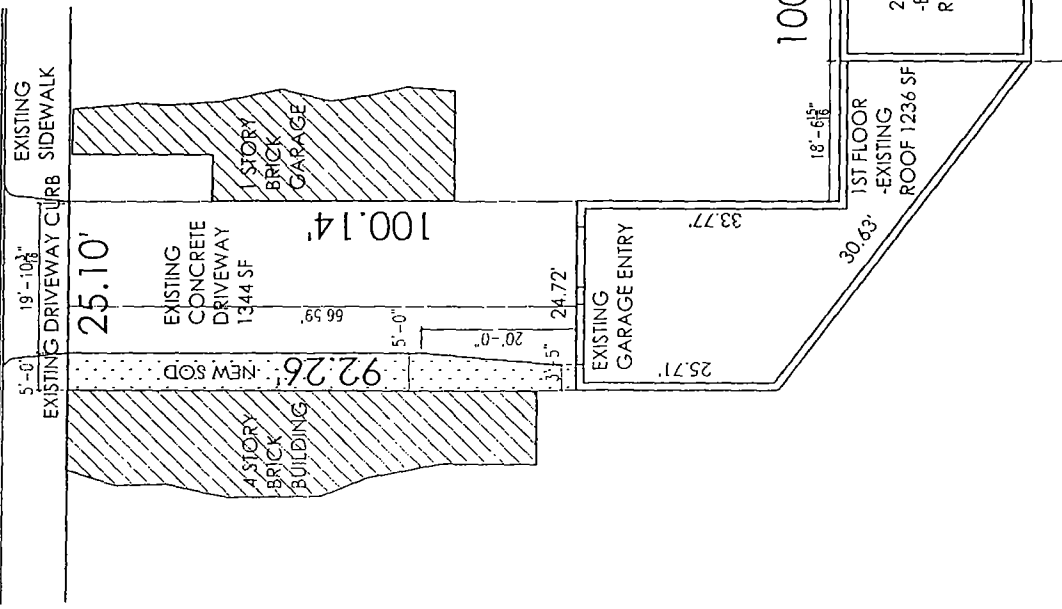
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Sheet
Name:

Existing Site
Plan

Sheet
Number: **A0.3**

W AUGUSTA BLVD



EXISTING ZONING DISTRICT - M3-3
 PROPOSED ZONING DISTRICT - S2-2

EXISTING FRONT SETBACK - 0'00" ELSTON ST (10'00' REQUIRE)
 EXISTING BACK SETBACK - 66'59" W AUGUSTA BLVD (30'00' REQUIRE)
 SIDE SETBACK - 0'00" - 2'98" (10'00' REQUIRE)

EXISTING SITE - 4939 36 SF

EXISTING 1ST FLOOR BUILDING - 1953 SF

EXISTING 1ST FLOOR ATTACHED GARAGE - 1223 SF

EXISTING 2ND FLOOR BUILDING - 920 SF

EXISTING TOTAL - 4096 SF

PROPOSED ZONING DISTRICT - S2-2, PAR 2.2
 4939 36 SF (SITE) X 2 (TYP) = 10,885 SF

PROPOSED 1ST FLOOR BUILDING - 1514 SF

PROPOSED 1ST FLOOR ATTACHED GARAGE - 1223 SF

PROPOSED 2ND FLOOR BUILDING - 1272 SF

PROPOSED ADDITION 3RD FLOOR BUILDING - 545 SF

PROPOSED TOTAL - 4954 SF

OFF STREET PARKING - 1 PER 1 UNIT

BUILDING HEIGHT - 34'-4"

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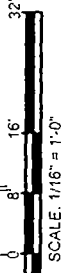
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Project
 Number 916

Sheet
 Name:

Proposed Site
 Plan

Sheet
 Number: **A0.4**



1 PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"

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3rd floor Addition.
Converting building
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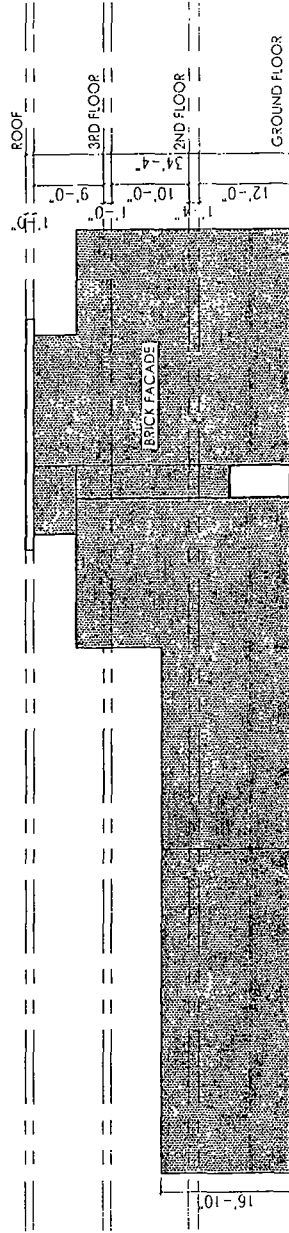
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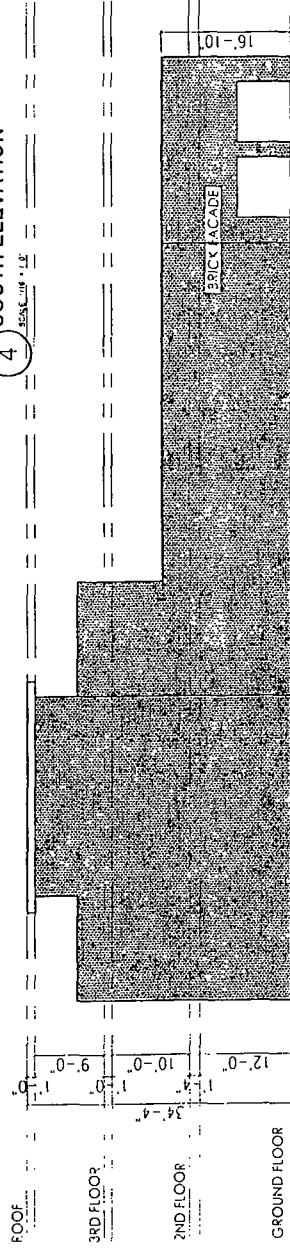
Proposed Exterior Elevations

Sheet
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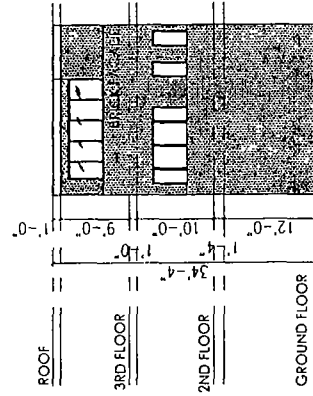
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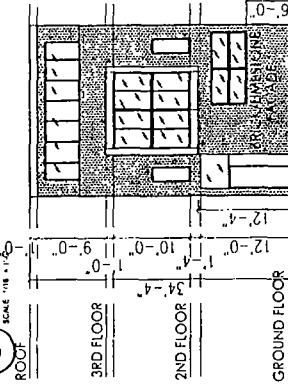
4 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



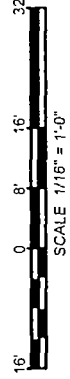
3 NORTH ELEVATION
SCALE 1/16" = 1'-0"



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



1 FRONT ELEVATION - ELSTON STREET
SCALE 1/16" = 1'-0"





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: March 16, 2023

Re: Proposed Industrial Corridor Map Amendment for the property generally located at
936 N. Elston Ave.

On March 16, 2023, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by American Property Holdings, LLC. A copy of the proposed map amendment 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 Max Lyon at 312-744-8429.

Cc: Noah Szafranec
PD Master File (Original PD, copy of memo)