



City of Chicago



O2022-1165

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/27/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-I at 2820-2830 N Elston Ave - App No. 21015T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the *C1-2 Neighborhood Commercial District* symbols and indications as shown on Map No.7-I in the area bounded by

Beginning at a line 282.50 feet northwest of the intersection of North Elston Avenue and West Diversey Avenue as measured along the southwest right-of-way line of North Elston Avenue and perpendicular thereto; North Elston Avenue; a line 132.50 feet northwest of the intersection of North Elston Avenue and West Diversey Avenue as measured along the southwest right-of-way line of North Elston Avenue and perpendicular thereto; and the alley next southwest of and parallel to North Elston Avenue,

to those of a *C1-3 Neighborhood Commercial District*.

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

Common Address of Property: 2820-2830 North Elston Avenue

17-13-0303-C (1) Narrative Zoning Analysis

2820-2830 North Elston Avenue, Chicago, Illinois

Proposed Zoning: *C1-3 Neighborhood Commercial District*

Lot Area: 18,750 square feet

Proposed Land Use: The subject property consists of six contiguous lots of record. The site, in its entirety, is presently improved with a one-story masonry building. The existing building has been vacant for over five (5) years. The Applicant is seeking a *Zoning Map Amendment* in order to raze the existing structure and to redevelop the site, in its entirety, with a new five-story (with rooftop penthouse) *mixed-use* multi-unit building. The new proposed building will feature *commercial* and *community-amenity* spaces – on the 1st Floor (front), and a total of forty (40) dwelling units, located on and between the 2nd thru 5th Floors. The programming for the new proposed development calls for the provision of parking for twenty-seven (27) vehicles, to be located within the interior of the building (1st Floor - rear), as well as onsite surface parking for an additional thirteen (13) vehicles, behind the building. So that, the new proposed development will provide off-street parking for a total of forty (40) vehicles. The design for the new development also includes a small communal deck and amenity room-penthouse, above the roof of the 4th Floor, which will be for the exclusive use of the residents of the building, and which will be accessed via two small stair enclosures and a single elevator enclosure. The new proposed building-improvements will measure 56 feet-9 inches (*underside of 5th Floor ceiling*)/ 71 feet-0 inches (*underside of rooftop penthouse ceiling*) in height and be masonry in construction.

- (A) The Project's Floor Area Ratio: 51,307 square feet square feet (2.74 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 40 dwelling units (468.75 square feet per dwelling unit)
- (C) The amount of off-street parking: 40 vehicular spaces
- (D) Setbacks:
 - a. Front Setback: 0 foot-0 inches
 - b. Rear Setback: 30 feet-0 inches (*Residential – 2nd thru 5th Floors*)
20 feet-6 inches (*Non-Residential – 1st Floor*)
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height: 56 feet-9 inches (*underside-ceiling of 5th Floor*)/
71 feet-0 inches (*underside-ceiling rooftop penthouse*)

**The subject property is located within 1,320 linear feet of the centerline of the Western Avenue Bus Line Corridor, thereby qualifying as a Transit Served Location [17-10-0102-B] The programming calls for the provision of no more than one parking space per dwelling unit. Therefore, the Applicant is eligible for an increase in maximum building height up to 75 feet-0 inches, pursuant to this Type 1 Zoning Map Amendment. [17-3-0408-B] *Please See: corresponding TSL Narrative.*

17-3-0408-B

17-3-0408-B Transit Served Location (TSL) – Narrative Zoning Analysis
2820-2830 North Elston Avenue, Chicago Illinois

THE SITE

The subject property consists of six contiguous lots of record, with 150 feet of frontage on Elston Avenue. [Site: 150 feet in width by 125 feet in depth = 18,750 square feet of total lot area.] The site is bounded by a public alley on the west. The site, in its *entirety, is presently improved with a one-story masonry building. *[Two of the lots of record are vacant and unimproved.] The existing building has been vacant for over five (5) years. Both of the adjacent parcels are improved with occupied buildings – *commercial* (restaurant) to the south and **residential* (two-flat) to the north. *[The building to the north is non-conforming under the current Zoning Ordinance (C1-2).] This stretch of Elston Avenue is generally zoned for destination-oriented *business* (B3) and *commercial* (C1) uses, of moderate scale and density. However, the predominant land use – on both the east and west sides of the street, is wholly *residential* - mostly two-story and three-story multi-family *residences*, comprising a single lot. Many of these improvements, therefore, are *non-conforming* under the current Zoning Ordinance. There is a scattering of higher-intensity low-scale *commercial* ventures in the area, especially moving south along Elston Avenue, toward and including the intersection of Diversey Avenue and Western Avenue.

THE PROJECT

The Applicant is seeking a *Type I Zoning Map Amendment* – from a *C1-2 Neighborhood Commercial District* to a *C1-3 Neighborhood Commercial District*, in order to permit the construction of a new five-story (with rooftop penthouse) *mixed-use* multi-unit building at the subject property, which such property constitutes a *Transit Served Location* (TSL) under the current Zoning Ordinance *[Section 17-10-0102-B], due to its proximity to the *Western Avenue Bus Line Corridor Roadway Segment*. *[The subject property is located within 1,320 linear feet of the centerline of the *Western Avenue CTA Bus Route* – Western/49 and Western Express/X49, as listed in Table 17-10-0102-B.1.a and Table 17-10-0102-B.1.b of the current Zoning Ordinance.]

In order to accommodate the new development, the existing structures will be razed. The new proposed building, as designed and proposed, will feature *commercial* and *community-amenity* spaces – on the 1st Floor (front), and a total of forty (40) dwelling units, located on and between the 2nd thru 5th Floors. The programming for the new proposed development calls for the provision of parking for twenty-seven (27) vehicles, to be located within the interior of the building (1st Floor - rear), as well as onsite surface parking for an additional thirteen (13) vehicles, behind the building. So that, the new proposed development will provide off-street parking for a total of forty (40) vehicles – one parking space per one proposed dwelling unit. The design for the new development also includes a small communal deck and amenity room-penthouse, above the roof of the 4th Floor, which will be for the exclusive use of the residents of the building, and which will be accessed via two small stair enclosures and a single elevator enclosure. The new proposed building will measure 56 feet-9 inches (*underside of 5th Floor ceiling*) / 71 feet-0 inches (*underside of rooftop penthouse ceiling*) in *height and be masonry in construction.

HEIGHT INCREASE FOR TRANSIT SERVED LOCATION (TSL): 17-3-0408-B

*This proposed *Zoning Map Amendment* is being sought by and through the ‘*Type I*’ process [Section 17-13-0302-A], in order to qualify for an increase in the maximum allowable *height* [Section 17-3-0408-B] for the new building, under the current Zoning Ordinance, since the design calls for *no more than one parking space per dwelling unit*.

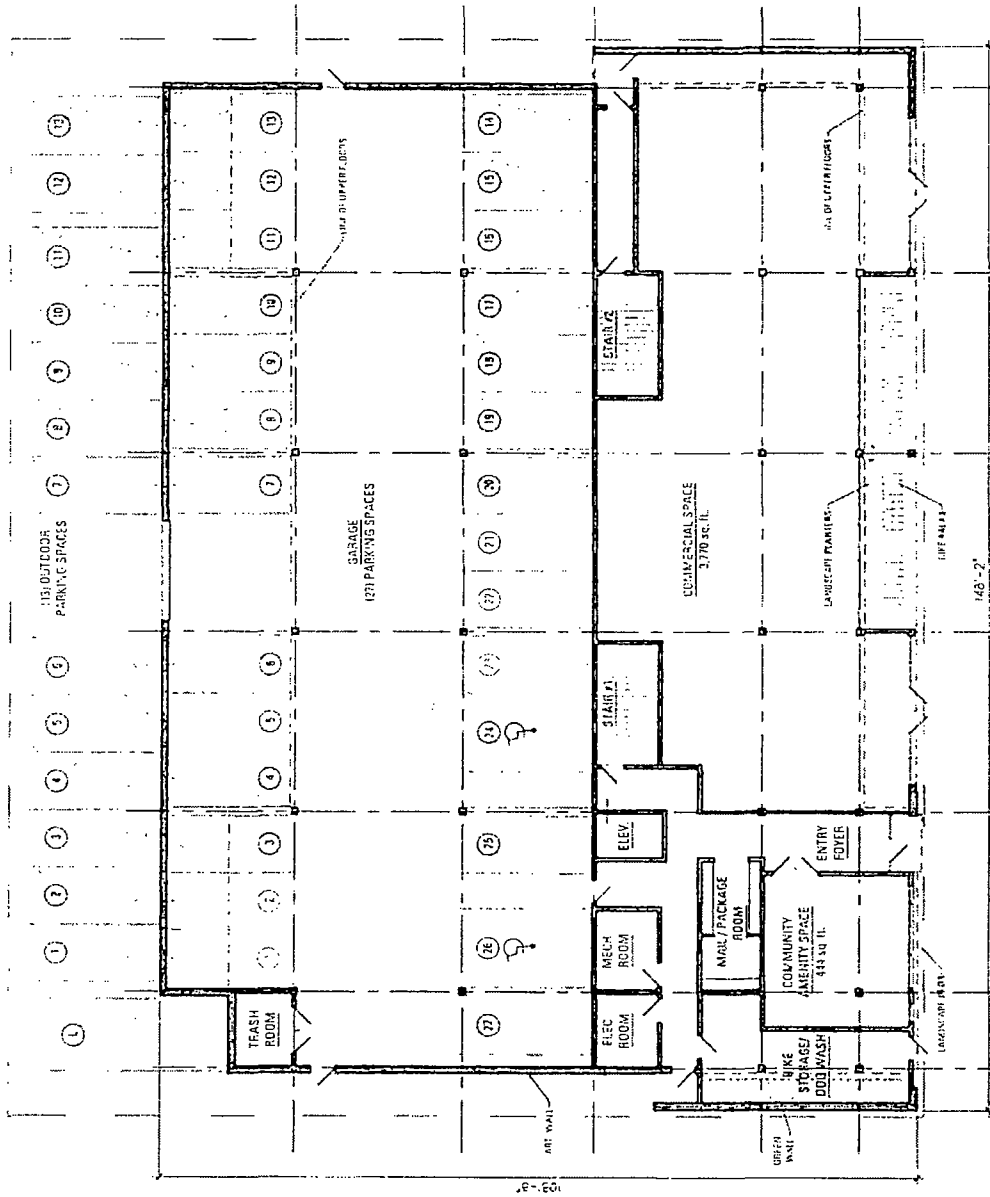
Pursuant to 17-13-0905-F of the Zoning Ordinance, in order to qualify for the proposed *height* increase, the Project:

- (a) **Must be located in a transit-served location.** The subject property is located within 1,320 linear feet of the designated *Western Avenue CTA Bus Route*, as set forth further - above.
- (b) **Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets.** The proposed new development complies with all of the standards and design guidelines for *pedestrian streets* as shown on the accompanying *architectural plans* (prepared by *Jonathan Splitt Architects, Ltd.*), submitted with the subject *Type 1 Zoning Map Amendment*. By way of relevant example, the façade of the proposed new building abuts the sidewalk, with the primary entrances for both the *residential* lobby and the *commercial* unit(s) facing and directly accessible off of Elston Avenue. [17-3-0504-B and 17-3-0504-D] As well, over 60% of the ground floor façade – facing Elston Avenue, is comprised of transparent windows. [17-3-0504-C] Lastly, all of the off-street parking for the development is located within the interior of the building (at the rear) and/or behind the building, directly accessible via the public alley. Accordingly, by and through this proposal, the Applicant will be closing the existing driveway at the south end of the site, off of Elston Avenue, and restoring the curb. [17-3-0504-E-F-G]
- (c) **Must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission.** The *Transit Friendly Development Guide* defines ‘transit friendly development’ as *[d]evelopment which is oriented towards and integrated with adjacent transit*. By way of relevant example, the proposed new development incorporates accessibility and connectivity less than 100 linear feet from the intersection of Diversey Avenue and Western Avenue – which constitute the neighborhood’s primary public transit hub, with major and designated bus lines servicing commuters in each direction, covering the entirety of the incorporated City limits. Moreover, the proposed new development is a multi-variety mix of *commercial + community + residential* uses, with higher residential and communal density, which should generate and promote significant levels of transit riders.
- (d) **Must actively promote public transit and alternatives to automobile ownership.** Despite providing a diverse mix of larger *dwelling units* (apartments) – including two-bedroom and three-bedroom types, which can accommodate at least 3 to 4 residents, the proposed new development is providing NO more than one off-street parking space for each such unit and NO parking for the corresponding *commercial* unit(s). As well, the proposed development includes a sizeable storage room, within the ground floor of the building - situated directly off of the pedestrian way, which can accommodate parking for at least 26 bicycles and scooters. Beyond the interior storage room, the development proposal also calls for the provision of four (4) new racks, which will be situated at the front of the building (onsite) – on Elston Avenue, which can accommodate parking for an additional 32 bicycles. The Applicant is also committed to working with the local Alderperson and the CTA toward incorporating electronic transit trackers in the lobby of the building.

- (c) **Must include enhancements to the pedestrian environment that are not otherwise required.** The development proposal calls for the provision of multiple large planters and landscape beds, along the front facing façade wrapping around the south end of the building, as well as a five-story ‘green wall’ (landscaped) and art mural (to be prepared by a local artist), which will occupy and adorn the entirety of the south elevation. The proposed new building will also feature a 444 square feet of *communal amenity room*, which will be open to the public and will provide free wi-fi service and transit data., along with cooperative socializing and work-study spaces.

Public Alley

PUBLIC ALLEY



FIRST FLOOR PLAN
6,146 sq. ft.
(14,198 sq. ft. GROSS)

1/16" = 1'-0"

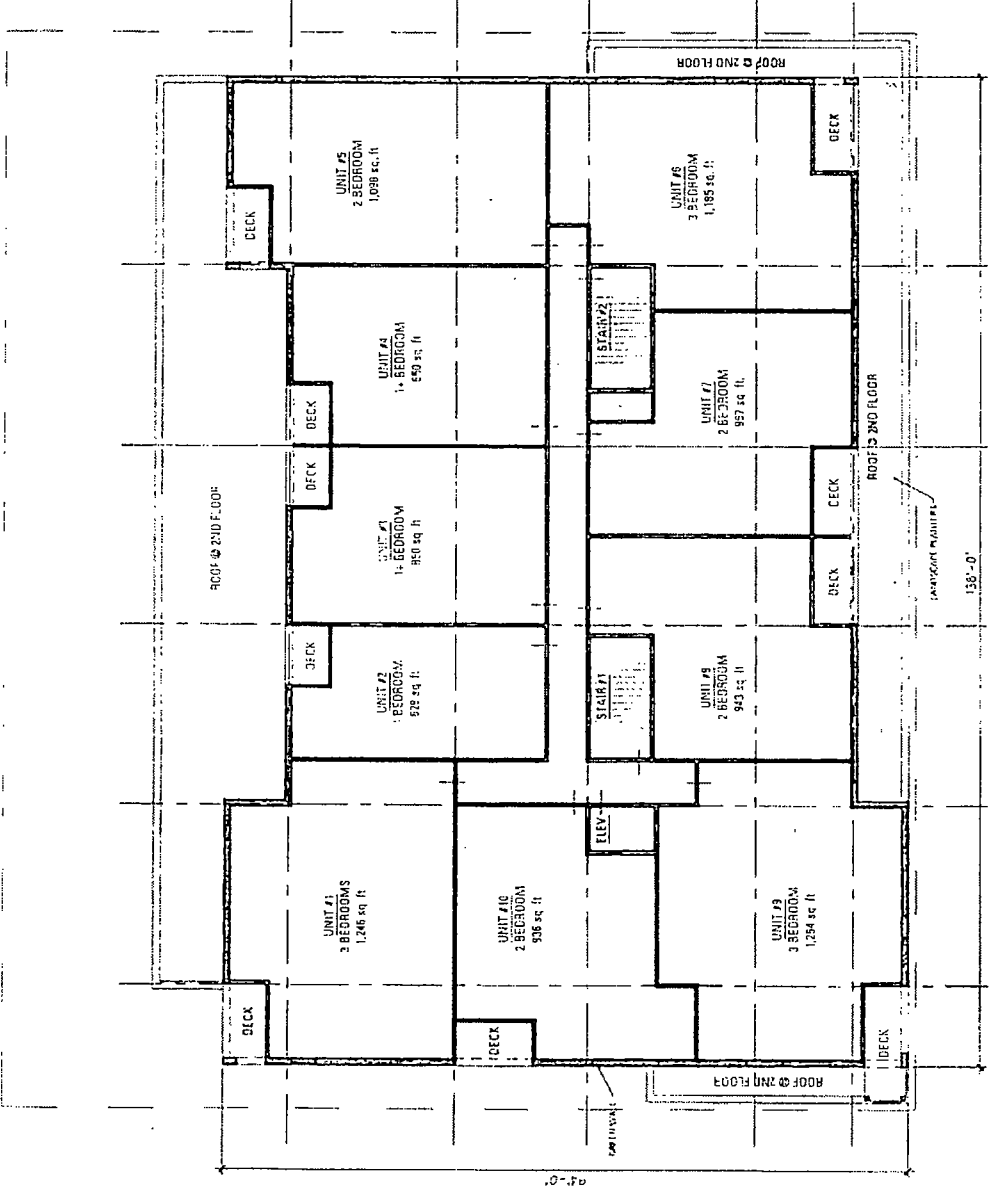


Jonathan Splitt Architects Ltd
4501 North Halsted Street
Chicago, Illinois 60630
773.863.1017 (or 773.863.3003)

proj.# 2100
REVISED BY DEVELOPMENT
PROJECT/CLIENT'S NAME
CHICAGO, IL
description 3407002. PLANS FOR REMEDIATION



TALL TOWER BUILDING



SECOND - FIFTH FLOOR PLAN

10,997 sq ft
1/8" = 1'-0"

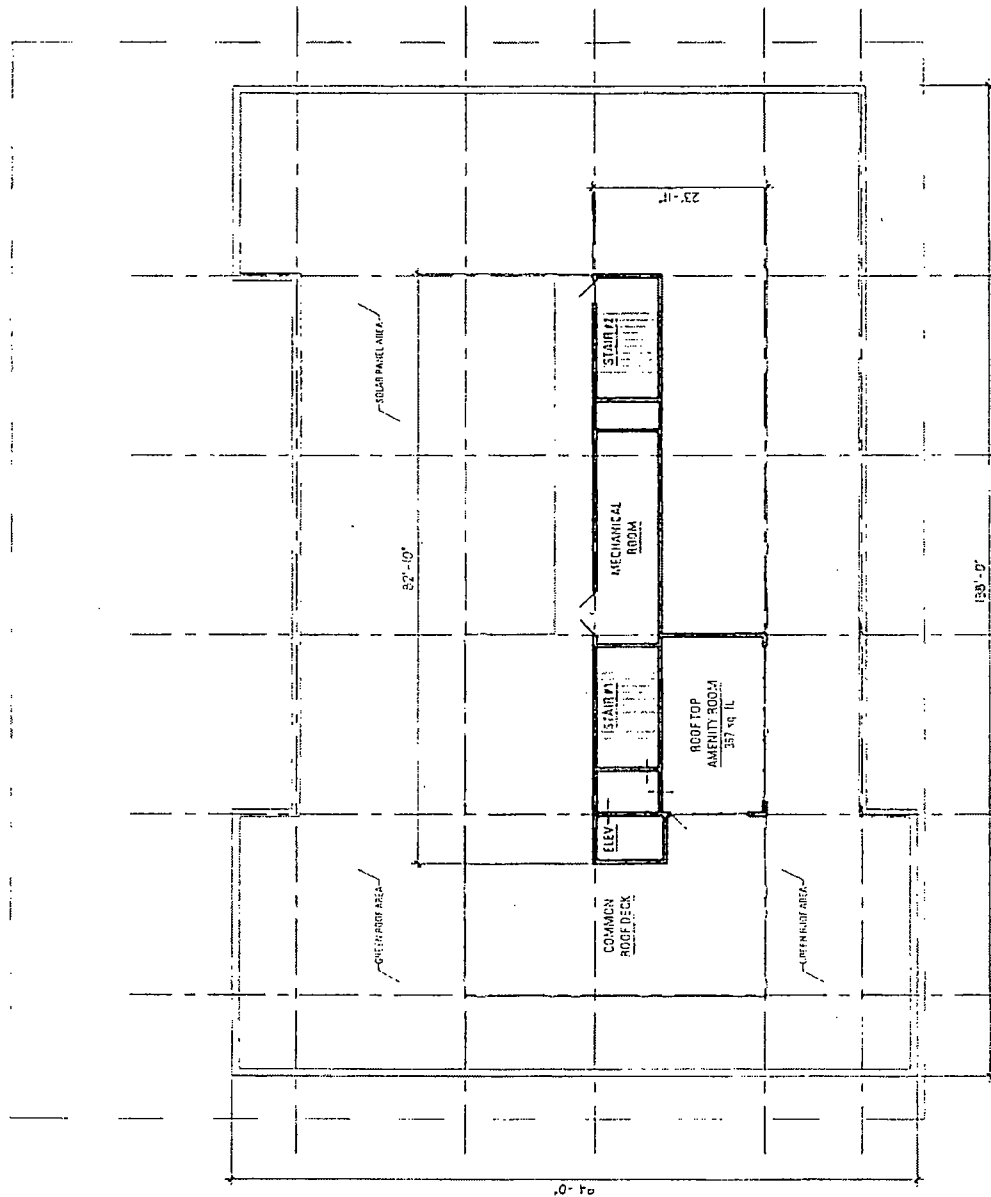


jsa
jonasmar_gplittarchitecte llc
4061 North Ravenswood Avenue
Chicago, Illinois 60612-5578
773.883.1017 fax: 773.883.3081

proj # 2129
client REMARKS
MULTI-USE DEVELOPMENT
1330 NORTH E STON AVENUE
CHICAGO IL
description 04/02/2005 ISSUED FOR PERMITS REVIEW



FINAL FOR PUBLICATION



ROOF PLAN
1,173 sq. ft.
1/16" = 1'-0"

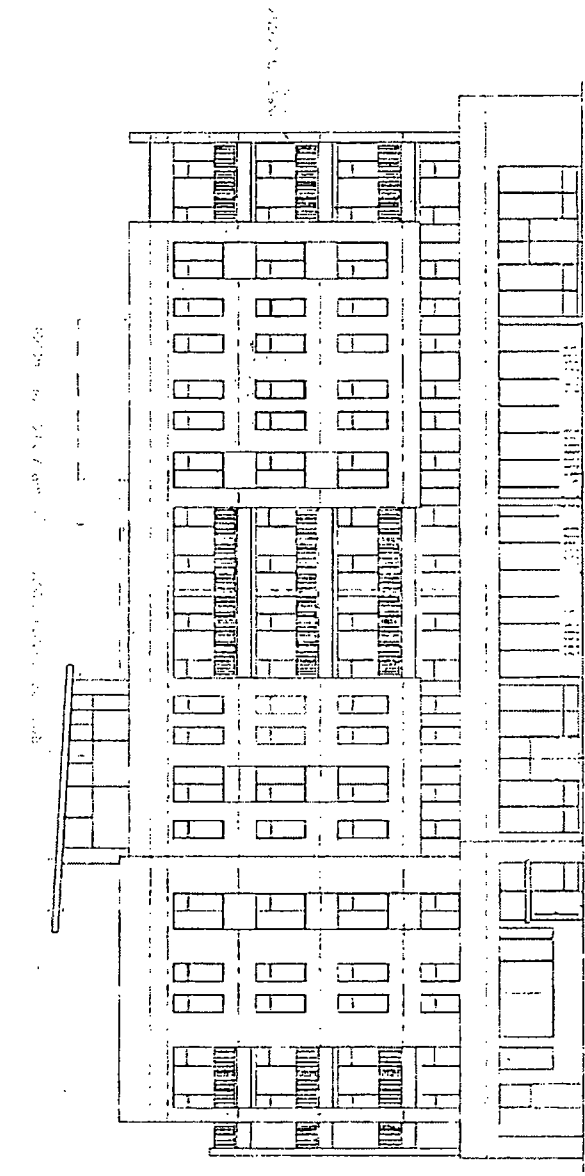
jsa
jonathan plutt architects llc
1321 north ... street
suite 801
773 643 1017 fax 773 643 3081

proj # 2100
prel
description 04/23/22 ISSUED FOR CONSTRUCTION REVIEW



REVISIONS
MORRIS DEVELOPMENT
2900 NORTH ELSTON AVENUE
CHICAGO, IL

PLAN FOR ELEVATION



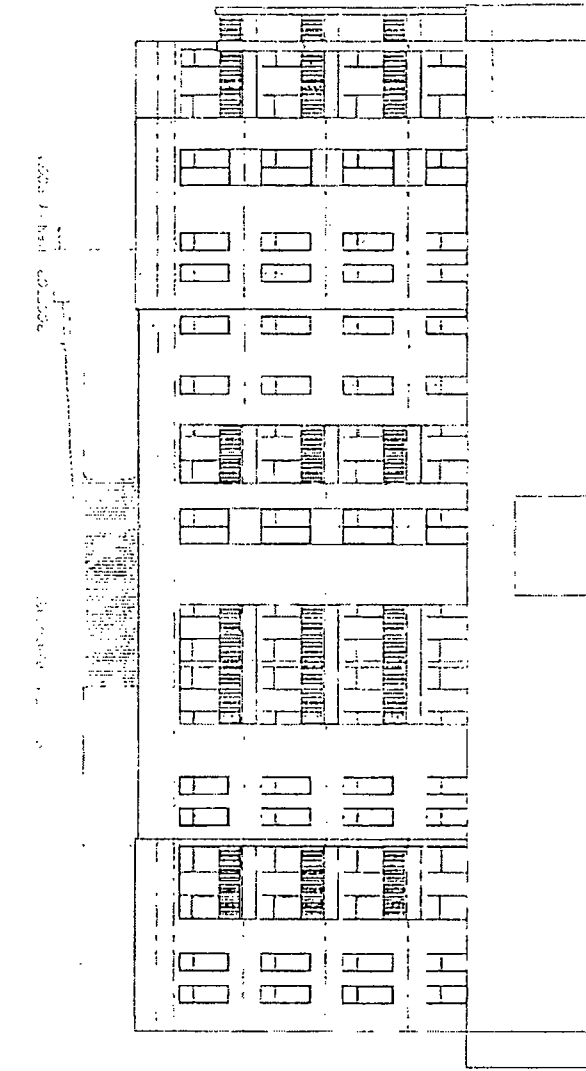
EAST (ELSTON) ELEVATION

jsa
 jonathan splitt architects llc
 4401 north laverne road
 suite 600
 chicago illinois 60630-2576
 773 853 1017 fax 773 853 3081

proj.# 2100
 proj. name
 2400 NORTH ELSTON AVE
 CHICAGO, IL
 3.17
 description



Architectural



- 1. 1st floor
- 2. 2nd floor
- 3. 3rd floor
- 4. 4th floor
- 5. 5th floor
- 6. 6th floor
- 7. 7th floor
- 8. 8th floor
- 9. 9th floor
- 10. 10th floor
- 11. 11th floor
- 12. 12th floor
- 13. 13th floor
- 14. 14th floor
- 15. 15th floor
- 16. 16th floor
- 17. 17th floor
- 18. 18th floor
- 19. 19th floor
- 20. 20th floor
- 21. 21st floor
- 22. 22nd floor
- 23. 23rd floor
- 24. 24th floor
- 25. 25th floor
- 26. 26th floor
- 27. 27th floor
- 28. 28th floor
- 29. 29th floor
- 30. 30th floor
- 31. 31st floor
- 32. 32nd floor
- 33. 33rd floor
- 34. 34th floor
- 35. 35th floor
- 36. 36th floor
- 37. 37th floor
- 38. 38th floor
- 39. 39th floor
- 40. 40th floor
- 41. 41st floor
- 42. 42nd floor
- 43. 43rd floor
- 44. 44th floor
- 45. 45th floor
- 46. 46th floor
- 47. 47th floor
- 48. 48th floor
- 49. 49th floor
- 50. 50th floor
- 51. 51st floor
- 52. 52nd floor
- 53. 53rd floor
- 54. 54th floor
- 55. 55th floor
- 56. 56th floor
- 57. 57th floor
- 58. 58th floor
- 59. 59th floor
- 60. 60th floor
- 61. 61st floor
- 62. 62nd floor
- 63. 63rd floor
- 64. 64th floor
- 65. 65th floor
- 66. 66th floor
- 67. 67th floor
- 68. 68th floor
- 69. 69th floor
- 70. 70th floor
- 71. 71st floor
- 72. 72nd floor
- 73. 73rd floor
- 74. 74th floor
- 75. 75th floor
- 76. 76th floor
- 77. 77th floor
- 78. 78th floor
- 79. 79th floor
- 80. 80th floor
- 81. 81st floor
- 82. 82nd floor
- 83. 83rd floor
- 84. 84th floor
- 85. 85th floor
- 86. 86th floor
- 87. 87th floor
- 88. 88th floor
- 89. 89th floor
- 90. 90th floor
- 91. 91st floor
- 92. 92nd floor
- 93. 93rd floor
- 94. 94th floor
- 95. 95th floor
- 96. 96th floor
- 97. 97th floor
- 98. 98th floor
- 99. 99th floor
- 100. 100th floor

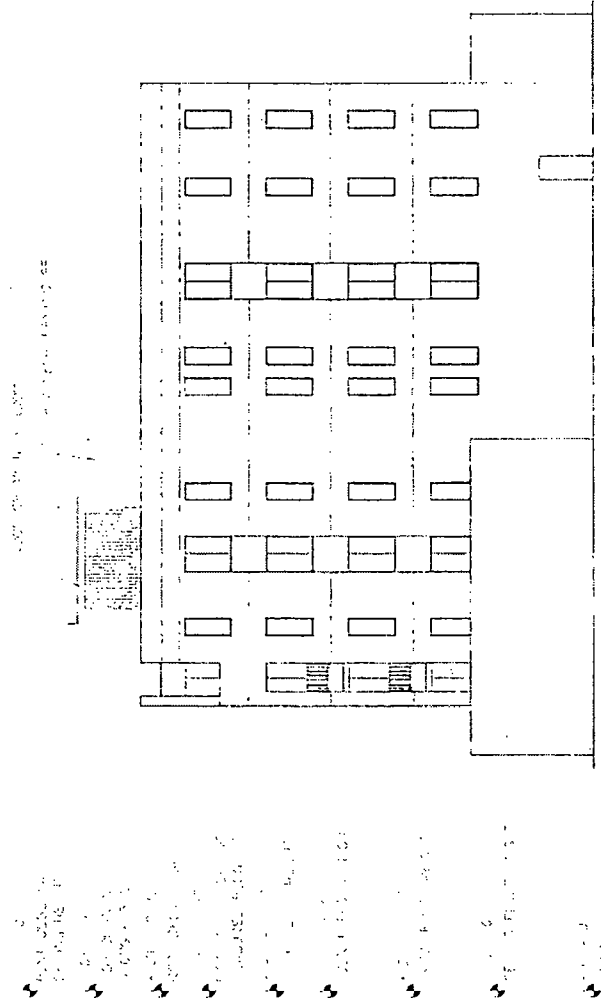
WEST (ALLEY) ELEVATION

Jonathan SPLITT architects llc
 4011 robin reynolds avenue
 suite 601, chicago, illinois 60654-2876
 773 883 1017 fax 773 883 8081

proj.# 2109
 project name
 2833 GREENLEAF AVENUE
 CHICAGO, IL
 04/01/2009 09:45:10 AM



FOR PUBLICATION



NORTH ELEVATION

JSA
 JONATHAN SPILLIT Architects Ltd
 4001 North Westpark Avenue
 Suite 201
 Chicago, Illinois 60631-3512
 773 885 1017 fax 773 885 1081

proj.# 200
 proj. ADMISSIVE
 WILDLIFE DEVELOPMENT
 2800 NORTH PARKWAY AVENUE
 CHICAGO, IL
 60642-1100
 description 24070322 ISSUED FOR ZONING REVIEW

