



City of Chicago



SO2018-8031

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 2332-2334 N Elston Ct - App No. 19838T1
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, Chicago Zoning Ordinance, is amended by changing all the B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 5-H in the area bounded by:

North Elston Court;

a line 100 feet southeast of and parallel to the southeast line of North Winchester Avenue;

the public alley next southwest of and parallel to North Elston Court;

a line 50 feet southeast of and parallel to the southeast line of North Winchester Avenue

to those of B2-2 Neighborhood Mixed-Use District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

FINAL FOR PUBLICATION

Common Address(es): 2332-2334 North Elston Court

SUBSTITUTE
NARRATIVE AND PLANS

Re: 2332–2334 North Elston Court

The Applicant seeks a change in zoning from B2-2 Neighborhood Mixed-Use District (Type 1) to B2-2 Neighborhood Mixed-Use District (Type 1), as amended.

The subject property has been a residence since 1889. The proposal is to construct two new multi-unit residential buildings, each with 3 dwelling units and three parking spaces, to replace the existing residential building.

Entire Site
2332–2334 North Elston Court

Entire Site Lot Area: (The 'of record' dimensions are 50 feet x 125 feet; the survey dimensions are also 50 feet x 125 feet)	6,250 square feet
Entire Site Floor Area Ratio: (Total 13,668 square feet building area)	2.2

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**Zoning Lot 1
(North Zoning Lot)
2334 North Elston Court**

Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Lot Area:	3,125 square feet
Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Floor Area Ratio: (6,864 square feet building area)	2.2
Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Dwelling Units:	3
Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Minimum Lot Area Per Dwelling Unit:	1,040
Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Off-Street Parking:	3 parking spaces
Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Front Setback:	0 feet 0 inches
Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Side Setback (northwest side yard):	3 feet 0 inches
Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Side Setback (southeast side yard):	0 feet 0 inches
Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Rear Setback:	30 feet 0 inches
Zoning Lot 1 (North Zoning Lot / 2334 N. Elston Ct.) Building Height: (Per § 17-17-0311, and excluding allowable rooftop features.)	44 feet 6 inches

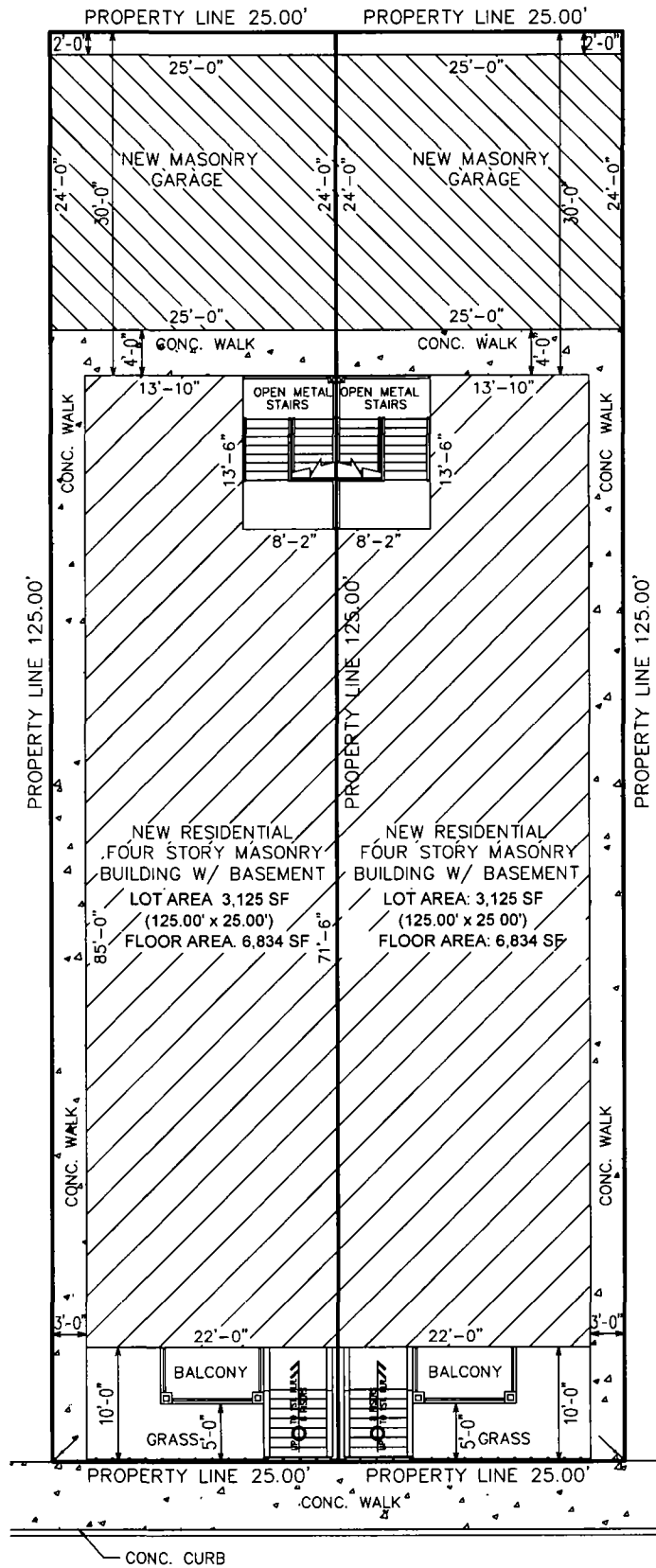
FINAL FOR PUBLICATION

**Zoning Lot 2
(South Zoning Lot)
2332 North Elston Court**

Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Lot Area:	3,125 square feet
Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Floor Area Ratio: (6,864 square feet building area)	2.2
Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Dwelling Units:	3
Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Minimum Lot Area Per Dwelling Unit:	1,040
Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Off-Street Parking:	3 parking spaces
Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Front Setback:	0 feet 0 inches
Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Side Setback (northwest side yard):	0 feet 0 inches
Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Side Setback (southeast side yard):	3 feet 0 inches
Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Rear Setback:	30 feet 0 inches
Zoning Lot 2 (South Zoning Lot / 2332 N. Elston Ct.) Building Height: (Per § 17-17-0311, and excluding allowable rooftop features.)	44 feet 6 inches

FINAL FOR PUBLICATION

16' PUBLIC ALLEY



N. ELSTON CT.

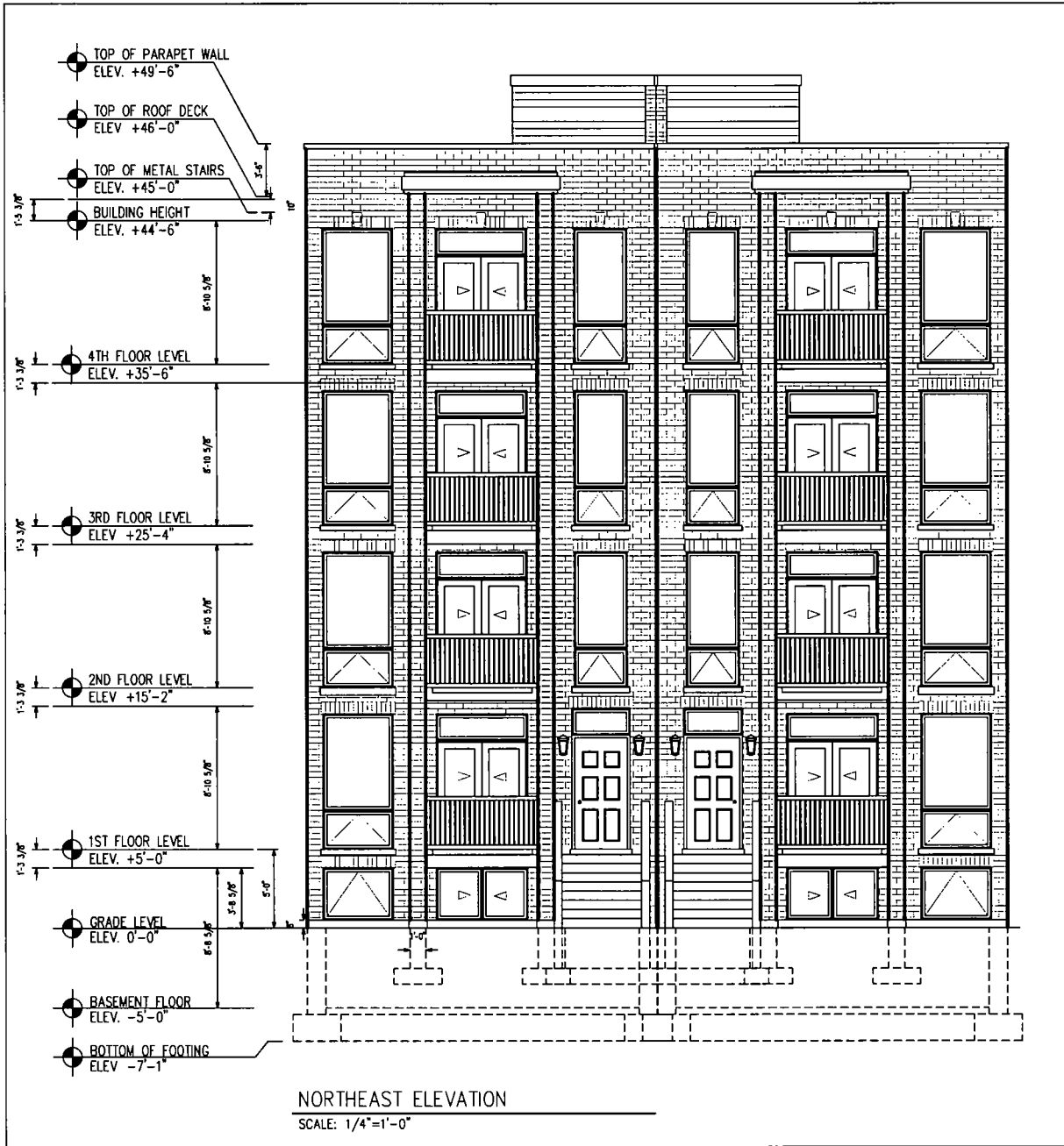


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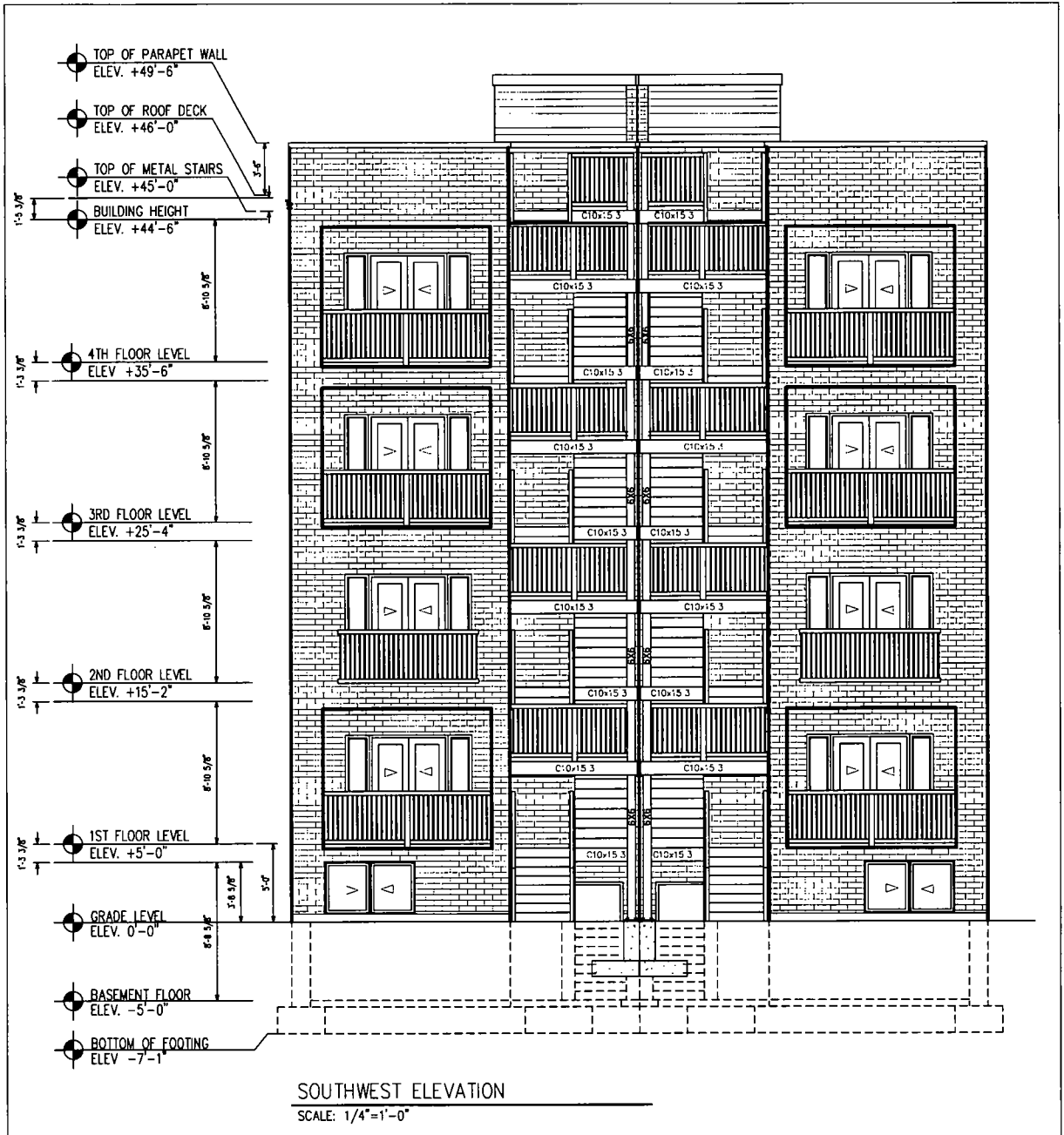
SITE PLAN

SCALE: 1/8" = 1'

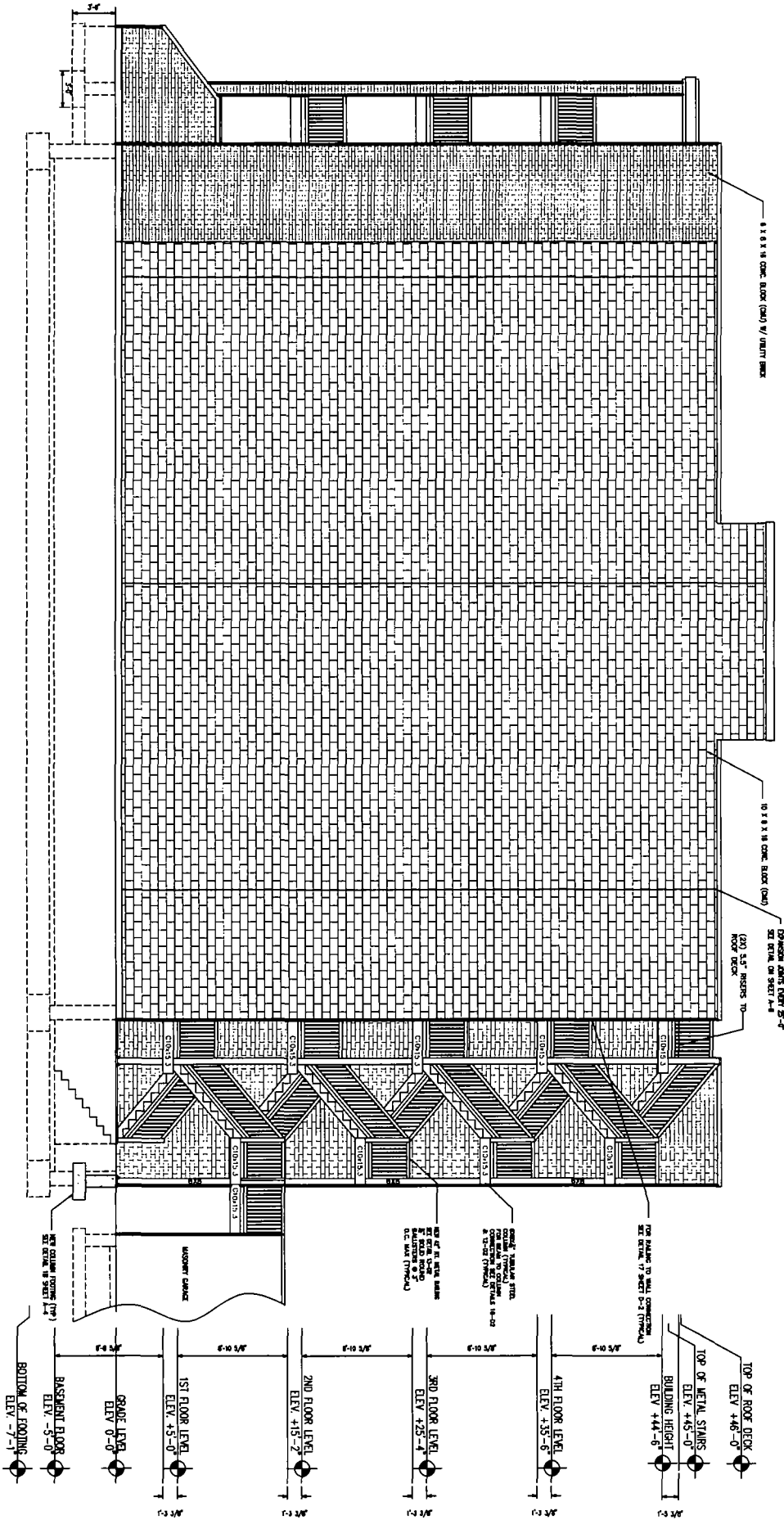




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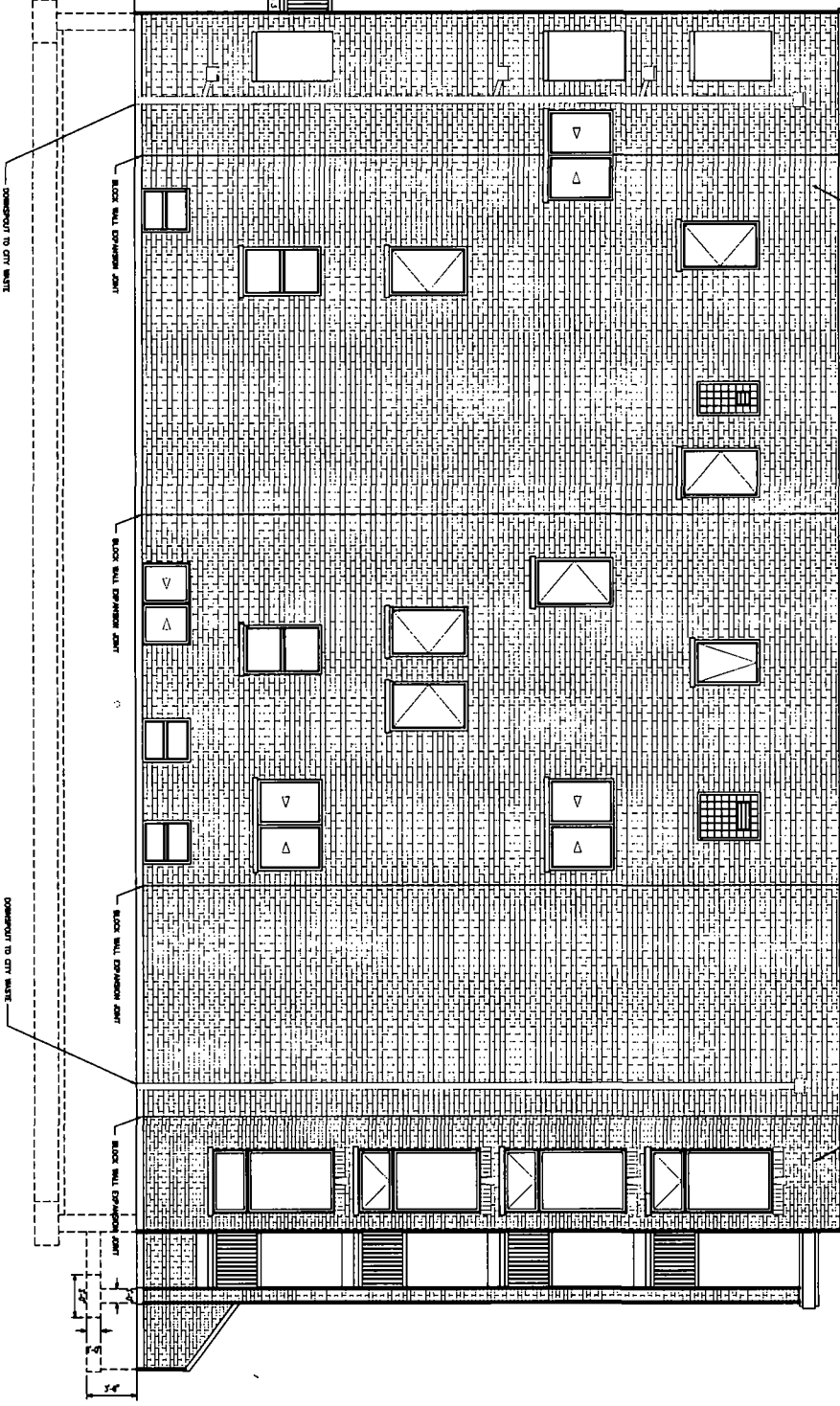
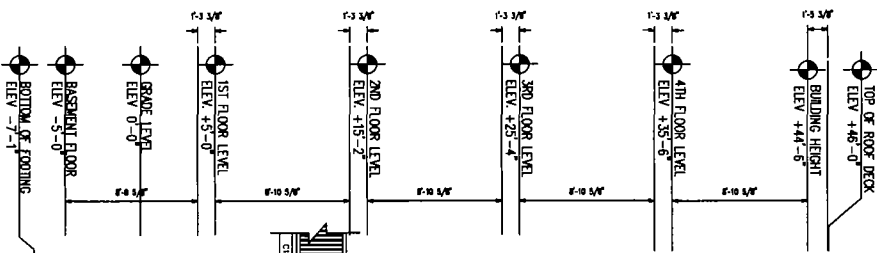


FINAL FOR PUBLICATION



NORTHWEST ELEVATION
SCALE 1/8"=1'-0"

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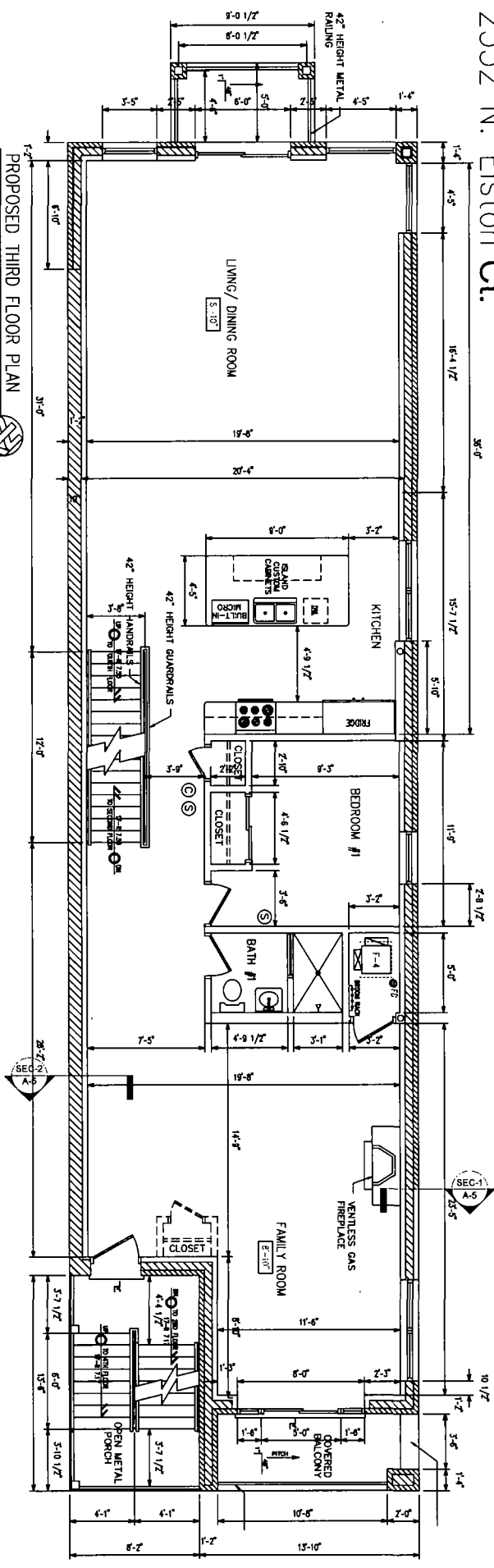


SOUTHEAST ELEVATION
SCALE: 1/4"=1'-0"

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2332 N. Elston Ct.

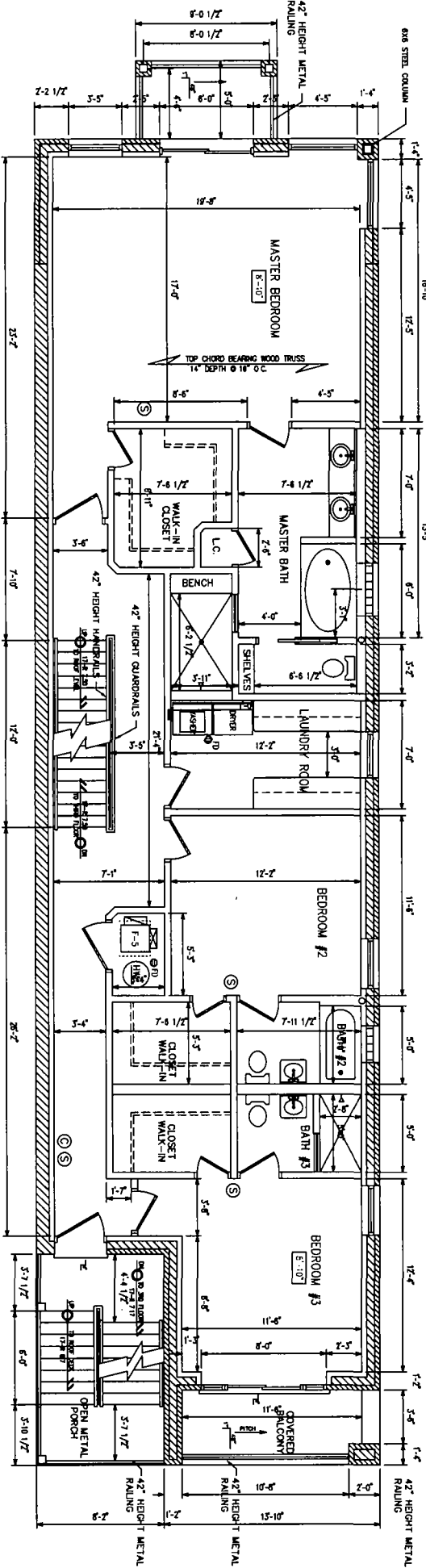
PROPOSED THIRD FLOOR PLAN
SCALE: 3/8" = 1'-0"



FINAL FOR PUBLICATION

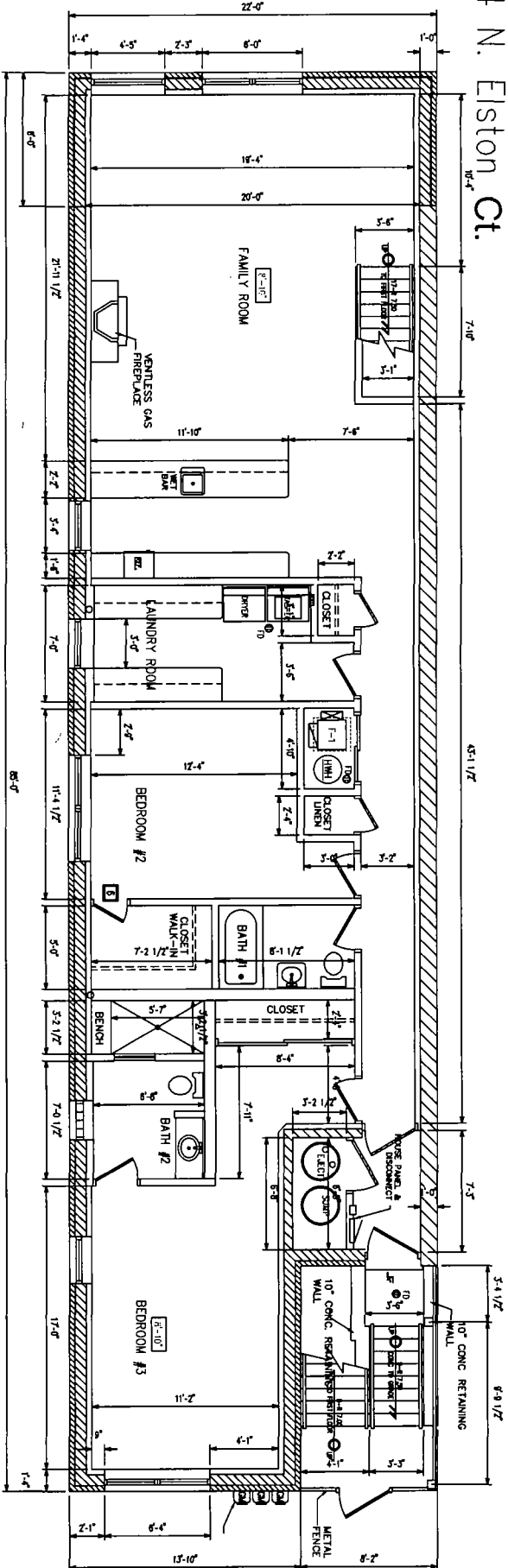
2332 N. Elston Ct.

PROPOSED FOURTH FLOOR PLAN
SCALE: 3/8" = 1'-0"



FINAL FOR PUBLICATION

2334 N. Elston Ct.

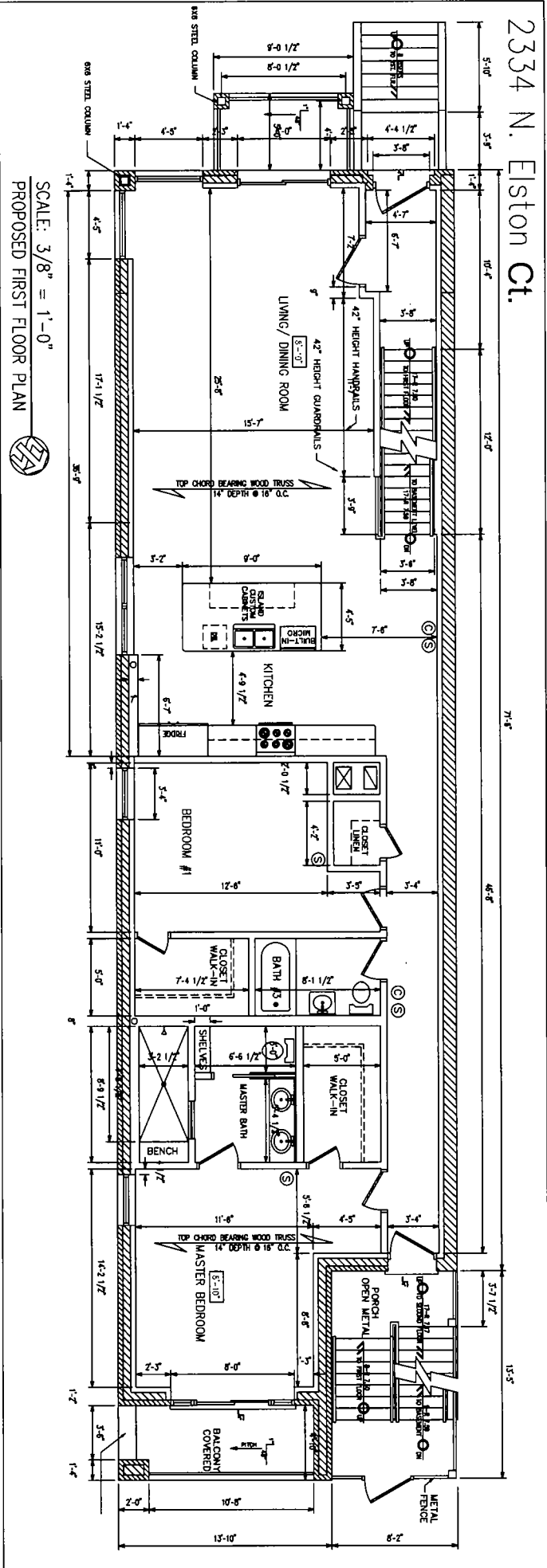


SCALE: 3/8" = 1'-0"
PROPOSED BASEMENT PLAN



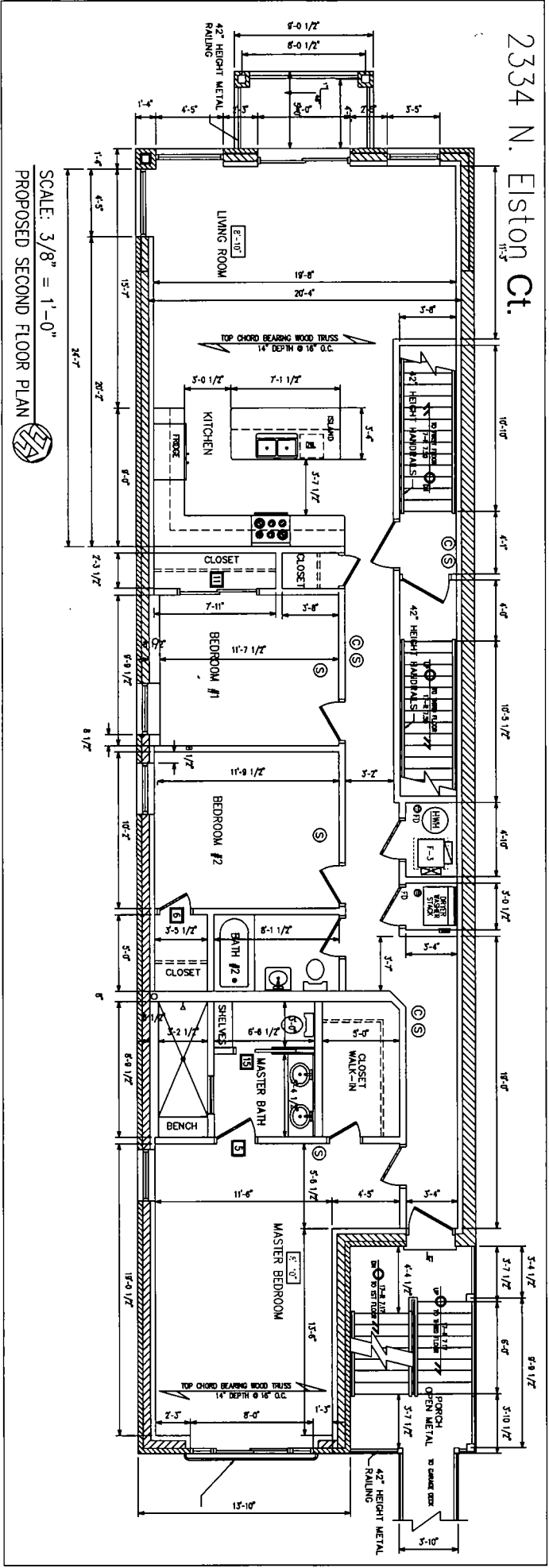
FINAL FOR PUBLICATION

2334 N. Elston Ct.



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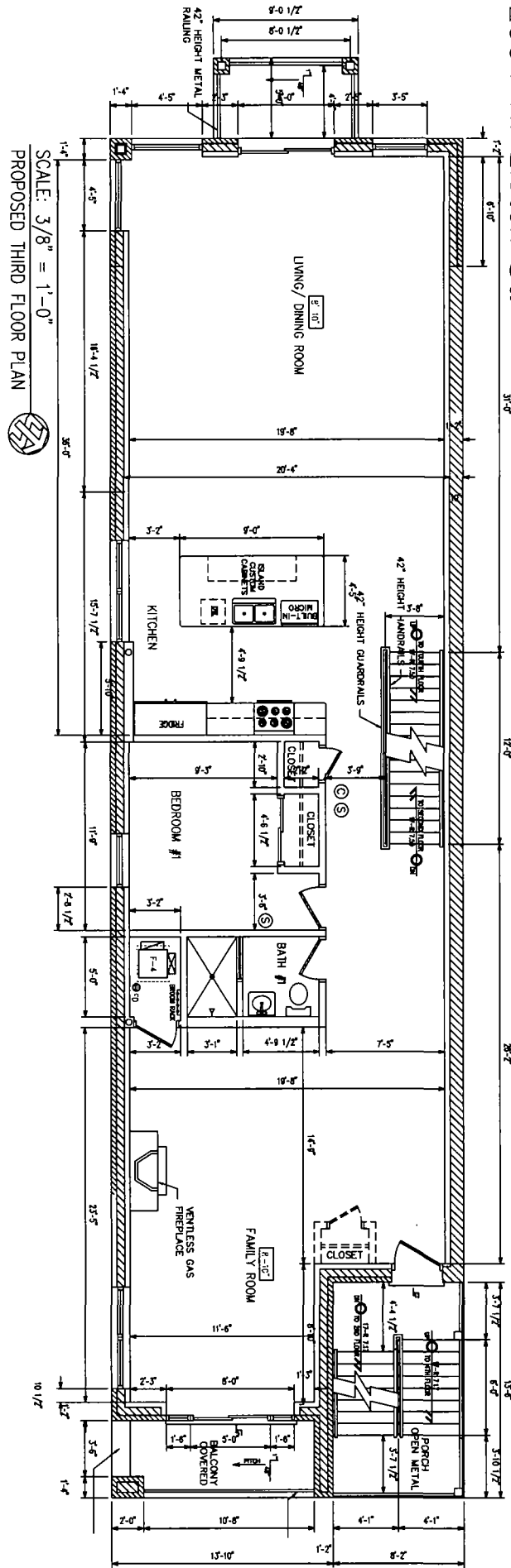
2334 N. Elston Ct.



SCALE: 3/8" = 1'-0"
PROPOSED SECOND FLOOR PLAN

FINAL FOR PUBLICATION

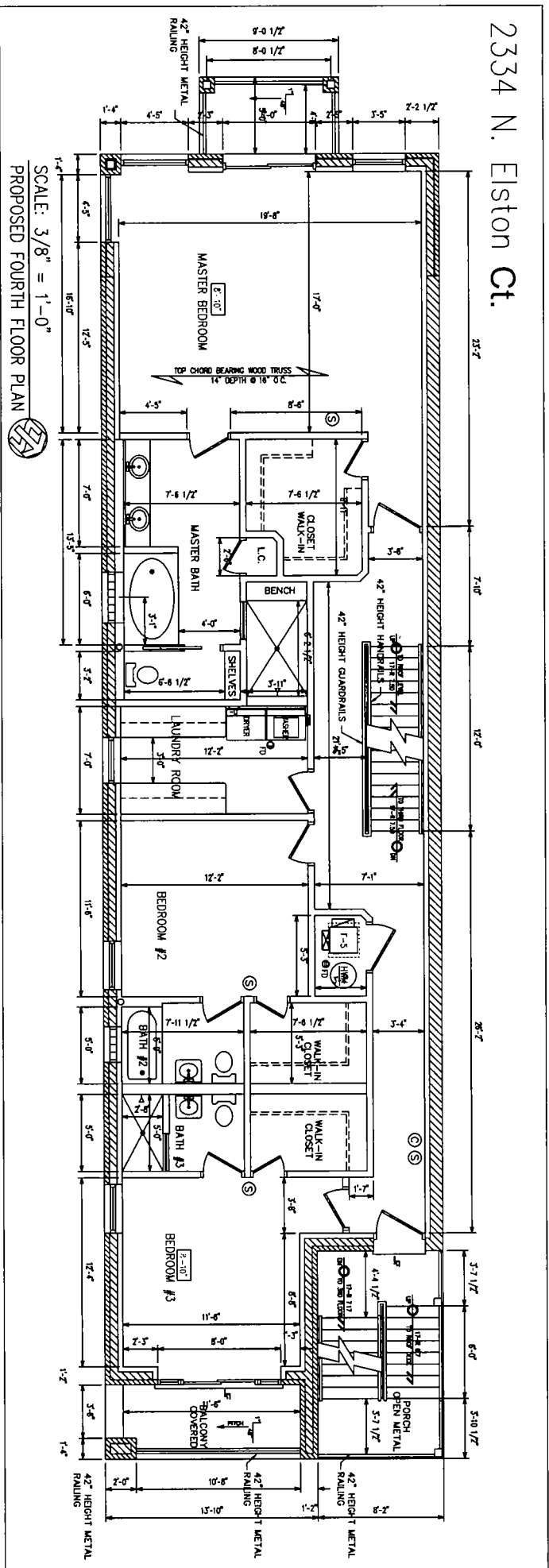
2334 N. Elston Ct.



SCALE: 3/8" = 1'-0"
PROPOSED THIRD FLOOR PLAN

FINAL FOR PUBLICATION

2334 N. Elston Ct.



FINAL FOR PUBLICATION