



City of Chicago



SO2013-6092

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/11/2013
Sponsor(s):	City Clerk (transmitted by) (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17820T1 at 2206-2244 N Elston Ave, 2215-2225 N Honore St and 1800-1812 W Webster Ave
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. That the Chicago Zoning Ordinance be amended by changing all the current M2-3 Light Industry District symbols and indications as shown on Map No. 5-H in the area bounded by:

North Honore Street; North Elston Avenue; West Webster Avenue; and the alley next southwest of North Elston Ave.

to those of a C3-3 Commercial, Manufacturing and Employment District which is hereby established in the area described above.

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

TYPE I REGULATIONS

2206 - 44 N. Elston Ave./2215 - 25 N. Honore St./1800 - 12 W. Webster Ave.

Narrative: The subject property contains approximately 42,703 sq. ft. of land and is improved with a partial one-story and partial-two story building containing approximately 49,000 sq. ft. Seventeen parking spaces are located on the property. The existing building is currently used for offices, personal service, food preparation/restaurant, retail and day care. The day care use is to expand within the existing building to approximately 9,000 sq. ft. Other than the expansion of the day care use, no other changes are contemplated.

FAR: 1.2

Units: None

Height: None

Setbacks:

N. Honore St.: None

N. Elston Ave.: None

W. Webster Ave.: None

Alley: None

Parking Spaces: 17 spaces

Minimum Loading: None

APPLICANT: 2300 ELSTON, LLC
ADDRESS: 2206 - 44 N. Elston Ave./2215 - 25 N. Honore St./1800 - 12 W. Webster Ave.

AERIAL OF SUBJECT SITE



Imagery Date: 4/2/2013 41°55'18.87" N 87°40'24.35" W elev 592 ft eye-alt 1235 ft

Google earth

W-Webster Ave © 2013 Google

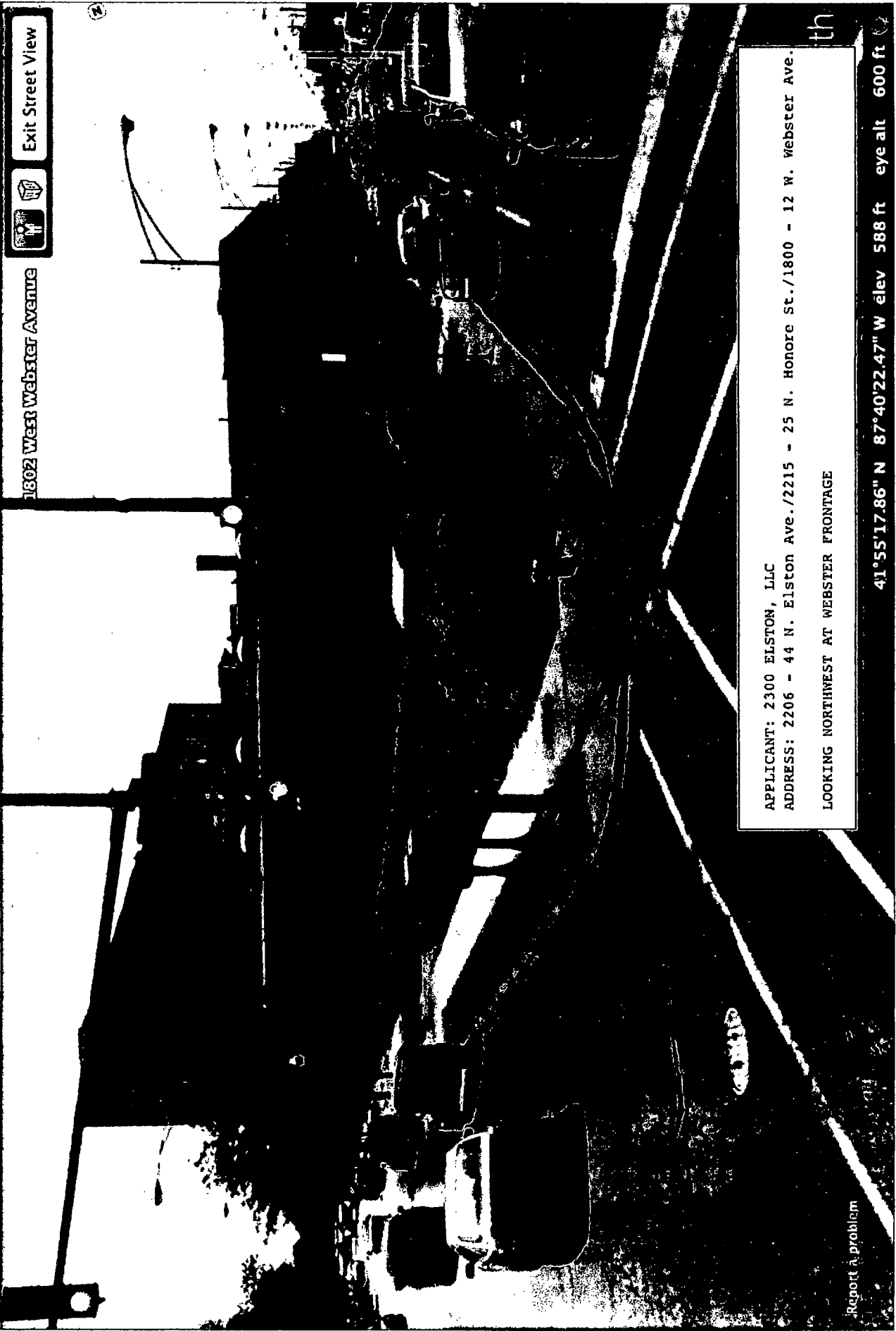
1100011

© 1999

1802 West Webster Avenue



Exit Street View



APPLICANT: 2300 ELSTON, LLC
ADDRESS: 2206 - 44 N. Elston Ave./2215 - 25 N. Honore St./1800 - 12 W. Webster Ave.
LOOKING NORTHWEST AT WEBSTER FRONTAGE

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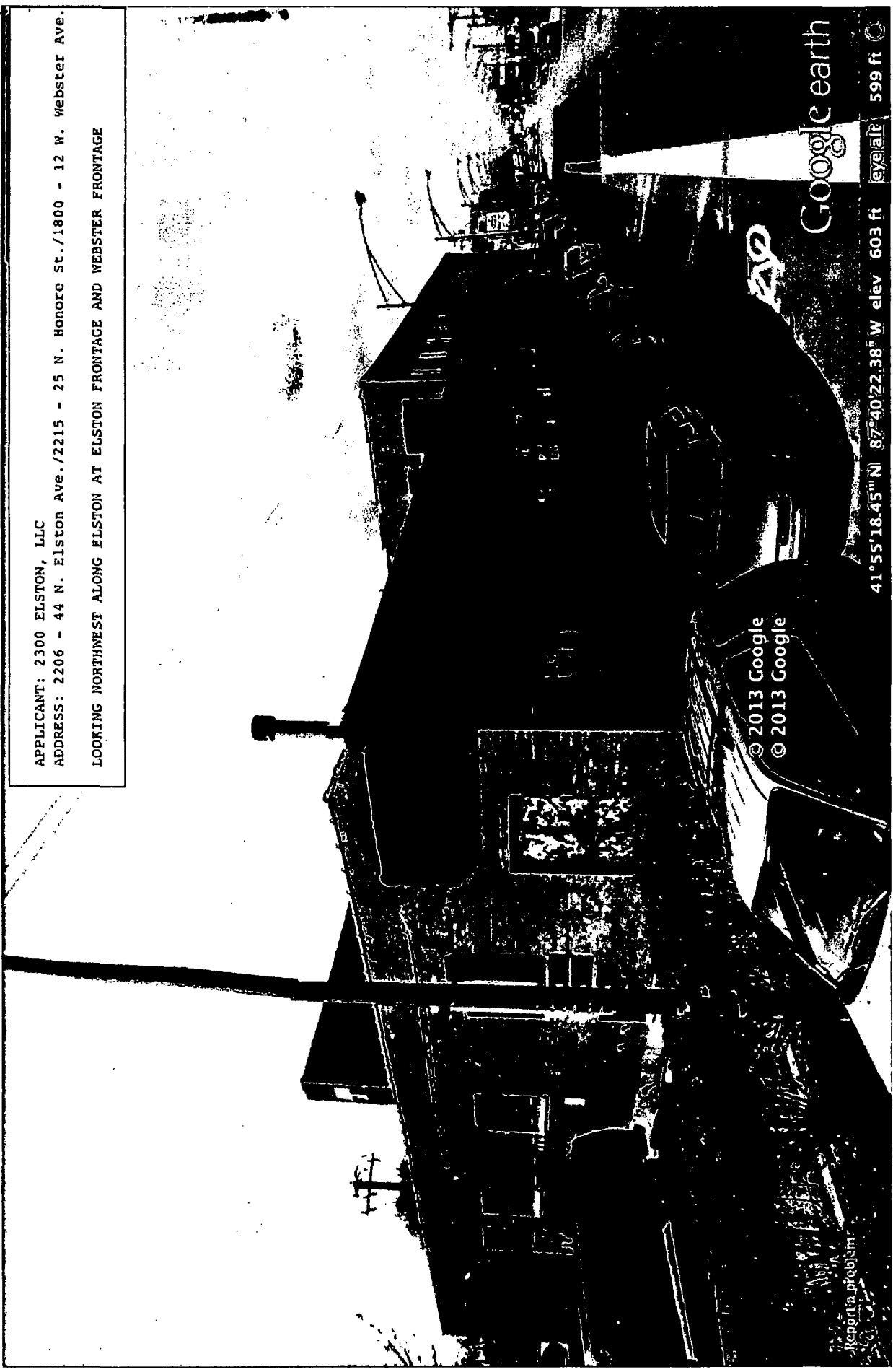
Report a problem

41°55'17.86" N 87°40'22.47" W elev 588 ft eye alt 600 ft



APPLICANT: 2300 ELSTON, LLC
ADDRESS: 2206 - 44 N. Elston Ave./2215 - 25 N. Honore St./1800 - 12 W. Webster Ave.

LOOKING NORTHWEST ALONG ELSTON AT ELSTON FRONTAGE AND WEBSTER FRONTAGE



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Google earth

41°55'18.45" N 87°40'22.38" W elev 603 ft eye alt 599 ft

Report a problem

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North Elston Avenue / North Honore Street



Exit Street View



APPLICANT: 2300 ELSTON, LLC

ADDRESS: 2206 - 44 N. Elston Ave./2215 - 25 N. Honore St./1800 - 12 W. Webster Ave.

LOOKING SOUTHWEST AT HONORE FRONTAGE

Report a problem

41°55'19.66" N 87°40'25.31" W elev 595 ft eye alt 599 ft

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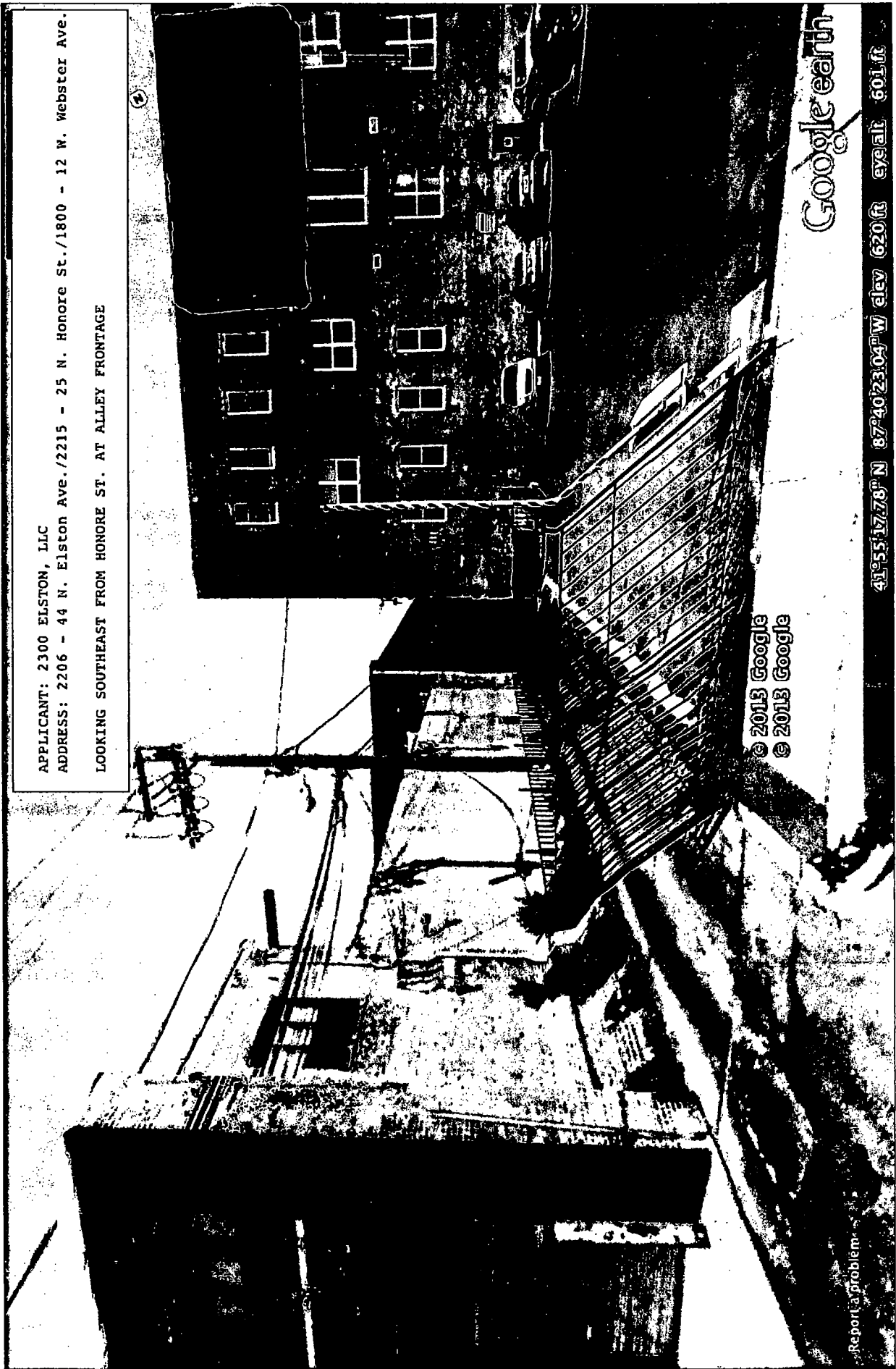
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APPLICANT: 2300 ELSTON, LLC
ADDRESS: 2206 - 44 N. Elston Ave./2215 - 25 N. Honore St./1800 - 12 W. Webster Ave.

LOOKING SOUTHEAST FROM HONORE ST. AT ALLEY FRONTAGE



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Google earth

Report a problem

41°55'17.76" N 87°40'23.04" W elev 620 ft eye alt 601 ft

