



City of Chicago



O2017-4817

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/28/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 944-946 N Elston Ave - App No. 19270T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19270 T1

INTRO. DATE:

JUNE 28, 2017

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 B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 3-G in the area bounded by

A line 100 feet west of and parallel North Elston Avenue; West Augusta Boulevard; North Elston Avenue; a line 50 feet south of and parallel to West Augusta Boulevard

to those of a 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:

944-946 North Elston Avenue

NARRATIVE AND PLANS
TYPE 1 ZONING AMENDMENT
944-946 North Elston Avenue

B2-3 Neighborhood Mixed-Use District

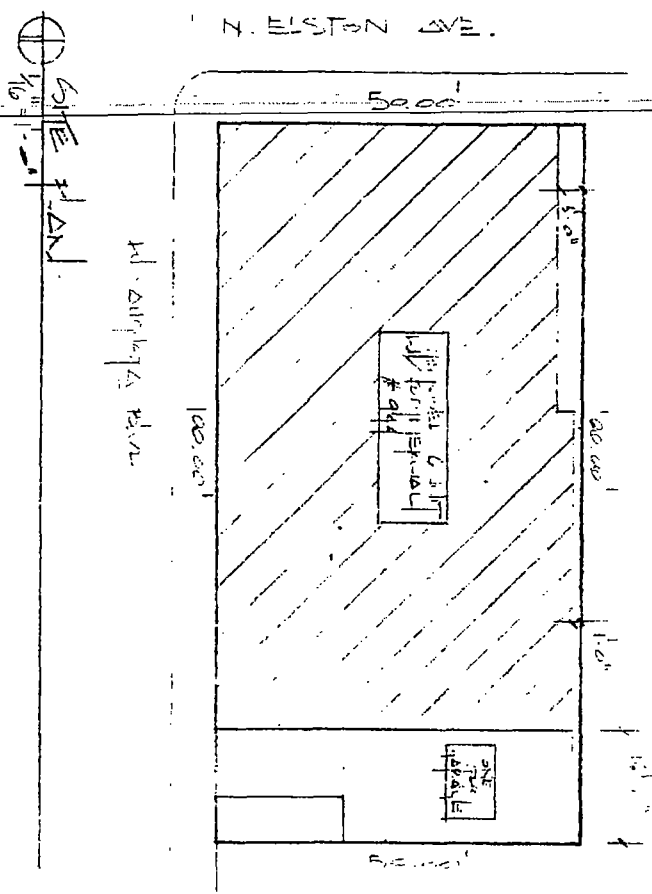
The applicant is requesting an amendment to a previously approved Type 1 zoning amendment; maintaining the current B2-3 Neighborhood Mixed-Use District to allow for a proposed five-story, 6 residential dwelling unit building with 1,000 square feet of commercial space on the ground floor and 9 parking spaces.

Lot Area	5,000 square feet
Minimum Lot Area per Dwelling Unit	833 square feet
Parking	9 spaces
Front Setback	0 feet
Rear Yard	0 feet at 1 st floor, 16 feet at floors above
Side Setback	0 feet
FAR	2.64
Building Square Footage	13,166 Square feet
Building Height	48 Feet 6 inches

FINAL FOR PUBLICATION

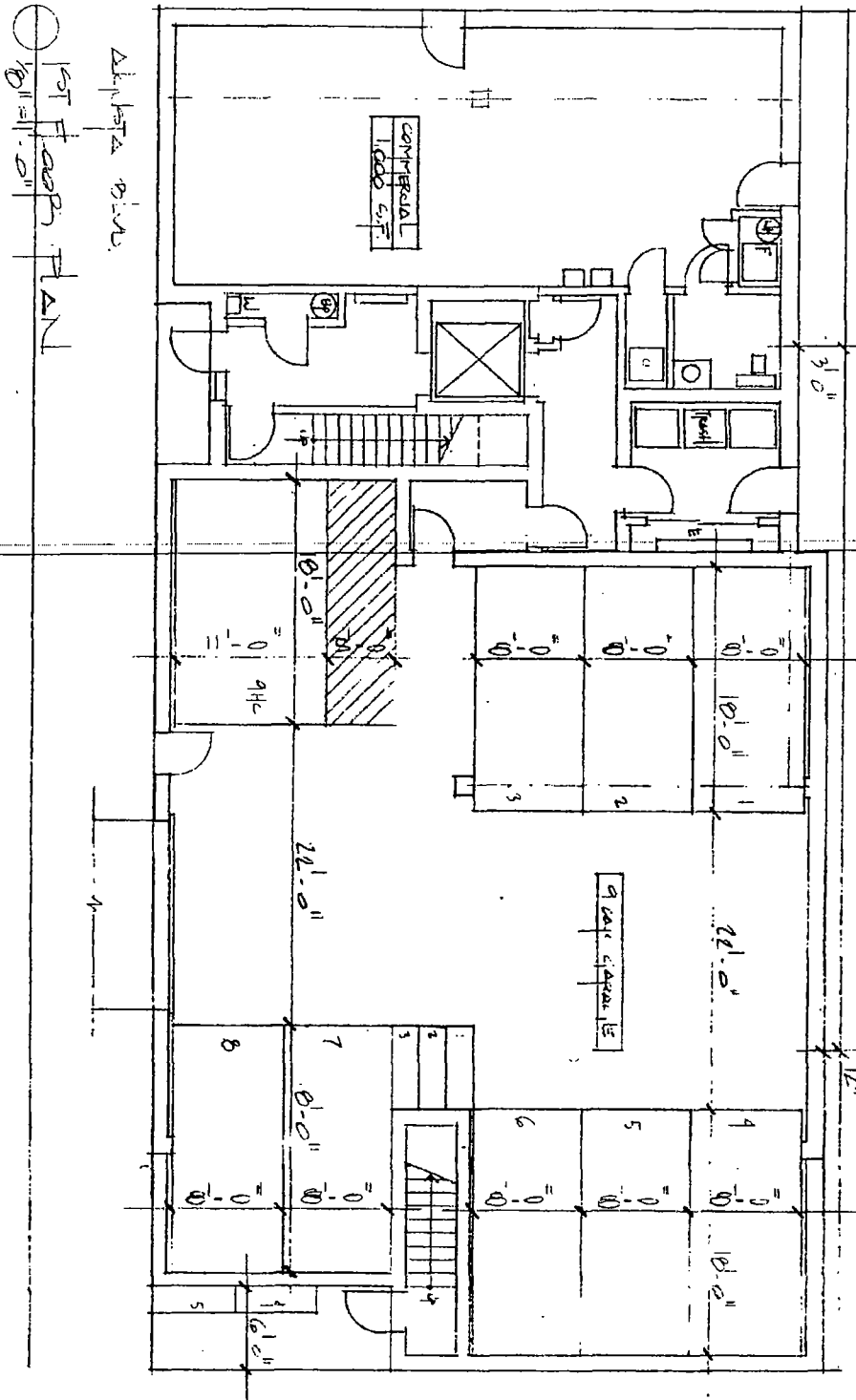
HANNA
 ARCHITECTS, INC.
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-001385

180 W. WASHINGTON ST.
 CHICAGO, ILLINOIS 60602
 Phone: 312-750-1800
 Fax: 312-750-1801
 Email: hannaarchitects@bcgweb.net
 © HANNA ARCHITECTS, INC. 2017



FINAL FOR PUBLICATION

ELSTON AVE.

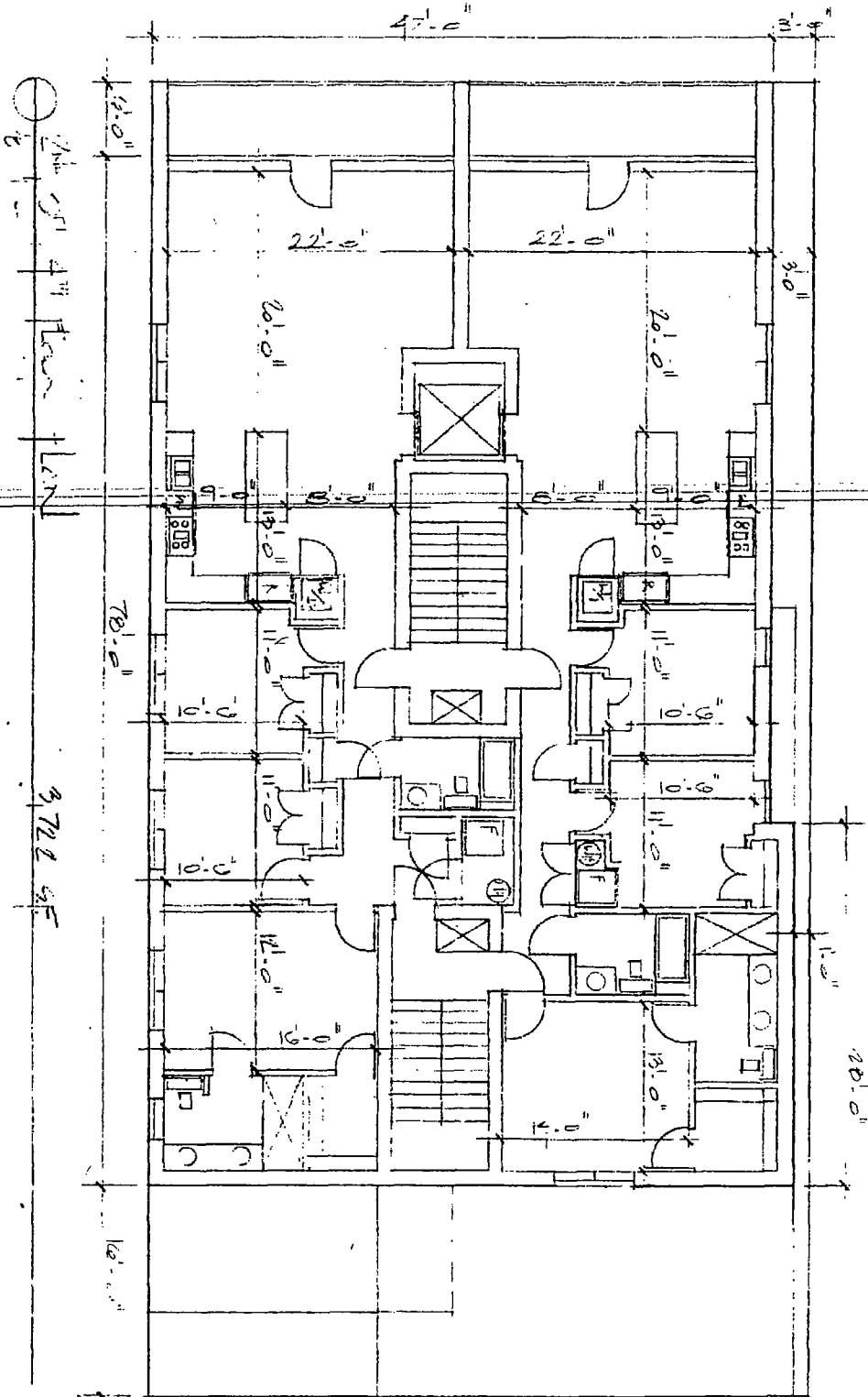


1ST FLOOR PLAN
 1/8" = 1'-0"

FINAL FOR PUBLICATION

180 W. WASHINGTON ST
 CHICAGO, ILLINOIS 60602
 Phone: 312-750-1800
 Fax: 312-750-1801
 Email: hannaarchitects@sbcglobal.net
 © HANNA ARCHITECTS, INC. 2017

HANNA
 ARCHITECTS, INC.
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-01785



1/2" = 1'-0"
 1/4" = 1'-0"
 3/8" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"
 1 1/4" = 1'-0"
 1 1/2" = 1'-0"
 1 3/4" = 1'-0"
 2" = 1'-0"
 2 1/4" = 1'-0"
 2 1/2" = 1'-0"
 2 3/4" = 1'-0"
 3" = 1'-0"
 3 1/4" = 1'-0"
 3 1/2" = 1'-0"
 3 3/4" = 1'-0"
 4" = 1'-0"
 4 1/4" = 1'-0"
 4 1/2" = 1'-0"
 4 3/4" = 1'-0"
 5" = 1'-0"
 5 1/4" = 1'-0"
 5 1/2" = 1'-0"
 5 3/4" = 1'-0"
 6" = 1'-0"
 6 1/4" = 1'-0"
 6 1/2" = 1'-0"
 6 3/4" = 1'-0"
 7" = 1'-0"
 7 1/4" = 1'-0"
 7 1/2" = 1'-0"
 7 3/4" = 1'-0"
 8" = 1'-0"
 8 1/4" = 1'-0"
 8 1/2" = 1'-0"
 8 3/4" = 1'-0"
 9" = 1'-0"
 9 1/4" = 1'-0"
 9 1/2" = 1'-0"
 9 3/4" = 1'-0"
 10" = 1'-0"
 10 1/4" = 1'-0"
 10 1/2" = 1'-0"
 10 3/4" = 1'-0"
 11" = 1'-0"
 11 1/4" = 1'-0"
 11 1/2" = 1'-0"
 11 3/4" = 1'-0"
 12" = 1'-0"
 12 1/4" = 1'-0"
 12 1/2" = 1'-0"
 12 3/4" = 1'-0"
 13" = 1'-0"
 13 1/4" = 1'-0"
 13 1/2" = 1'-0"
 13 3/4" = 1'-0"
 14" = 1'-0"
 14 1/4" = 1'-0"
 14 1/2" = 1'-0"
 14 3/4" = 1'-0"
 15" = 1'-0"
 15 1/4" = 1'-0"
 15 1/2" = 1'-0"
 15 3/4" = 1'-0"
 16" = 1'-0"
 16 1/4" = 1'-0"
 16 1/2" = 1'-0"
 16 3/4" = 1'-0"
 17" = 1'-0"
 17 1/4" = 1'-0"
 17 1/2" = 1'-0"
 17 3/4" = 1'-0"
 18" = 1'-0"
 18 1/4" = 1'-0"
 18 1/2" = 1'-0"
 18 3/4" = 1'-0"
 19" = 1'-0"
 19 1/4" = 1'-0"
 19 1/2" = 1'-0"
 19 3/4" = 1'-0"
 20" = 1'-0"
 20 1/4" = 1'-0"
 20 1/2" = 1'-0"
 20 3/4" = 1'-0"
 21" = 1'-0"
 21 1/4" = 1'-0"
 21 1/2" = 1'-0"
 21 3/4" = 1'-0"
 22" = 1'-0"
 22 1/4" = 1'-0"
 22 1/2" = 1'-0"
 22 3/4" = 1'-0"
 23" = 1'-0"
 23 1/4" = 1'-0"
 23 1/2" = 1'-0"
 23 3/4" = 1'-0"
 24" = 1'-0"
 24 1/4" = 1'-0"
 24 1/2" = 1'-0"
 24 3/4" = 1'-0"
 25" = 1'-0"
 25 1/4" = 1'-0"
 25 1/2" = 1'-0"
 25 3/4" = 1'-0"
 26" = 1'-0"
 26 1/4" = 1'-0"
 26 1/2" = 1'-0"
 26 3/4" = 1'-0"
 27" = 1'-0"
 27 1/4" = 1'-0"
 27 1/2" = 1'-0"
 27 3/4" = 1'-0"
 28" = 1'-0"
 28 1/4" = 1'-0"
 28 1/2" = 1'-0"
 28 3/4" = 1'-0"
 29" = 1'-0"
 29 1/4" = 1'-0"
 29 1/2" = 1'-0"
 29 3/4" = 1'-0"
 30" = 1'-0"
 30 1/4" = 1'-0"
 30 1/2" = 1'-0"
 30 3/4" = 1'-0"
 31" = 1'-0"
 31 1/4" = 1'-0"
 31 1/2" = 1'-0"
 31 3/4" = 1'-0"
 32" = 1'-0"
 32 1/4" = 1'-0"
 32 1/2" = 1'-0"
 32 3/4" = 1'-0"
 33" = 1'-0"
 33 1/4" = 1'-0"
 33 1/2" = 1'-0"
 33 3/4" = 1'-0"
 34" = 1'-0"
 34 1/4" = 1'-0"
 34 1/2" = 1'-0"
 34 3/4" = 1'-0"
 35" = 1'-0"
 35 1/4" = 1'-0"
 35 1/2" = 1'-0"
 35 3/4" = 1'-0"
 36" = 1'-0"
 36 1/4" = 1'-0"
 36 1/2" = 1'-0"
 36 3/4" = 1'-0"
 37" = 1'-0"
 37 1/4" = 1'-0"
 37 1/2" = 1'-0"
 37 3/4" = 1'-0"
 38" = 1'-0"
 38 1/4" = 1'-0"
 38 1/2" = 1'-0"
 38 3/4" = 1'-0"
 39" = 1'-0"
 39 1/4" = 1'-0"
 39 1/2" = 1'-0"
 39 3/4" = 1'-0"
 40" = 1'-0"
 40 1/4" = 1'-0"
 40 1/2" = 1'-0"
 40 3/4" = 1'-0"
 41" = 1'-0"
 41 1/4" = 1'-0"
 41 1/2" = 1'-0"
 41 3/4" = 1'-0"
 42" = 1'-0"
 42 1/4" = 1'-0"
 42 1/2" = 1'-0"
 42 3/4" = 1'-0"
 43" = 1'-0"
 43 1/4" = 1'-0"
 43 1/2" = 1'-0"
 43 3/4" = 1'-0"
 44" = 1'-0"
 44 1/4" = 1'-0"
 44 1/2" = 1'-0"
 44 3/4" = 1'-0"
 45" = 1'-0"
 45 1/4" = 1'-0"
 45 1/2" = 1'-0"
 45 3/4" = 1'-0"
 46" = 1'-0"
 46 1/4" = 1'-0"
 46 1/2" = 1'-0"
 46 3/4" = 1'-0"
 47" = 1'-0"

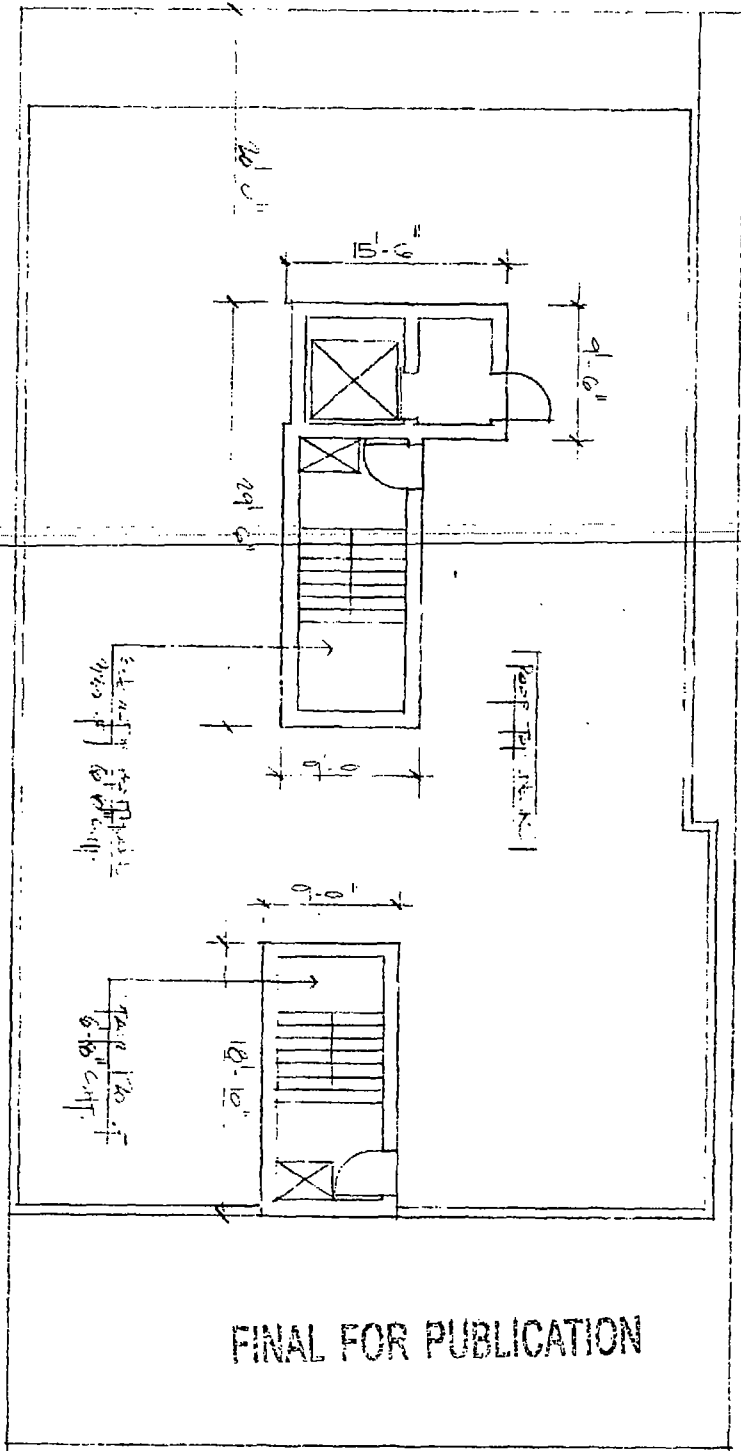
HANNA
 ARCHITECTS, INC.
 PROFESSIONAL DESIGN FIRM
 ARCHITECT - CORPORATION
 LICENSE NUMBER 184-001483

180 W. WASHINGTON ST.
 CHICAGO, ILLINOIS 60602
 Phone: 312-750-1800
 Fax: 312-750-1801
 Email: hannahanna@shuglobal.net
 HANNA ARCHITECTS, INC. 2017

FINAL FOR PUBLICATION



 K-201-1-101

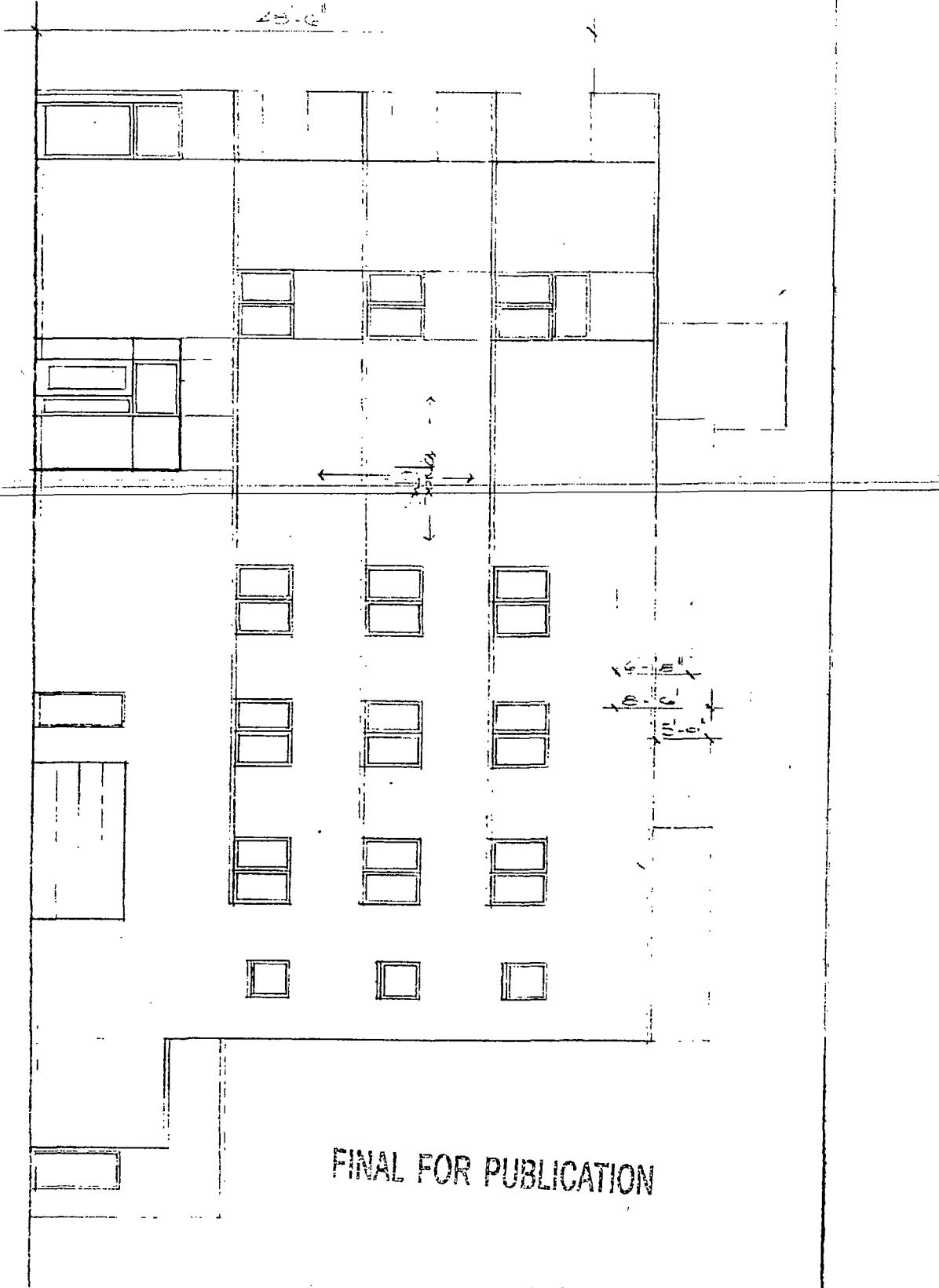


FINAL FOR PUBLICATION

180 W WASHINGTON ST
 CHICAGO, ILLINOIS 60602
 Phone: 312-750-1800
 Fax: 312-750-1801
 Email: hammanarchitects@bcglobe.com
 © HANNA ARCHITECTS, INC. 2017

HANNA
 ARCHITECTS, INC.
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 18464145

Augusta Blvd Elevation
1/8" = 1'-0"

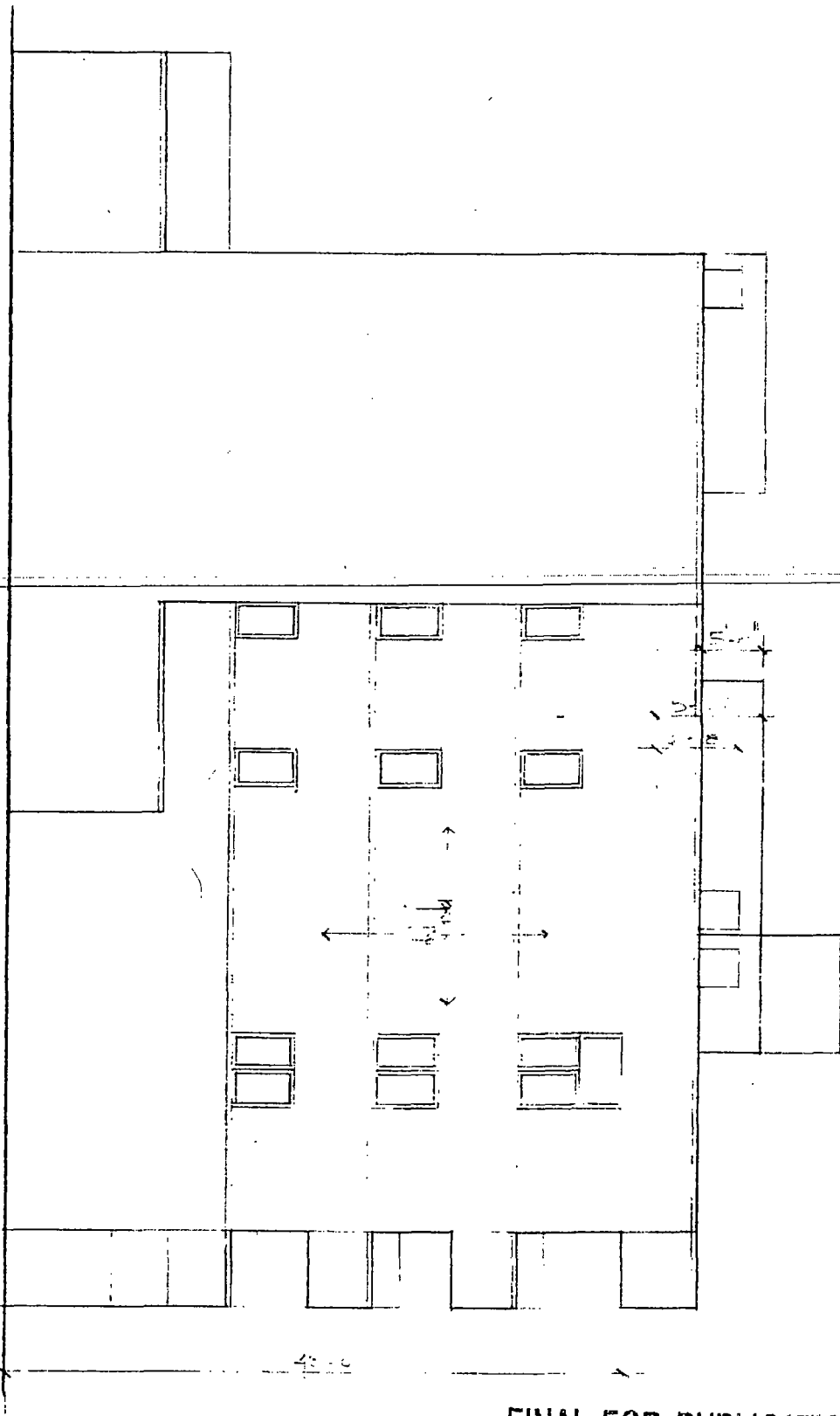


FINAL FOR PUBLICATION

180 W. WASHINGTON ST.
CHICAGO, ILLINOIS 60602
Phone 312-750-1800
Fax 312-750-1801
Email: hannaarchitects@sbglobal.net
© HANNA ARCHITECTS, INC. 2017

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 161-00188

South Elevation
1/8" = 1'-0"

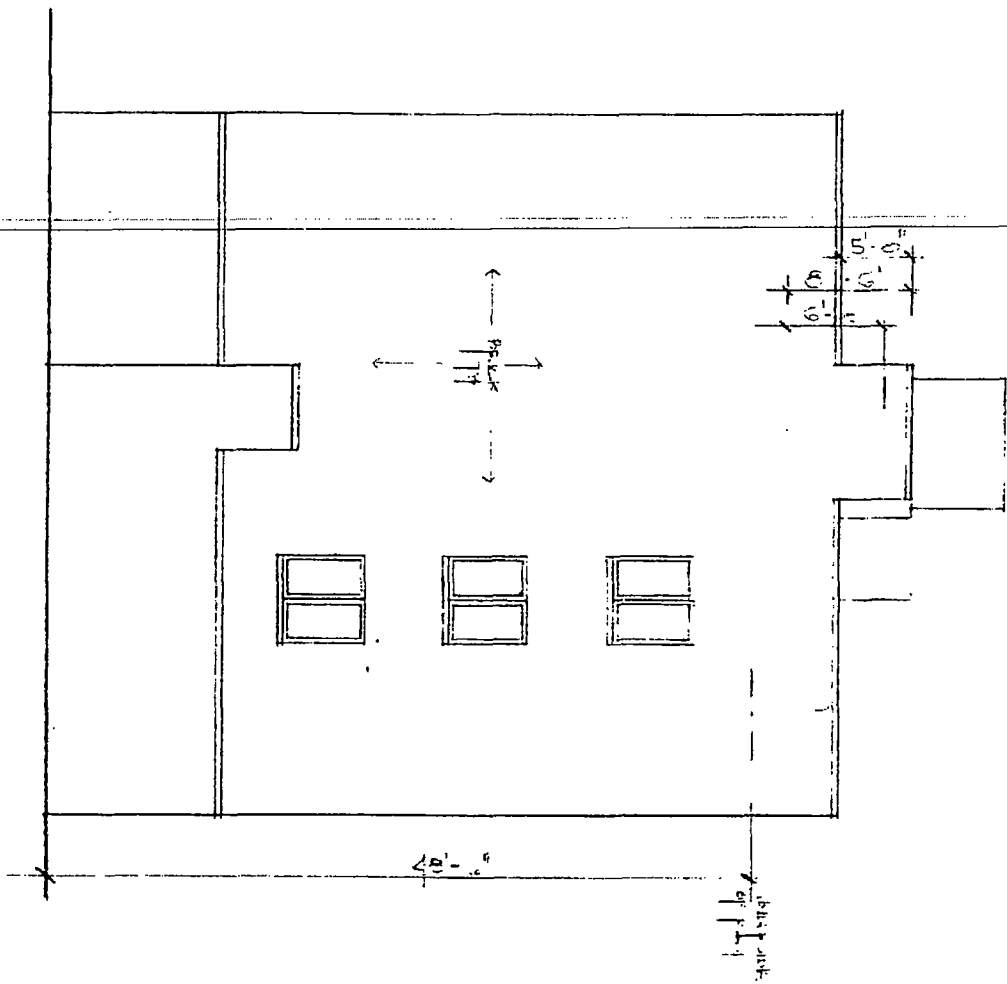


FINAL FOR PUBLICATION

180 W WASHINGTON ST.
CHICAGO, ILLINOIS 60602
Phone: 312-750-1800
Fax: 312-750-1801
Email: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2017

PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 18190143
HANNA
ARCHITECTS, INC.

WEST ELEVATION

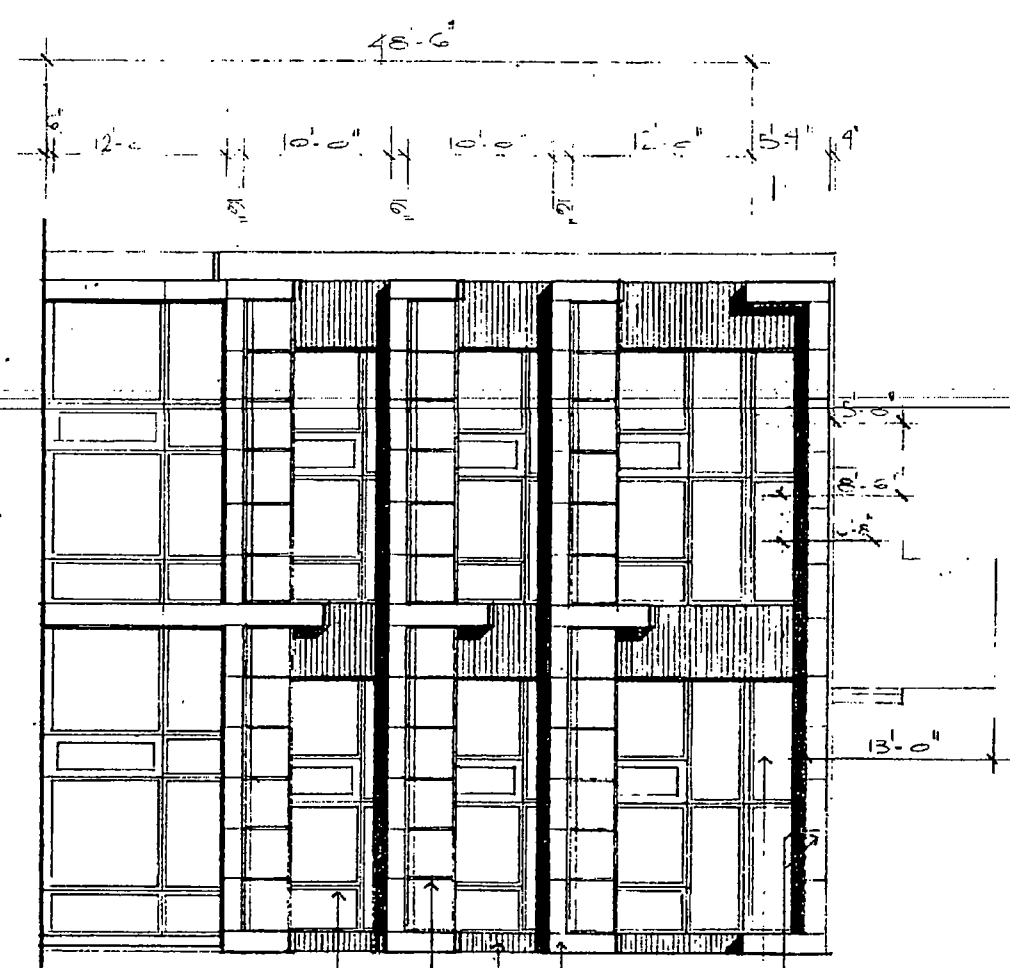


FINAL FOR PUBLICATION

180 W WASHINGTON ST.
CHICAGO, ILLINOIS 60602
Phone 312-750-1800
Fax: 312-750-1801
Email hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2017

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 134-001185

○ Elevation
 011101
 ELEVATION
 011101



FINAL FOR PUBLICATION

180 W WASHINGTON ST.
 CHICAGO, ILLINOIS 60602
 Phone: 312-750-1800
 Fax: 312-750-1801
 Email: hannaarchitects@sbcglobal.net
 © HANNA ARCHITECTS, INC. 2017

PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-001435
HANNA
 ARCHITECTS, INC.