



# City of Chicago



SO2019-5558

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/24/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-I at 2973 N Elston Ave - App No. 20090T1
<b>Committee(s) Assignment:</b>	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, the Chicago Zoning**

**Ordinance is hereby amended by changing all of the M1-2, Limited**

**Manufacturing/Business Park District symbols as shown on Map No. 7-I**

**in the area bounded by:**

**West Wellington Avenue; a line 83.66 feet southeast of North Rockwell Street, as**

**measured along the northeast line of North Elston Avenue and perpendicular thereto;**

**North Elston Avenue; and a line 58.66 feet southeast of North Rockwell Street, as**

**measured along the northeast line of North Elston Avenue and perpendicular thereto.**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 2973 North Elston Avenue, Chicago**

COMMUNICATION

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR  
2973 NORTH ELSTON AVENUE, CHICAGO**

The subject property is currently improved with one story residential building with one dwelling unit. The Applicant needs a zoning change in order to continue the residential use with the existing one dwelling unit at the subject property, and to allow establishment of a shared housing unit within the existing one dwelling unit. No changes are being proposed to the existing height or the existing floor area of the building.

Project Description:	Zoning Change from an M1-2 Limited Manufacturing/Business Park District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	To continue residential use within the existing one dwelling unit and to establish a shared housing unit
Floor Area Ratio:	1.2
Lot Area:	2038.50 Square Feet
Building Floor Area:	Existing 1,325 Square Feet (approx.)
Density:	2,038.50 Square Feet per the existing one Dwelling Unit
Off- Street parking:	Existing Parking: 0
Set Backs:	Existing Front: 0 Feet Existing Sides: 0 Feet Existing Rear: 11.60 Feet
Building height:	Existing one story – 18 feet

ENGINEERING SURVEY  
TOPOGRAPHY  
BOUNDARY  
ALTA & MORTGAGE  
CONDOMINIUM

**HYLTON E. DONALDSON**  
PROFESSIONAL SURVEYING  
**MORTGAGE INSPECTION**  
THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

10848 SOUTH HALSTED STREET  
CHICAGO, IL 60628  
TEL: (773) 253-8539  
CELL: (708) 785-1985  
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WAYLSURVEY@YAHOO.COM

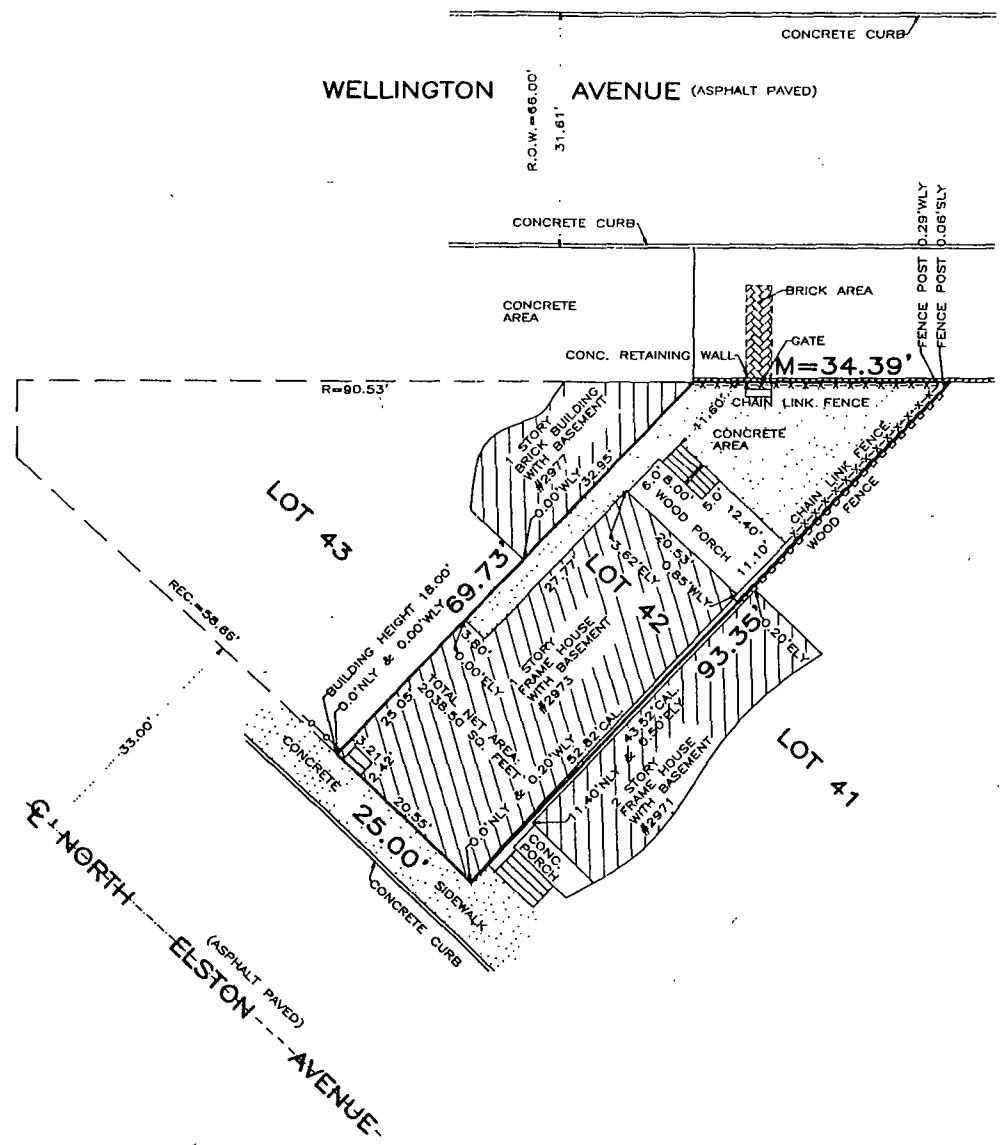
LOT 42 IN SUNDMACHER AND GLADE'S SUBDIVISION OF THAT PART OF LOT 19 IN SNOW ESTATE SUBDIVISION LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A STRIP OF LAND 33.00 FEET IN WIDTH LYING NORTH OF AND ADJOINING THE ABOVE IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2873 NORTH ELSTON AVENUE, CHICAGO, ILLINOIS.

# SITE PLAN N.T.S



ROCKWELL STREET



LEGAL DESCRIPTION SHOWN ON THE MORTGAGE INSPECTION HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY IT SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

THIS MORTGAGE INSPECTION AND DRAWING IS NOT A BOUNDARY SURVEY OR PLAT OF SURVEY. THIS MORTGAGE INSPECTION WAS PREPARED TO ASSIST THE MORTGAGE COMPANY AND TITLE INSURANCE COMPANY AND IS NOT TO BE USED FOR ANY PURPOSES OF BOUNDARY DISPUTES, LOCATION OF ACTUAL DEED, TITLE OF PLATTED LINES, OR FOR CONSTRUCTION OF NEW IMPROVEMENTS. GRAPHIC REPRESENTATION SHALL BE DEEMED APPROXIMATE AND NO RELIANCE SHOULD BE PLACED ON THE SCALE OF DRAWING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A MORTGAGE INSPECTION AND IS NOT A BOUNDARY SURVEY.

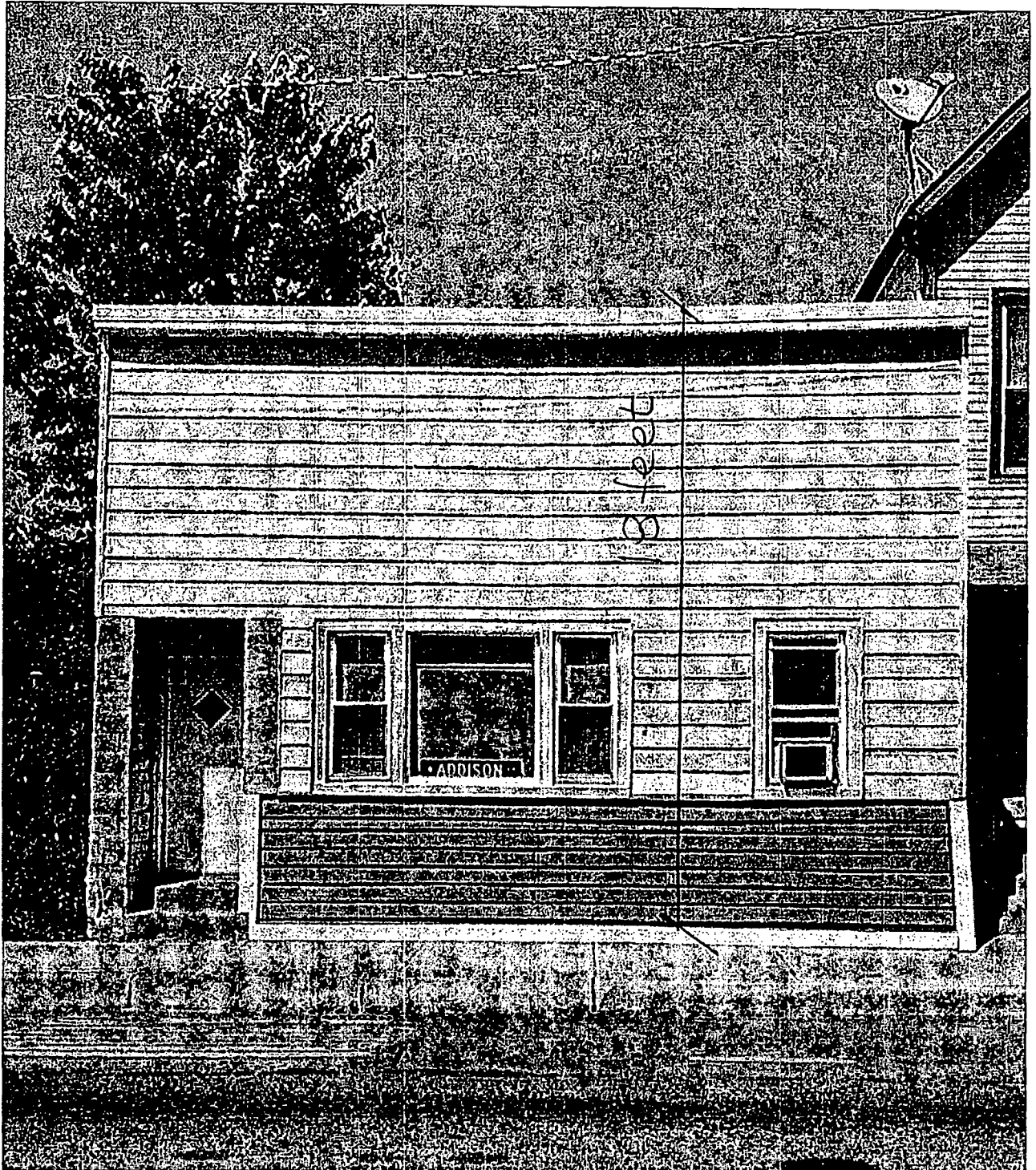
STATE OF ILLINOIS } SS.  
COUNTY OF COOK }

I, HYLTON DONALDSON, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE MORTGAGE INSPECTION HEREON DRAWN IS A CORRECT REPRESENTATION.



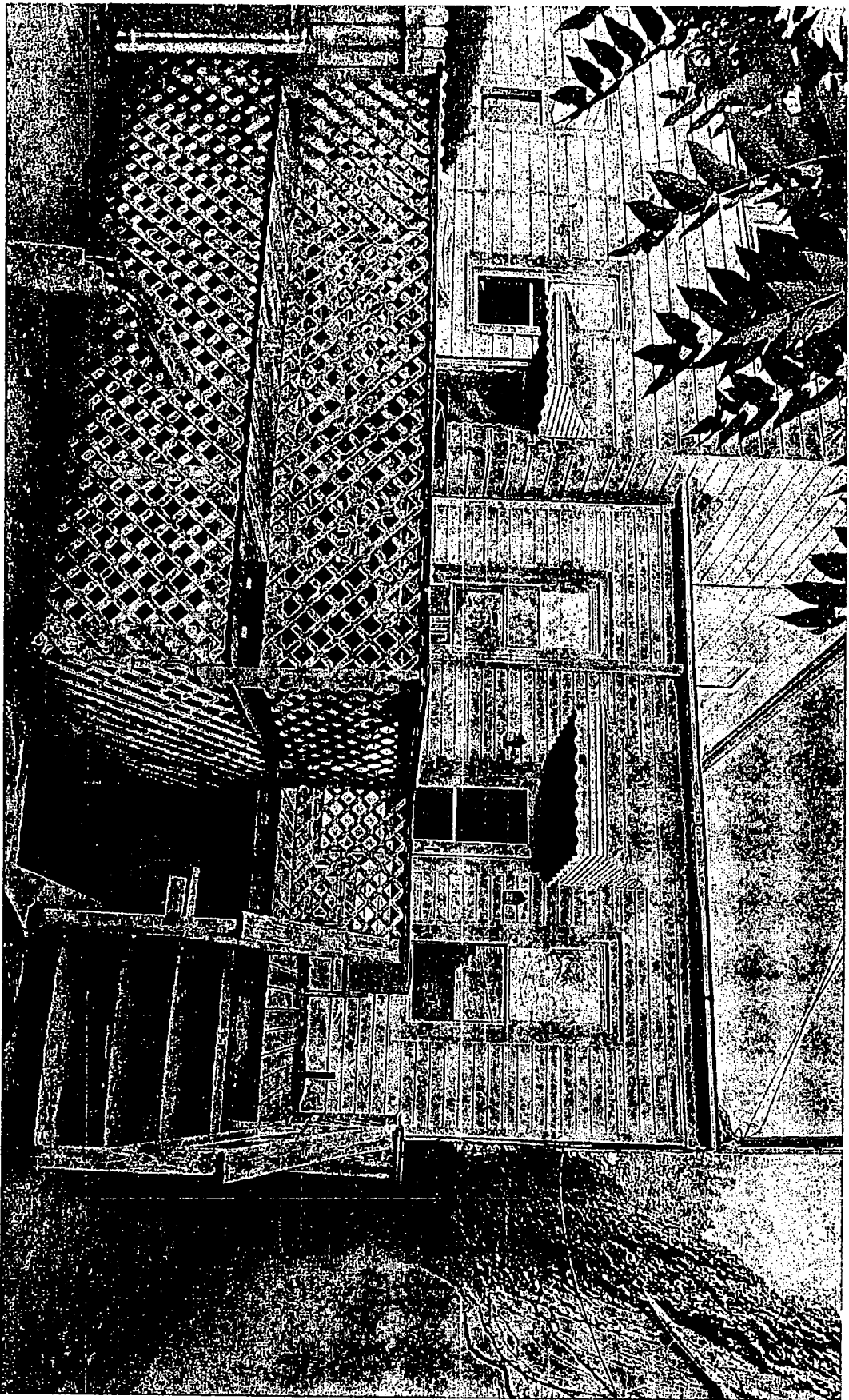
FIELDWORK: RA SO  
CAD: JS  
CHECK BY: JA  
ORDER NO. 2019-07-27  
SCALE: 1 INCH = 16 FEET  
DATE: JULY 16, 2019  
ORDERED BY: JESSICA L. WALTERS

SIGNATURE:	<i>Hylton E. Donaldson</i>	UPDATED
PROFESSIONAL LAND SURVEYOR NO. 0036-002819 LICENSE EXPIRES 11/30/2020.		



Subject Property - Front

Final for Publication



Subject Property - Rear



Streetscape