



City of Chicago



SO2015-1350

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/18/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 2332-2334 N Elston Ave - App No. 18286T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18286 T1
INTRO DATE:
3-18-15

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 M3-3 Heavy Industry District symbols and indications as shown on Map No. 5-H in the area bounded by:

The southwest line of North Elston Avenue;
a line 100' southeast of and parallel to the southeast line of North Winchester Avenue;
the alley next southwest of and parallel to North Elston Avenue;
a line 50' 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.

**SUBSTITUTE NARRATIVE – ZONING
(TYPE 1 REZONING APPLICATION)**

Re: 2332-2334 N. Elston Ave.

The Applicant seeks a change in zoning from M3-3 Heavy Industry District to B2-2 Neighborhood Mixed-Use District.

The subject property has been a residence since 1889. The proposal is to construct a new 6 dwelling unit residential building to replace the existing residential building.

Maximum Floor Area Ratio:	2.2
Minimum Lot Area Per Dwelling Unit:	1,040
Off-Street Parking:	6 parking spaces
Front Setback:	8'
Side Setback (NW):	3'
Side Setback (SE):	3'
Rear Setback (from building, exclusive of trash enclosure):	44'
Building Height (top of roof): Building Height (top of parapet wall):	42' 2-1/2" 45'

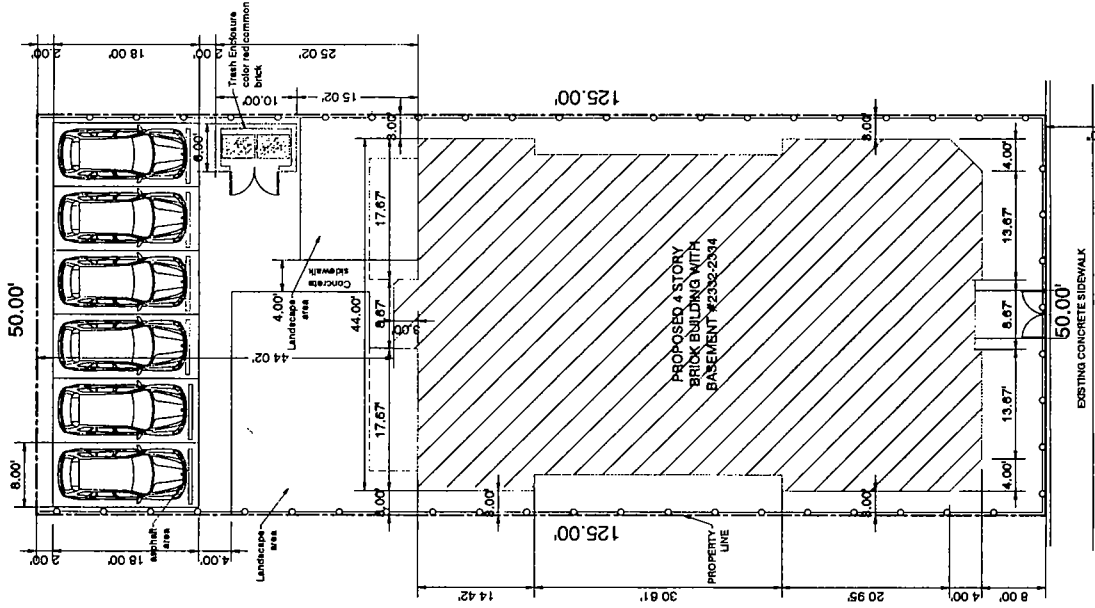
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SUBSTITUTE SITE PLAN

SCOPE OF WORK

PROPOSED 4 STORY BRICK BUILDING WITH 2 DUPLEX LOCATED AT 2332-2334 N. ELSTON, CHICAGO IL
 ALL WORK AS PER PLANS.

18' PUBLIC ALLEY



DRAWING INDEX	
A-1	COVER SHEET, SITE PLAN & NOTES
A-2	PROPOSED BASEMENT, FIRST FLOOR(DUPLEX) PLAN
A-3	PROPOSED SECOND FLOOR PLAN,
A-3a	PROPOSED THIRD, FOURTH(DUPLEX) FLOOR PLAN,
A-4	PROPOSED SIDE ELEVATION
A-5	PROPOSED REAR ELEVATION
A-6	PROPOSED SIDE ELEVATION
A-7	PROPOSED SIDE ELEVATION

FINAL FOR PUBLICATION



I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL AND I AND MY FIRM CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 2332-2334 N. ELSTON ARE FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 19-133, FIRST CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO DATED 4/22/2009

GEORGE V. SIMOULIS REGISTERED ENERGY PROFESSIONAL DATE

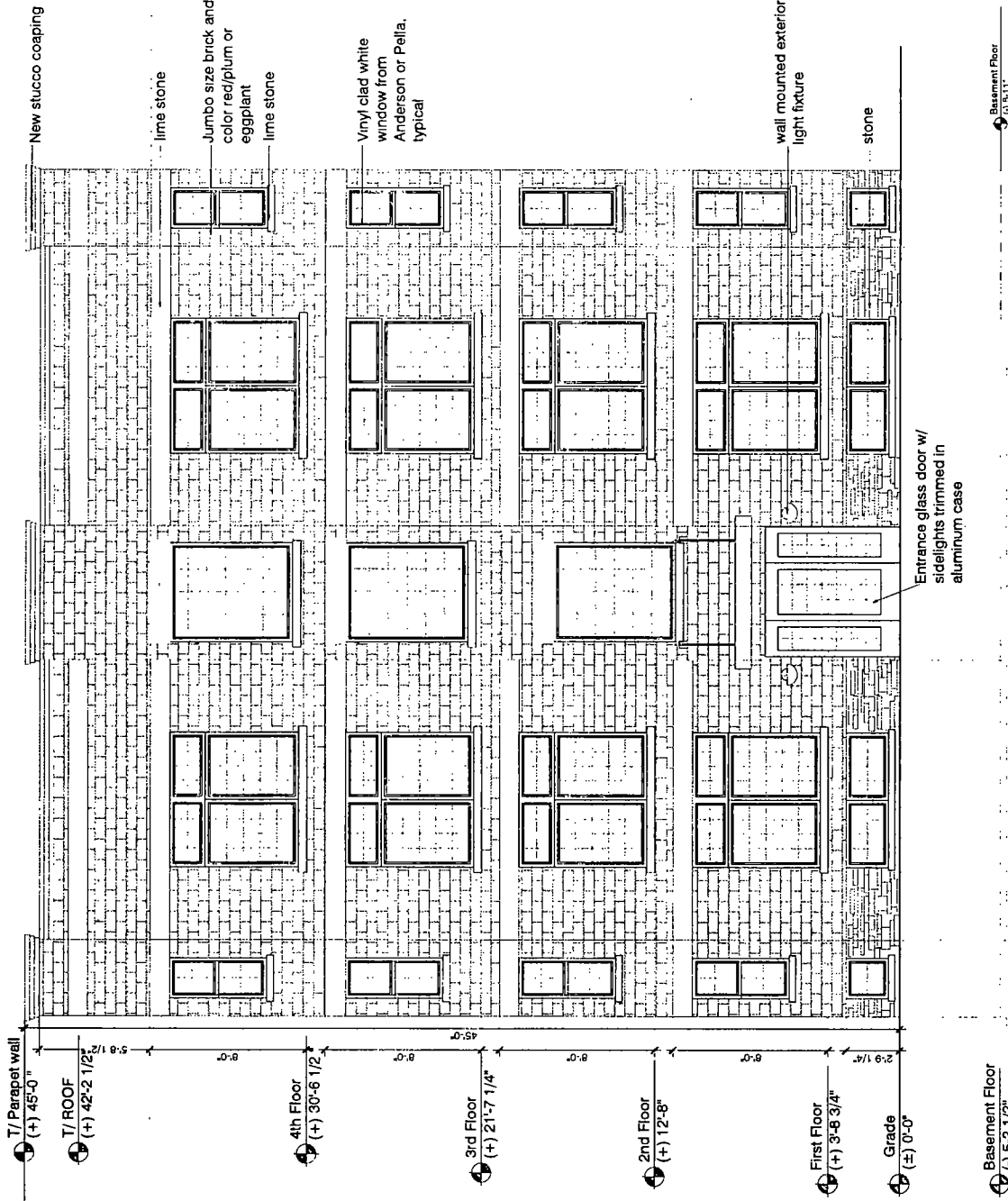
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, SKILL AND ABILITY WITH THE NECESSARY PERFORMANCES AND CODES OF THE CITY OF CHICAGO AND THE STATE OF ILLINOIS

REGISTERED ARCHITECT

LICENSE EXP 11/26/16

<p>ADC AMERICAN DEVELOPERS CORPORATION ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT Tel: (773) 381-7200 Fax: (773) 381-1939 www.adc-corp.com</p>	2332-2334 N. ELSTON Chicago IL,	PROPOSED 4 STORY BRICK BUILDING WITH DUPLEXES LOCATED AT 2332-2334 N. ELSTON, CHICAGO IL ALL WORK AS PER PLANS	Name: _____ Date: 12/26/14 Drawn: _____ Checked: _____ Revised: _____	DATE REVISIONS APPROVED: _____ OWNER: _____ SITE PLAN OPTION: 2	SCALE: 3/32"=1'-0" DRG NO: A-1
	CENTER LINE N. ELSTON AVE.				

SUBSTITUTE FRONT ELEVATION



PROPOSED FRONT (North East) ELEVATION (1)
1/4" = 1'-0"

SCALE 1/4" = 1'-0"
DRG NO. A-4

PROPOSED FRONT (NORTH EAST) ELEVATION

Owner: _____
Date: 12/22/2014
Number: _____
User: _____
Draw: _____
Check: _____
Print: _____

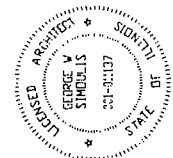
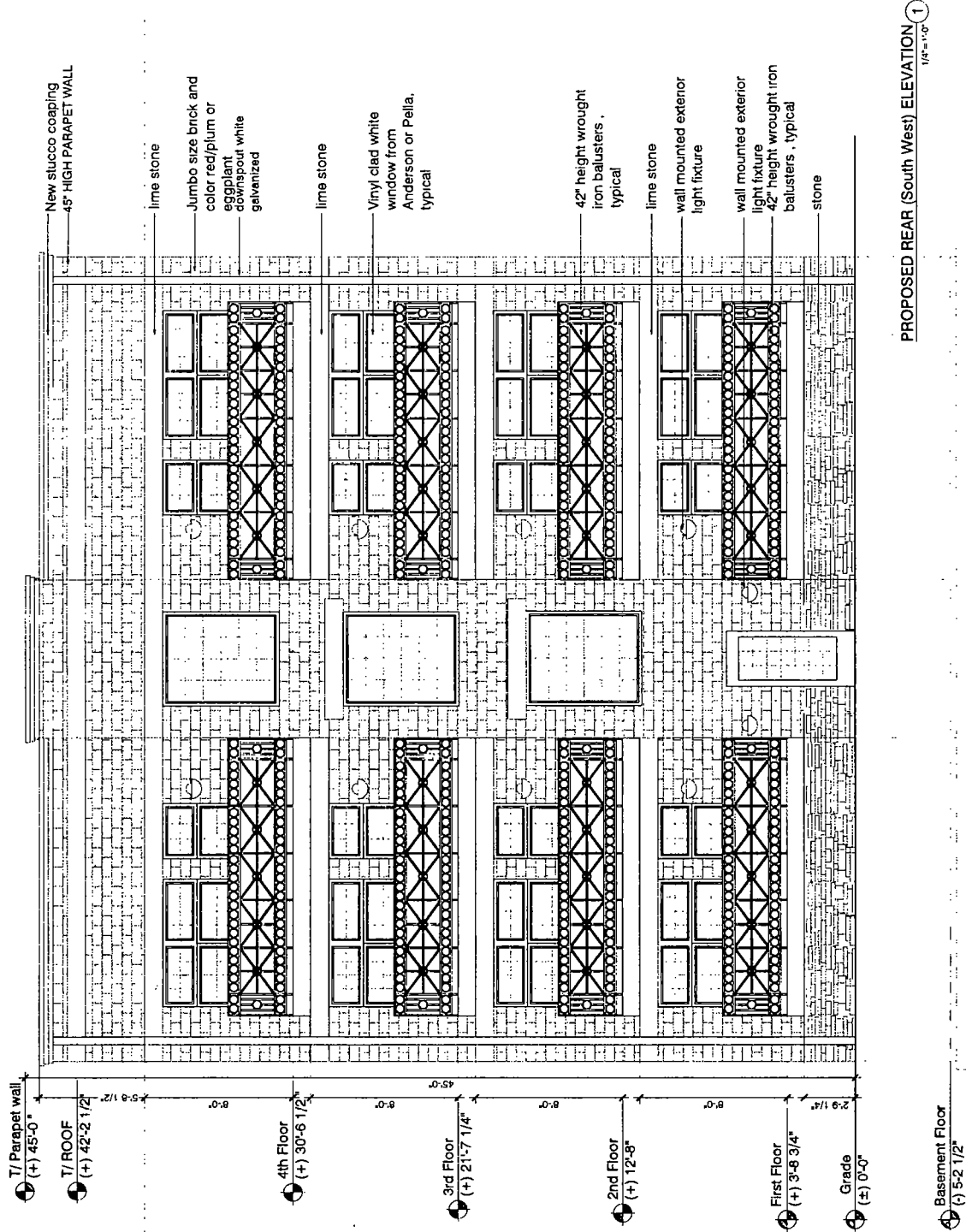
PROPOSED 4 STORY BRICK BUILDING WITH DUPLEXES LOCATED AT 2332-2334 N. ELSTON, CHICAGO IL. ALL WORK AS PER PLANS.

2332-2334 N. ELSTON Chicago IL,

ADC
AMERICAN DEVELOPERS CORPORATION
ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT
1st (773) 381-7300 Fax (773) 381-1839
www.adc-corp.com

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SUBSTITUTE REAR ELEVATION



PROPOSED REAR (South West) ELEVATION 1
1/4" = 1'-0"

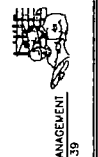
SCALE 1/4" = 1'-0"
DRG NO A-5

PROPOSED REAR (SOUTH WEST) ELEVATION

OWNER:
DATE: 12/28/2014
DRAWN: []
CHECKED: []
CONVERT: []

PROPOSED 4 STORY BRICK BUILDING WITH DUPLEXES LOCATED AT 2332-2334 N. ELSTON, CHICAGO IL. ALL WORK AS PER PLANS.

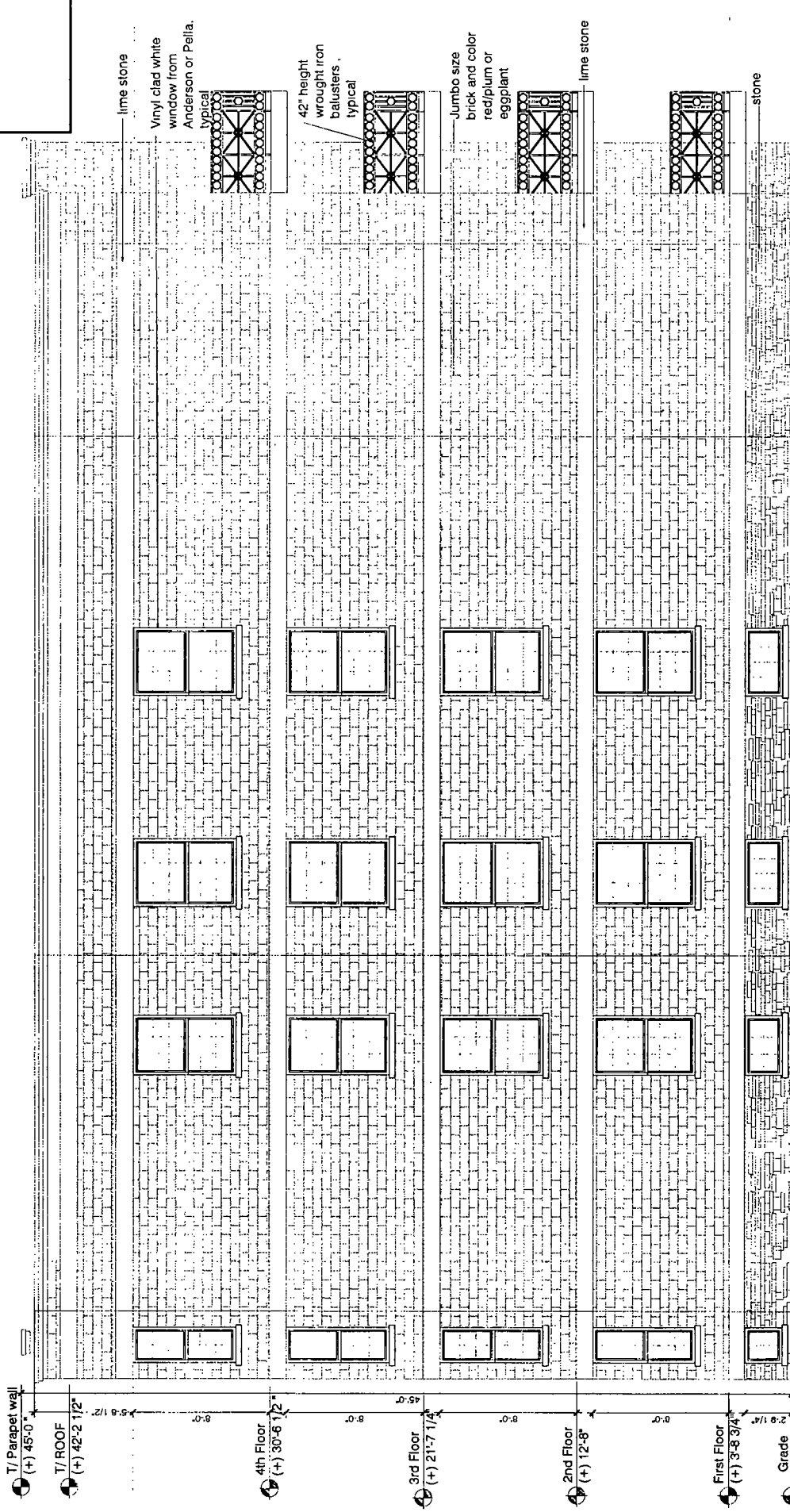
2332-2334 N. ELSTON
Chicago IL,



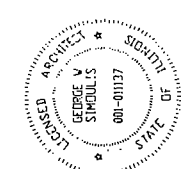
ADC AMERICAN DEVELOPERS CORPORATION
ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT
41 (773) 361-7300 FAX (773) 381-1939
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SUBSTITUTE NW SIDE ELEVATION



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PROPOSED NORTH WEST ELEVATION (1)
1/4" = 1'-0"

<p>ADC AMERICAN DEVELOPERS CORPORATION ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT Tel: (773) 381-7150 Fax: (773) 381-1939 www.adc-corp.com</p>	<p>2332-2334 N. ELSTON Chicago IL,</p>	<p>PROPOSED NORTH WEST ELEVATION</p>	<p>SCALE 1/4"=1'-0"</p>
	<p>PROPOSED 4 STORY BRICK BUILDING WITH DUPLEXES LOCATED AT 2332-2334 N. ELSTON, CHICAGO IL. ALL WORK AS PER PLANS.</p>	<p>DRG NO. A-6</p>	<p>DATE: 12/20/14 DRAWN: [] CHECKED: [] APPROVED: []</p>

SUBSTITUTE SE SIDE ELEVATION

T/ Parapet wall
(+) 45'-0"

T/ ROOF
(+) 42'-2 1/2"

4th Floor
(+) 30'-6 1/2"

3rd Floor
(+) 21'-7 1/4"

2nd Floor
(+) 12'-8"

First Floor
(+) 3'-8 3/4"

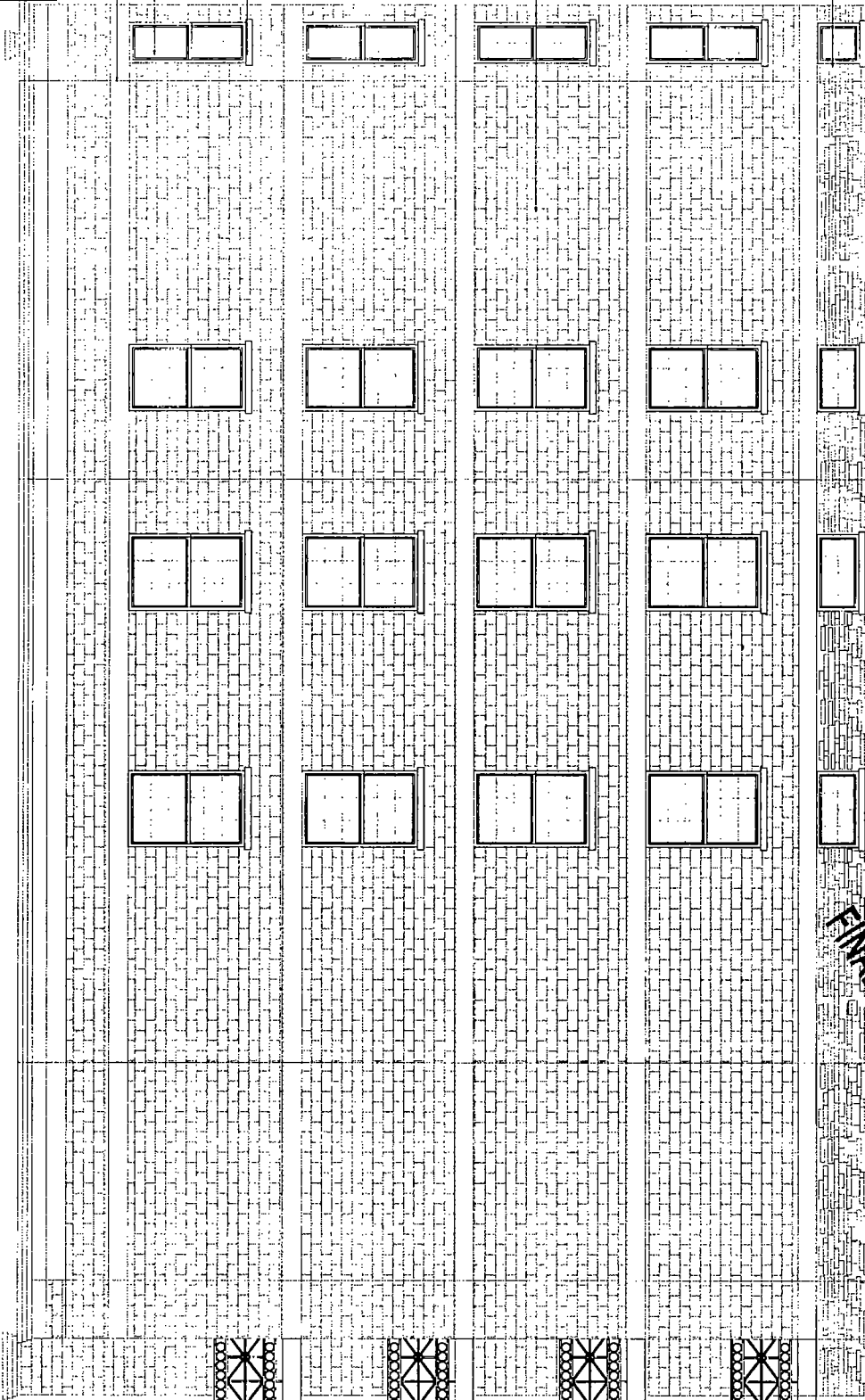
Grade
(±) 0'-0"

Basement Floor
(-) 5'-2 1/2"

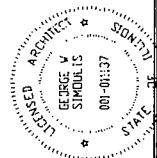
lime stone
Vinyl clad white window from Anderson or Pella. typical
grey stone window sills

Jumbo size brick and color red/plum or eggplant

stone



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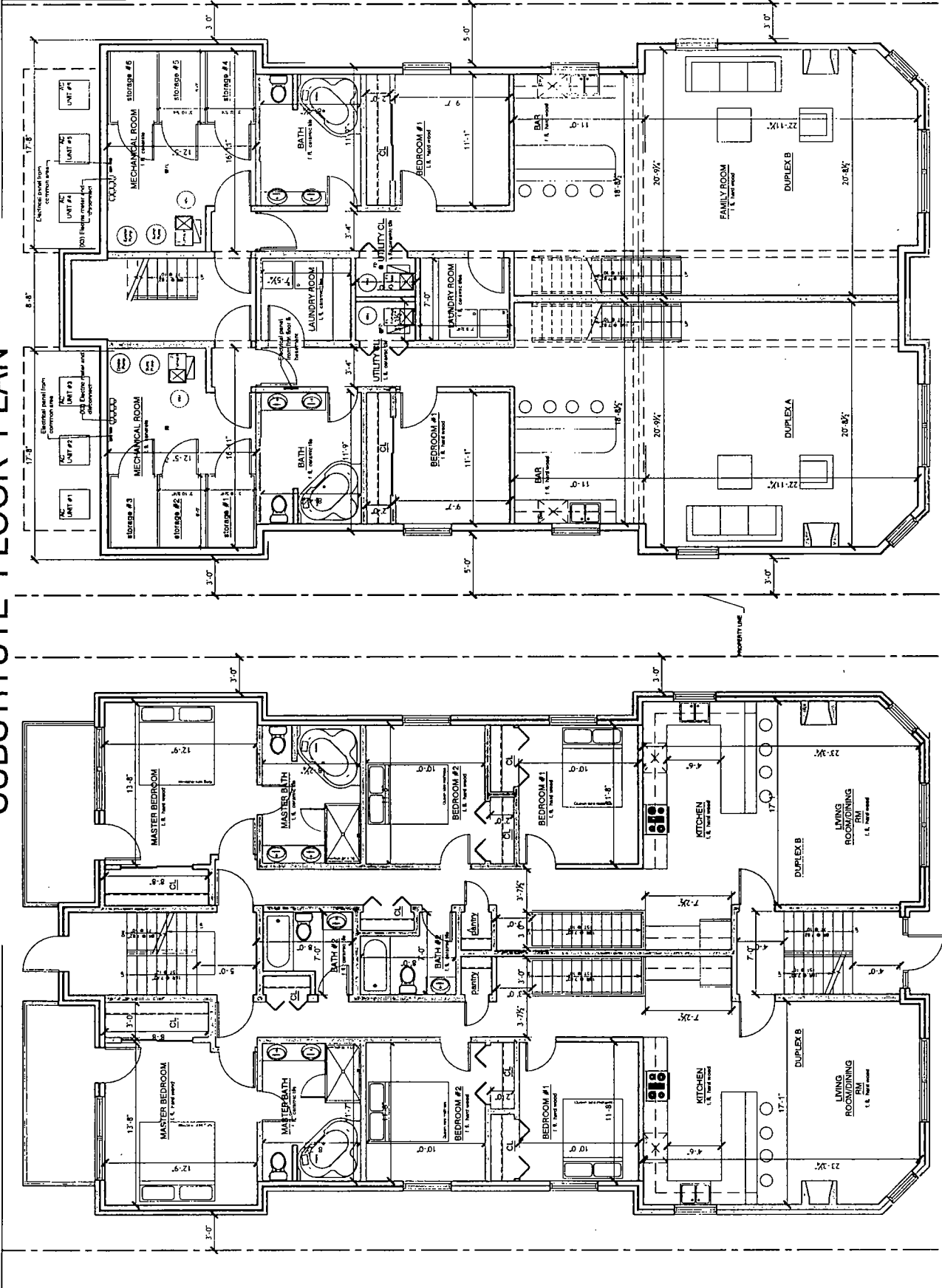
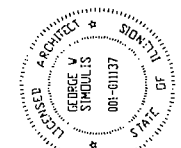


PROPOSED SOUTH EAST ELEVATION
1/8" = 1'-0" (1)

<p>ADC AMERICAN DEVELOPERS CORPORATION ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT Tel: (773) 381-7100 Fax: (773) 381-1939 www.adc-corp.com</p>	<p>2332-2334 N. ELSTON Chicago IL,</p>	<p>PROPOSED SOUTH EAST ELEVATION EAST ELEVATION</p>
<p>DATE: 12/22/14</p> <p>NUMBER: _____</p> <p>DATE: _____</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRG NO: A-7</p>	<p>PROPOSED 4-STORY BRICK BUILDING WITH DUPLEXES LOCATED AT 2332-2334 N. ELSTON, CHICAGO IL. ALL WORK AS PER PLANS.</p>	<p>DATE: 12/22/14</p> <p>NUMBER: _____</p> <p>DATE: _____</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRG NO: A-7</p>

SUBSTITUTE FLOOR PLAN

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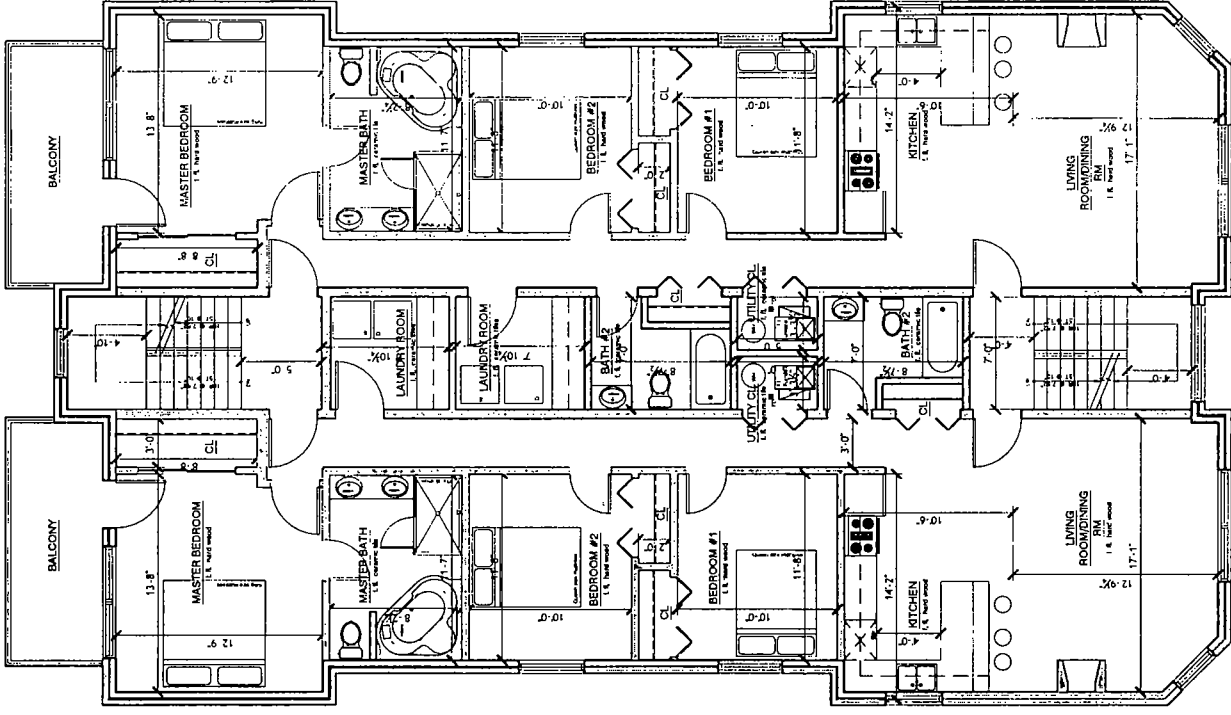


PROPOSED BASEMENT FLOOR (DUPLEX) PLAN (1)
3/16" = 1'-0"

PROPOSED FIRST FLOOR (DUPLEX) PLAN (2)
3/16" = 1'-0"


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Number:	12/2014												
Date:	12/2014												
Drawn:													
Checked:													
Revised:													
			<p>SCALE: 3/16" = 1'-0" DRG NO: A-2</p>										

SUBSTITUTE FLOOR PLAN



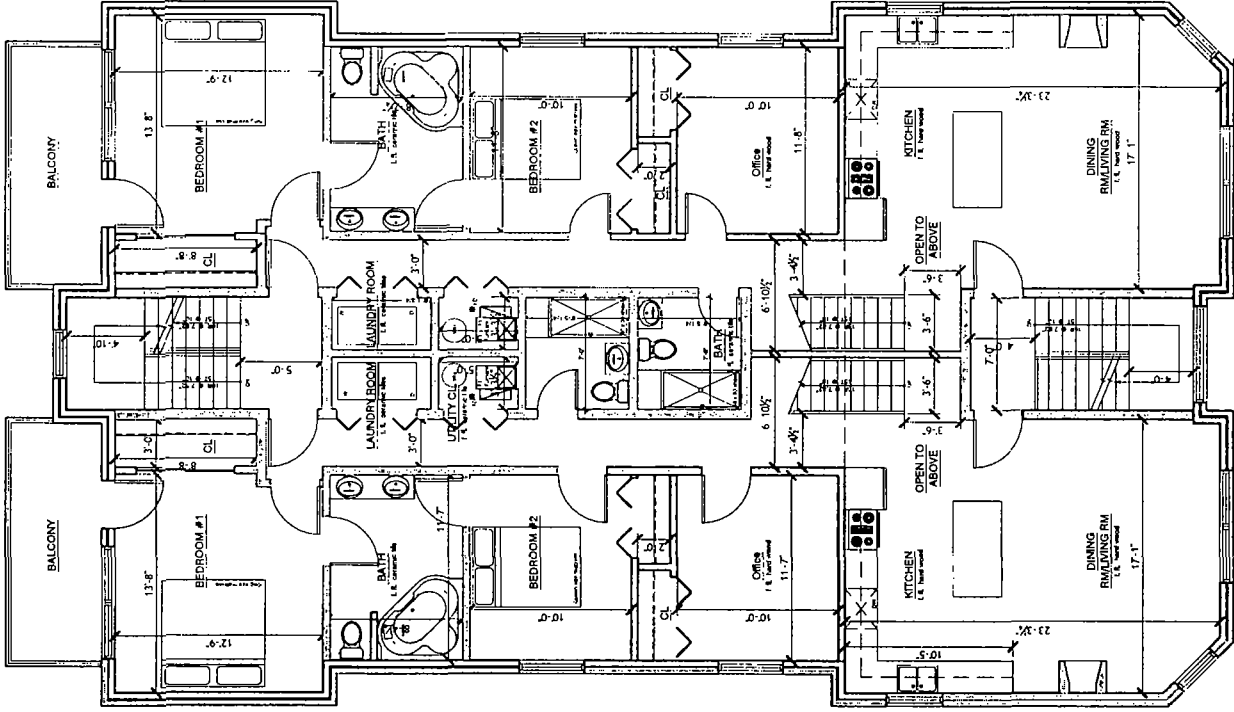
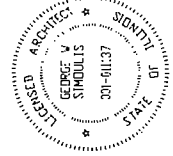
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PROPOSED 2ND FLOOR PLAN (1)
3/16" = 1'-0"

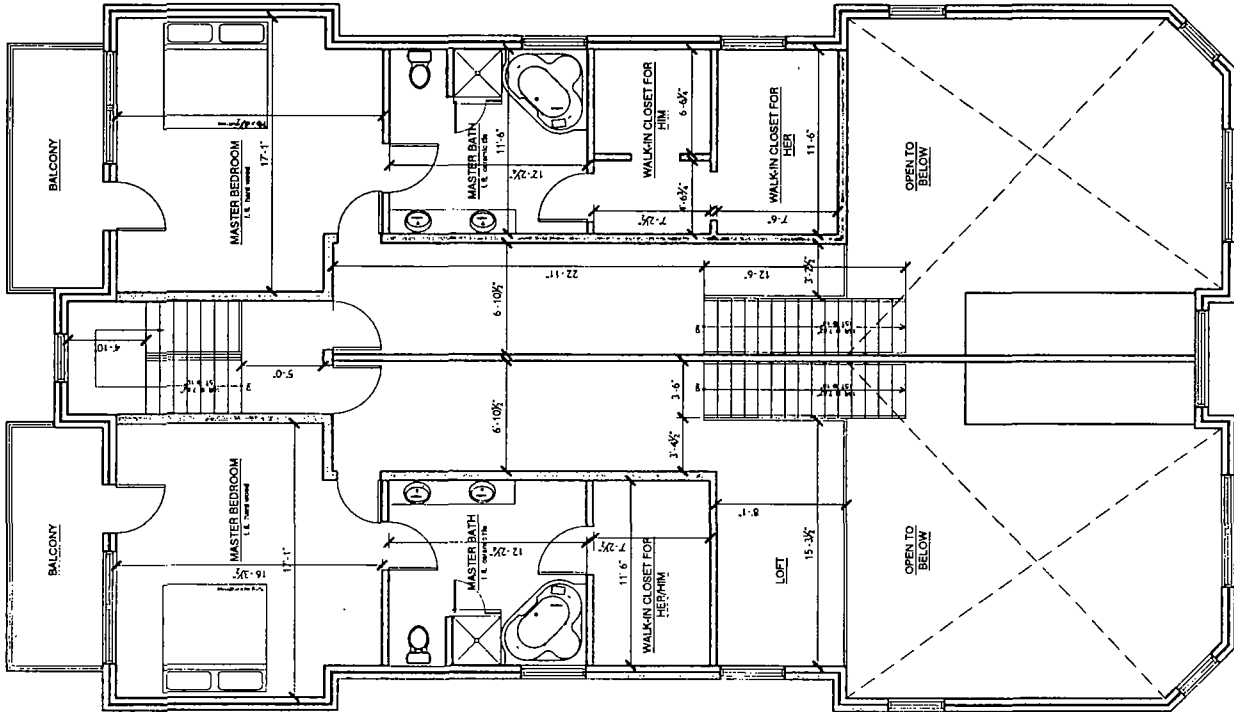
 <p>ADC AMERICAN DEVELOPERS CORPORATION ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT Tel: (773) 381-7200 Fax: (773) 381-1939 www.adc-corp.com</p>	<p>2332-2334 N. ELSTON Chicago IL,</p>	<p>PROPOSED 4 STORY BRICK BUILDING WITH DUPLEXES LOCATED AT 2332-2334 N ELSTON, CHICAGO IL ALL WORK AS PER PLANS</p>	<p>Number: 12/2014 Date: 12/2014 Owner: [Blank] Architect: [Blank] Contractor: [Blank]</p>
<p>PROPOSED 2ND FLOOR PLAN (1) 3/16" = 1'-0"</p>		<p>PROPOSED 2ND FLOOR PLAN</p>	<p>SCALE: 3/16" = 1'-0" DRG NO: A-3</p>

SUBSTITUTE FLOOR PLAN

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PROPOSED 3RD FLOOR (DUPLEX) PLAN (1)
3/18" = 1'-0"



PROPOSED 4TH FLOOR (DUPLEX) PLAN (2)
3/16" = 1'-0"

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<p>Number: 1232014 Date: 12/20/14 Drawn: [Blank] Checked: [Blank] Approved: [Blank]</p>	<p>Owner: [Blank] Architect: [Blank] Engineer: [Blank] Contractor: [Blank]</p>	<p>PROPOSED 3RD, 4TH (DUPLEX) FLOOR PLAN</p>	