



City of Chicago



SO2023-89

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/18/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1308 N Elston Ave - App No. 22084T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

#22084-T1

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

West Evergreen Avenue; North Elston Avenue; West Potomac Avenue; and the alley next west of and parallel to North Elston Avenue

to those of a C2-3 Motor Vehicle-Related Commercial District.

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

Common Address: 1308 N. Elston Ave., Chicago, Illinois

1308 N. Elston (Chicago) Investor LLC

Type 1 Zoning Amendment

Narrative and Plans

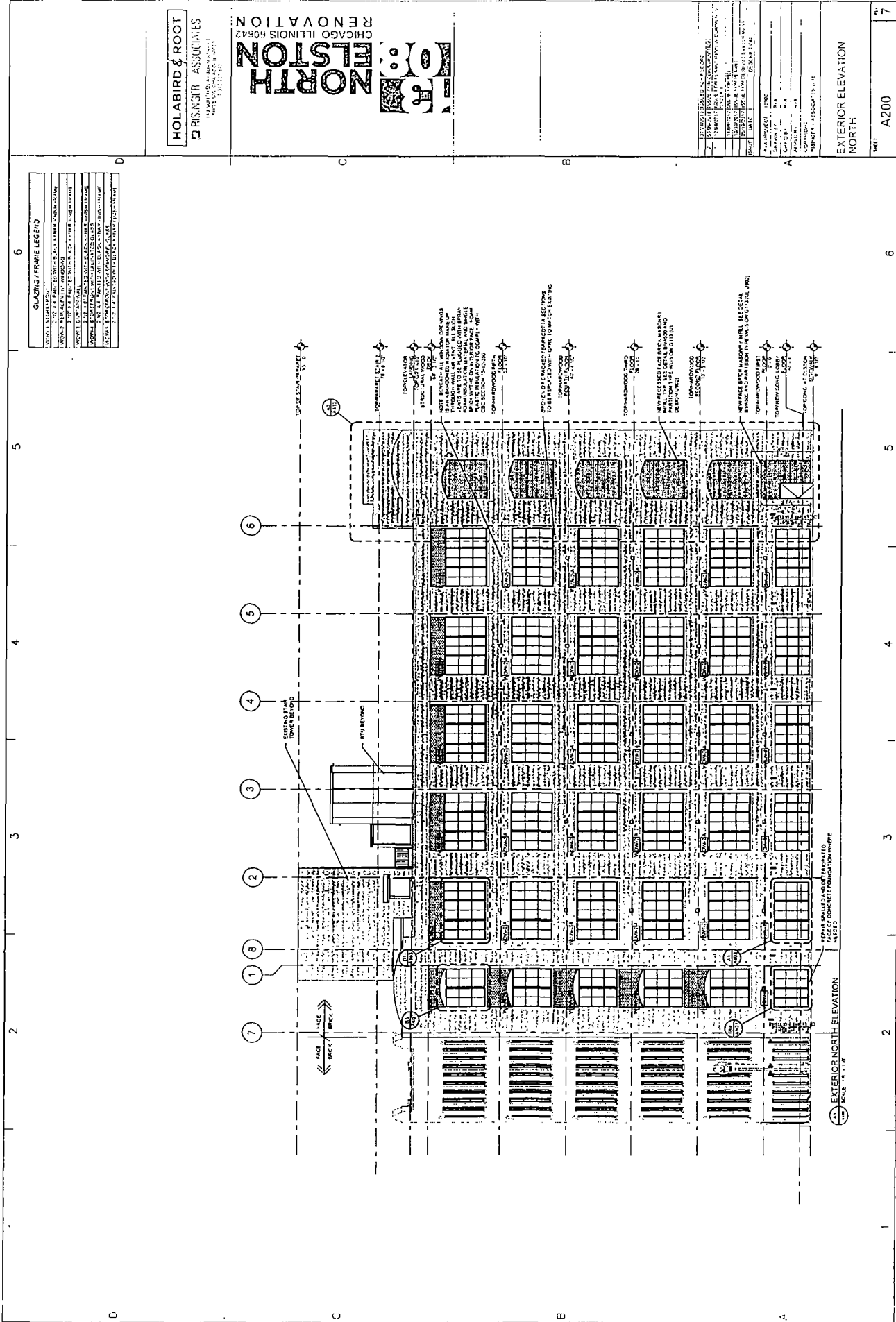
1308 N. Elston Ave., Chicago, Illinois

Narrative

Applicant proposes to amend the zoning for the Subject Site from M3-3 Heavy Industry District to C2-3 Type 1 Motor Vehicle-Related Commercial District in order to allow for additional uses in the existing building. The Subject Site is located at 1308 N. Elston Ave., and contains a net site area of approximately 30,441 square feet.

Proposed Zoning:	C2-3
Total Net Site Area:	30,441 s.f.
Maximum FAR:	3.0 (existing FAR approx. 2.37)
Setbacks:	
Front:	0'-0"
Rear:	0'-0"
North Side:	0'-0"
South Side:	0'-0"
Height:	95'-0" (existing)
Off-Street Parking:	25 parking spaces (existing)

FINAL FOR PUBLICATION



GLAZING / FRAME LEGEND

1	ALUMINUM CLADDING
2	ALUMINUM CLADDING WITH TYPICAL WINDOW FRAME
3	ALUMINUM CLADDING WITH TYPICAL WINDOW FRAME AND GLAZING
4	ALUMINUM CLADDING WITH TYPICAL WINDOW FRAME AND GLAZING (WITH INSULATION)
5	ALUMINUM CLADDING WITH TYPICAL WINDOW FRAME AND GLAZING (WITH INSULATION AND WEATHER STRIPPING)
6	ALUMINUM CLADDING WITH TYPICAL WINDOW FRAME AND GLAZING (WITH INSULATION AND WEATHER STRIPPING AND FINISH)
7	ALUMINUM CLADDING WITH TYPICAL WINDOW FRAME AND GLAZING (WITH INSULATION AND WEATHER STRIPPING AND FINISH AND WEATHER STRIPPING)

HOLABIRD & ROOT
 RISNER ASSOCIATES
 ARCHITECTS
 1100 N. LAUREL ST. SUITE 200
 CHICAGO, ILL. 60642

FOR NORTH
 CHICAGO ILLINOIS 60642
 RENOVATION

PROJECT NO.	1500000000
DATE	08/15/11
SCALE	1/8" = 1'-0"
DESIGNER	HOLABIRD & ROOT
ARCHITECT	RISNER ASSOCIATES
OWNER	CHICAGO METRO
PROJECT NAME	1500000000
PROJECT ADDRESS	1500000000
PROJECT CITY	CHICAGO, ILL.
PROJECT STATE	ILL.
PROJECT ZIP	60642
PROJECT PHONE	312.555.1100
PROJECT FAX	312.555.1101
PROJECT EMAIL	info@risner.com
PROJECT WEBSITE	www.risner.com

EXTERIOR NORTH ELEVATION
 NORTH
 SHEET A200
 7

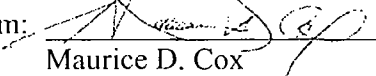


App. No. 22084-T1

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: February 16, 2023

Re: Proposed Industrial Corridor Map Amendment within the North Branch Industrial Corridor – 1308 North Elston Avenue (App. No. 22084-T1)

On February 16, 2023, the Chicago Plan Commission recommended approval of the proposed Industrial Corridor Map Amendment for 1308 North Elston Avenue, submitted by 1308 N. Elston (Chicago) Investors, LLC. The applicant proposes to rezone the site from M3-3 (Heavy Industry District) to C2-3 (Motor Vehicle-Related Commercial District) to allow additional uses in the existing building. No new construction or site improvements are proposed with this request. A copy of the proposed ordinance and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Louis Clayton at 312-744-6740.

Cc: Master File (copy of memo)