



City of Chicago



O2016-3876

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/18/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-I at 3140-3144 N Elston Ave - App No. 18759T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18759 T1
INTRO. DATE:
MAY 18, 2016

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 B3-1 Community Shopping District symbols and indications as shown on Map No.7-I in the area bounded by

a line 156.26 feet northwest of and parallel to West Barry Avenue;
North Elston Avenue; a line 106.26 feet northwest of and parallel
to West Barry Avenue; and the alley next southwest of and parallel
to North Elston Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 3140-3144 North Elston Avenue

FILE #
CHAW
MAY 18 2016

17-13-0303-C (1) Narrative Zoning Analysis

3140-3144 North Elston Avenue, Chicago, Illinois

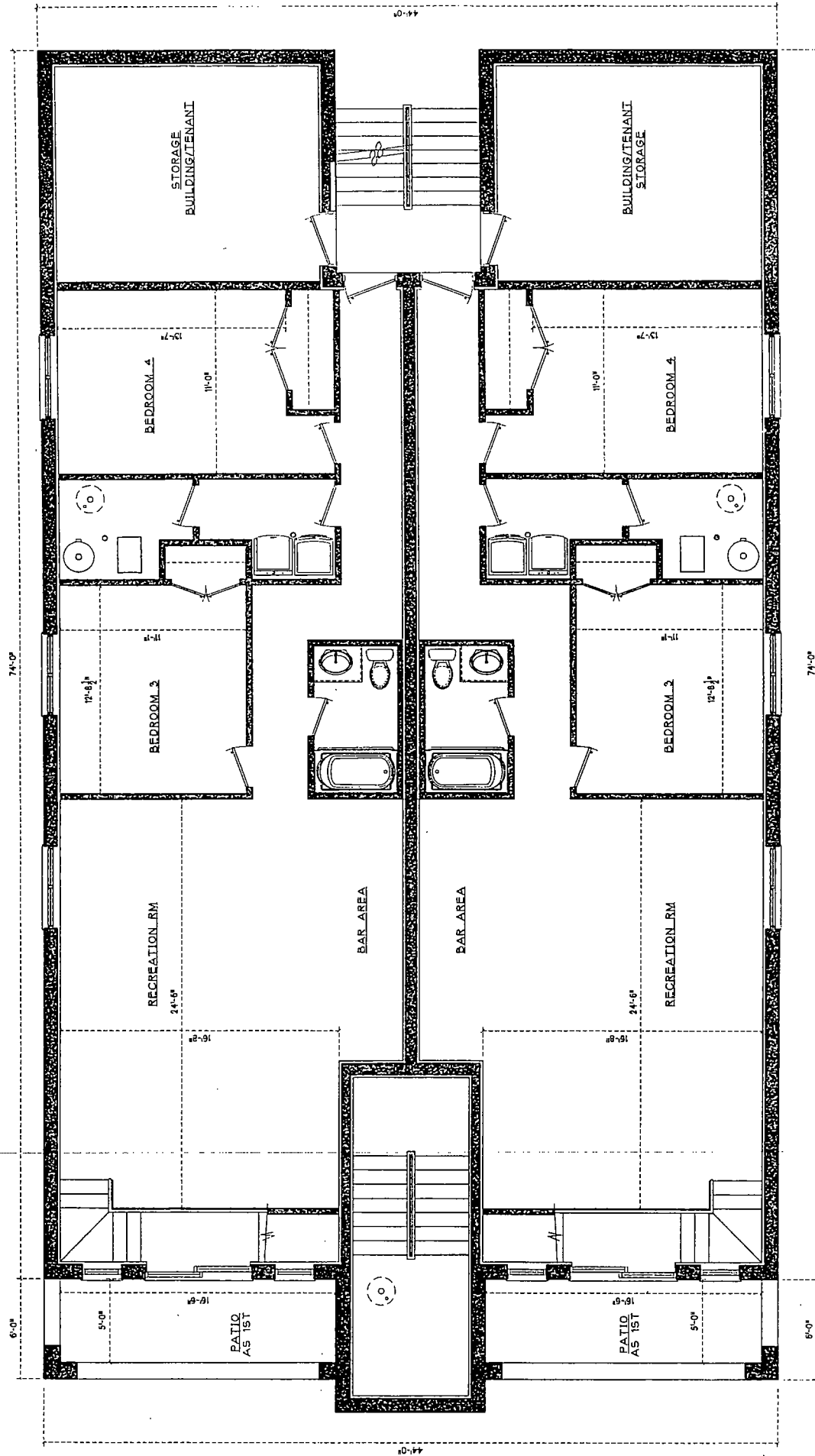
Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 6,200 square feet

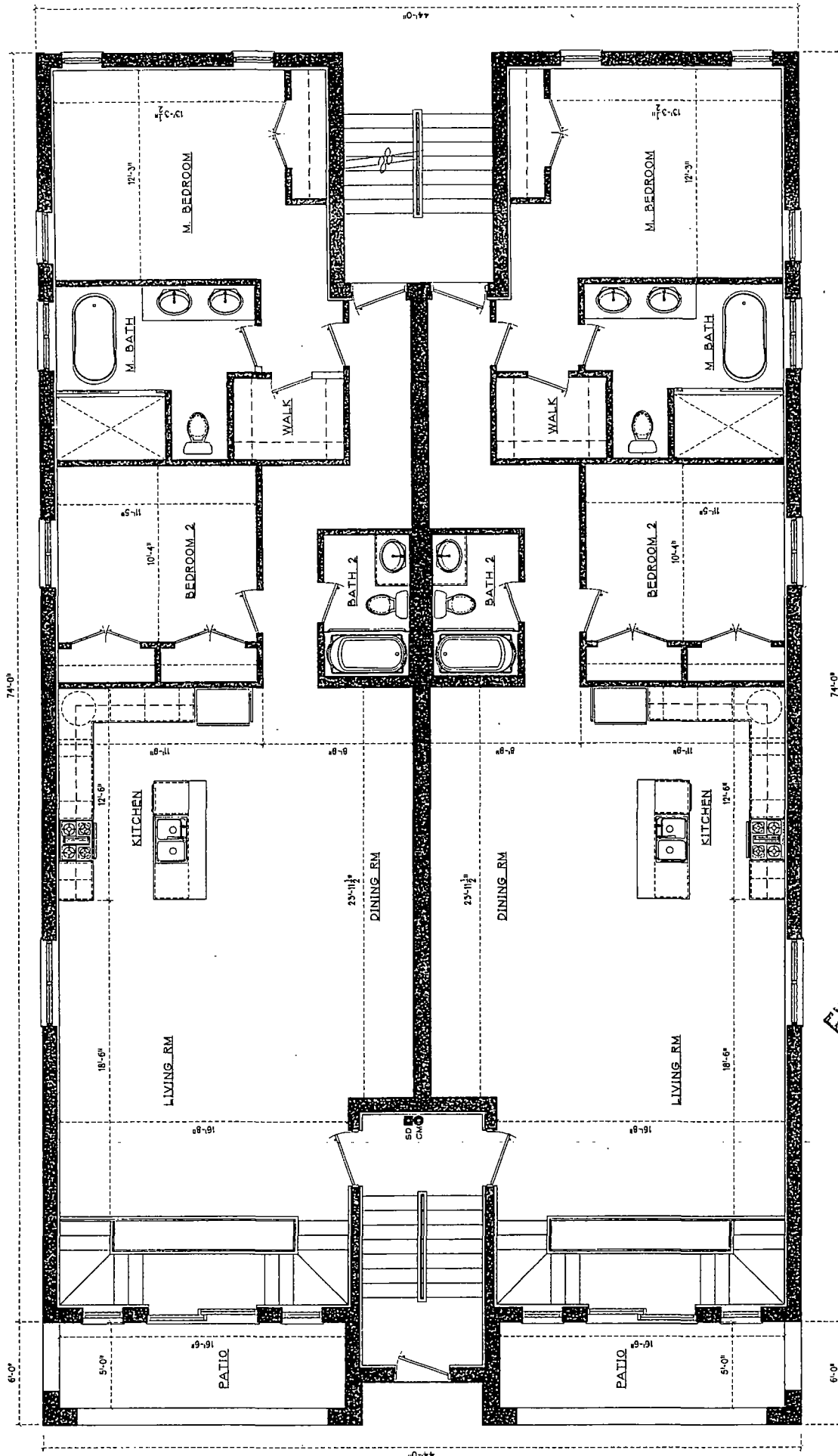
Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) all residential building and a new detached garage, at the subject site. The two existing buildings will each be razed to allow for the new development. The new proposed building will contain a total of six (6) dwelling units. The new detached garage will provide on-site parking for six (6) vehicles. The new proposed residential building will be masonry in construction and measure 35'-8" in height.

- (a) The Project's Floor Area Ratio:
9,768 square feet (1.58 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit):
6 dwelling units (1,033.3 square feet)
- (c) The amount of off-street parking:
6 parking spaces
- (d) Setbacks:
 - a. Front Setback: 2'-0"
 - b. Rear Setback: 42'-0"
 - c. Side Setbacks:
North: 3'-0"
South: 3'-0"
- (e) Building Height:
35'-8"

FINAL FOR PUBLICATION

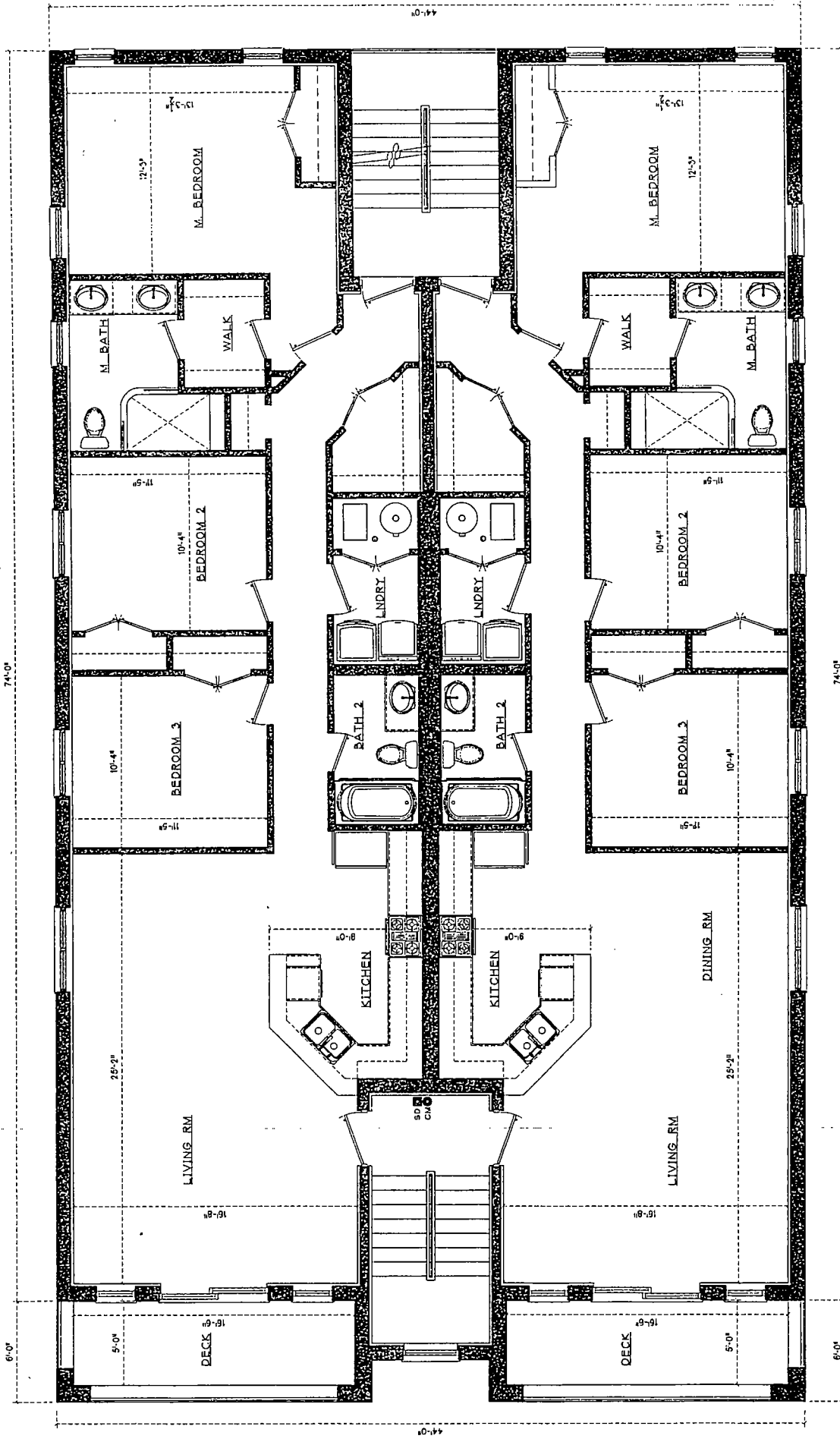


BASEMENT FLOOR PLAN *FINAL FOR PUBLICATION*



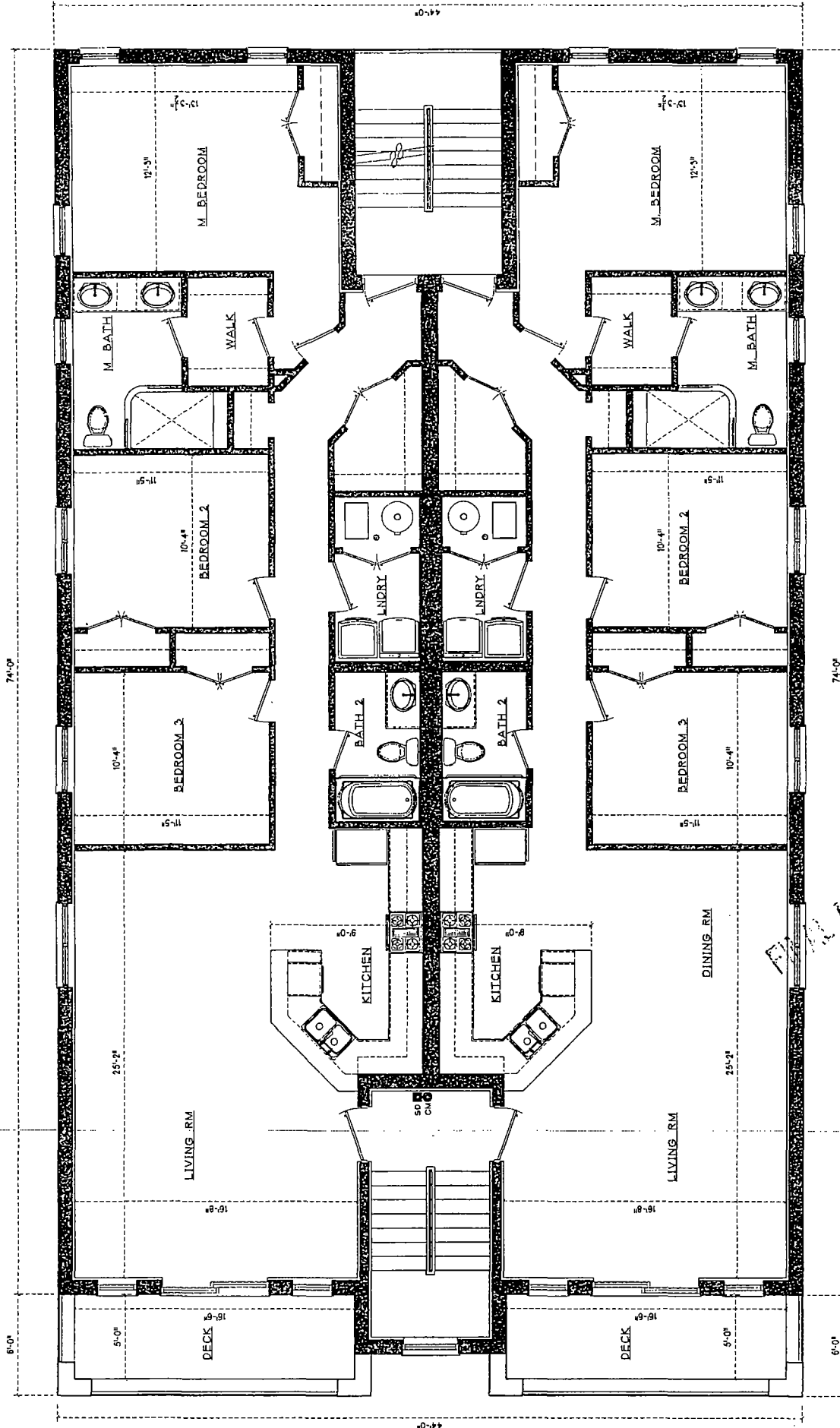
FIRST FLOOR PLAN

FINAL FOR PUBLICATION



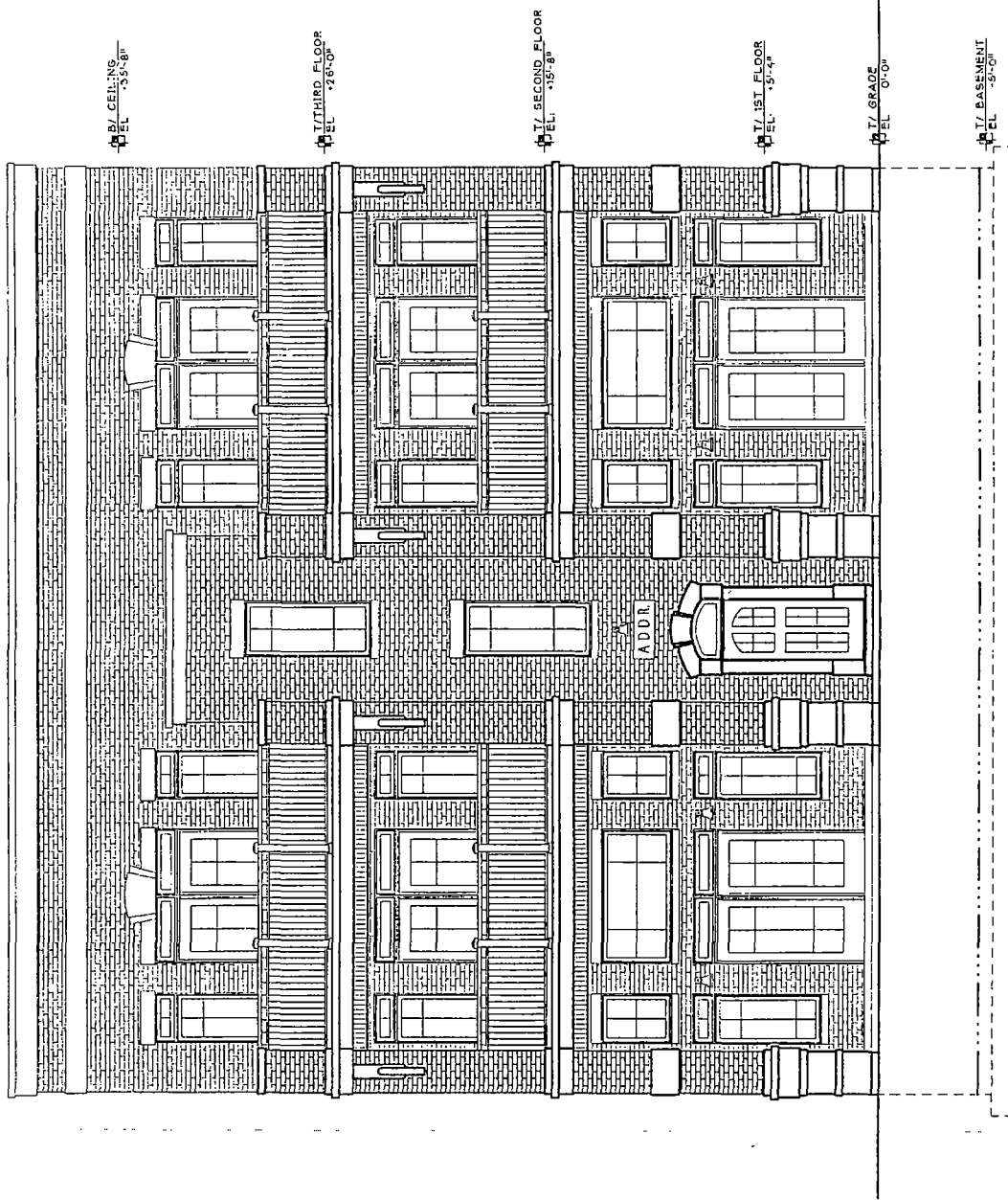
FINAL FOR PUBLICATION

SECOND FLOOR PLAN



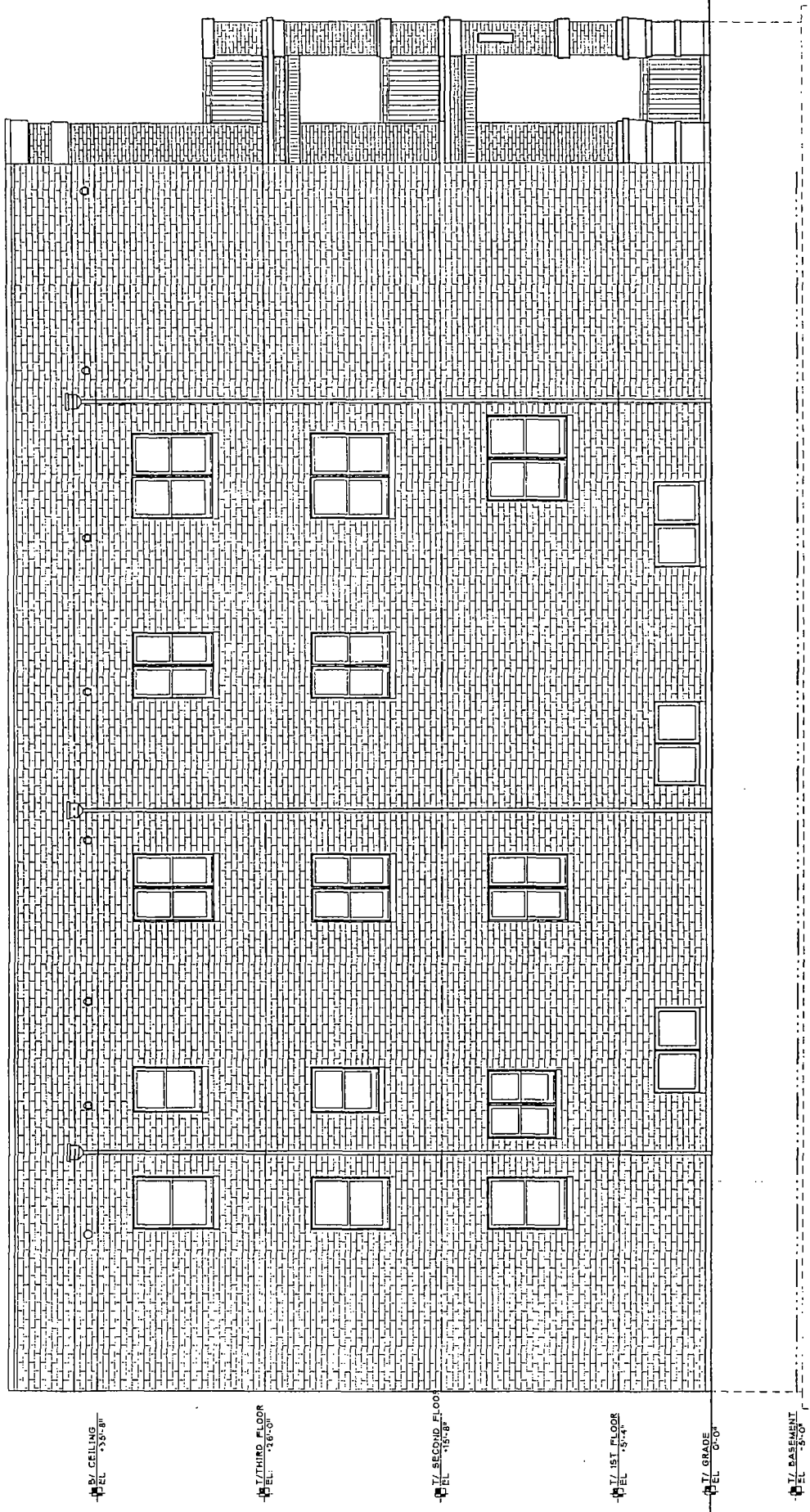
THIRD FLOOR PLAN

FOR PUBLICATION



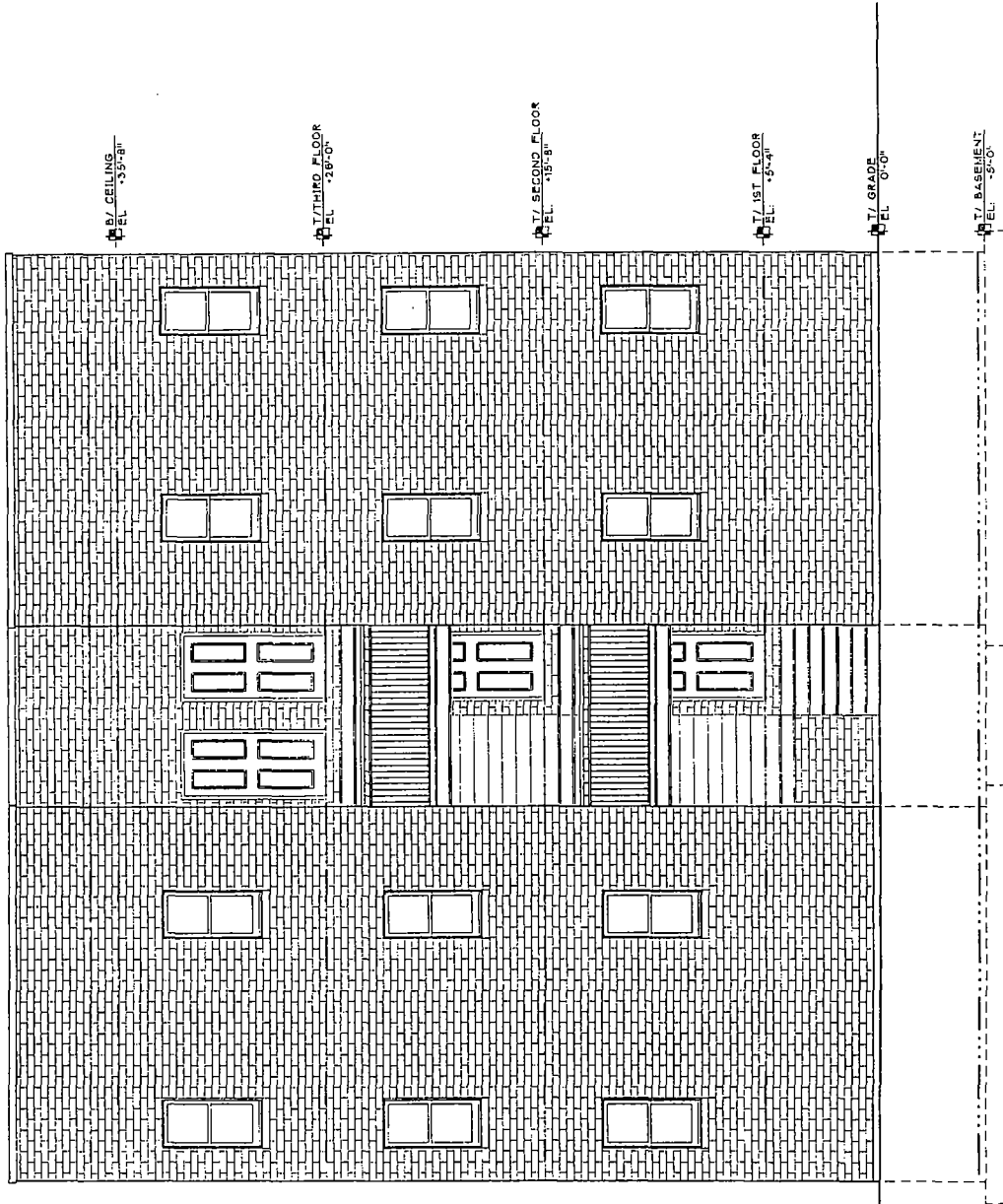
FRONT ELEVATION

FINAL FOR PUBLICATION



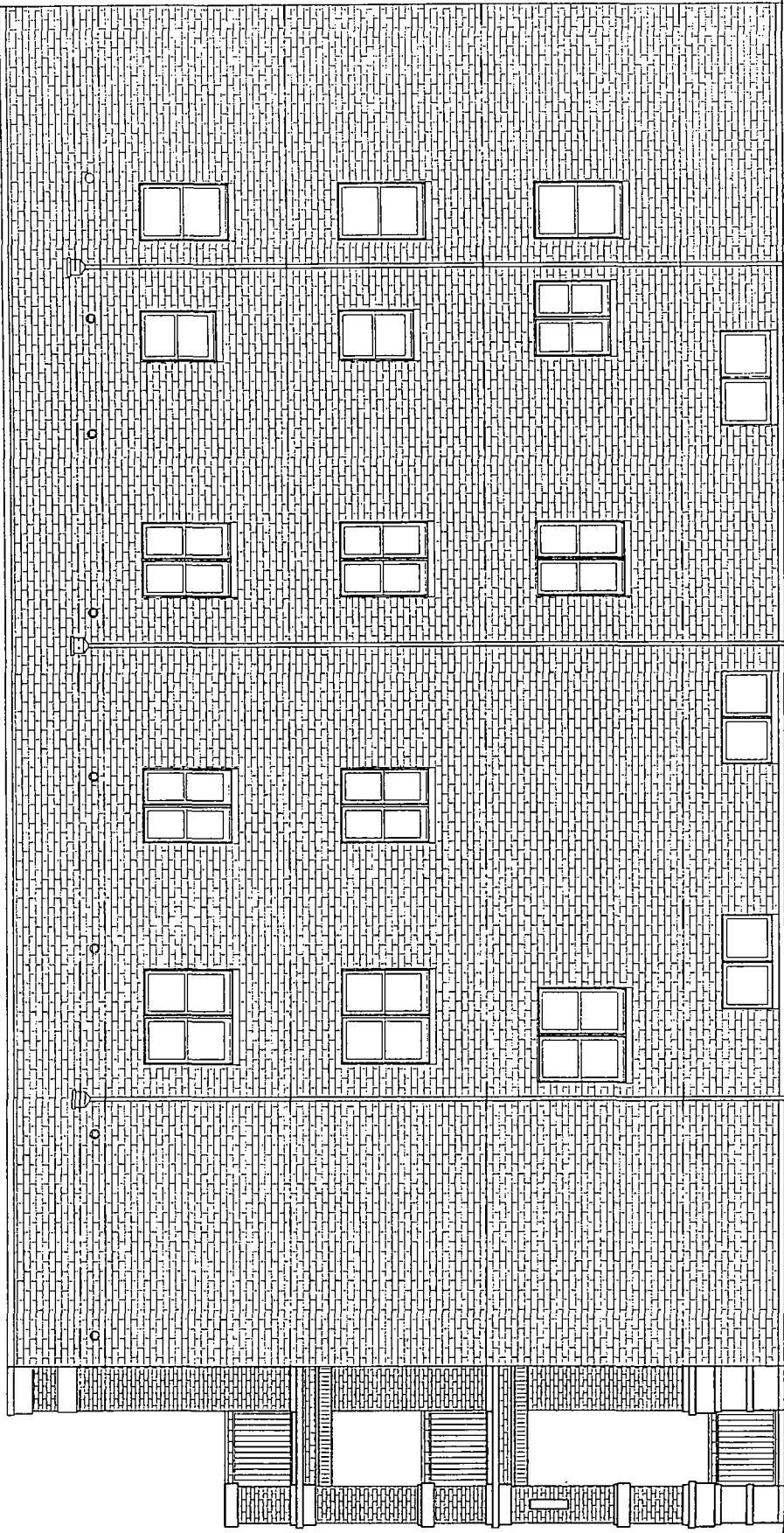
LEFT SIDE ELEVATION

FINAL FOR PUBLICATION



REAR ELEVATION

FINAL FOR PUBLICATION



T/ CEILING
EL. +35'-5"

T/ 2ND FLOOR
EL. +26'-0"

T/ 1ST FLOOR
EL. +15'-8"

T/ GRADE
EL. +5'-4"

T/ BASEMENT
EL. -5'-0"

RIGHT SIDE ELEVATION

FINAL FOR PUBLICATION