



# City of Chicago



O2017-5178

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/28/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-H at 3245-3247 N Elston Ave - App No. 19290T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 19290 TI  
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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-H in the area bounded by

A northeasterly line 35 feet northwest of the north line of West Melrose Street (as measured along the northeast line of North Elston Avenue); the public alley next northeast of and parallel to North Elston Avenue; the public alley next east of North Elston Avenue and perpendicular to West Melrose Street; a southwesterly line starting at a point 69.20 feet north of the north line of West Melrose Street (as measured along the west line of the public alley next east of North Elston Avenue and ending at a point 64.60 feet west of the west line of the public alley next east of North Elston Avenue and 20.50 feet east of the northeast line of North Elston Avenue (as measured along the north line of West Melrose Avenue), West Melrose Street; North Elston Avenue;

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: 3245-47 North Elston Avenue

**NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
3245-3247 NORTH ELSTON AVENUE**

The Application is to change zoning for 3245-3247 North Elston Avenue from RS-3 to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a three-story, six dwelling unit building with basement. There will be five garage parking spaces and one off-street parking space provided (a total of six parking spaces). The footprint of the building will be 46 feet by 76 feet 7 inches in size. The building height shall be 35 feet, as defined by Code.

**LOT AREA:** 5,796 SQUARE FEET

**FLOOR AREA RATIO:** 1.56

**BUILDING AREA:** 9,060 SQUARE FEET

**DENSITY, per DWELLING UNIT:** 966 SQUARE FEET PER DWELLING UNIT

**OFF-STREET PARKING:** THERE WILL BE FIVE CAR GARAGE SPACES AND ONE OFF-STREET PARKING SPACE (A TOTAL OF SIX PARKING SPACES).

**FRONT SETBACK:** ZERO

**REAR SETBACK:** 34 FEET 2 INCHES

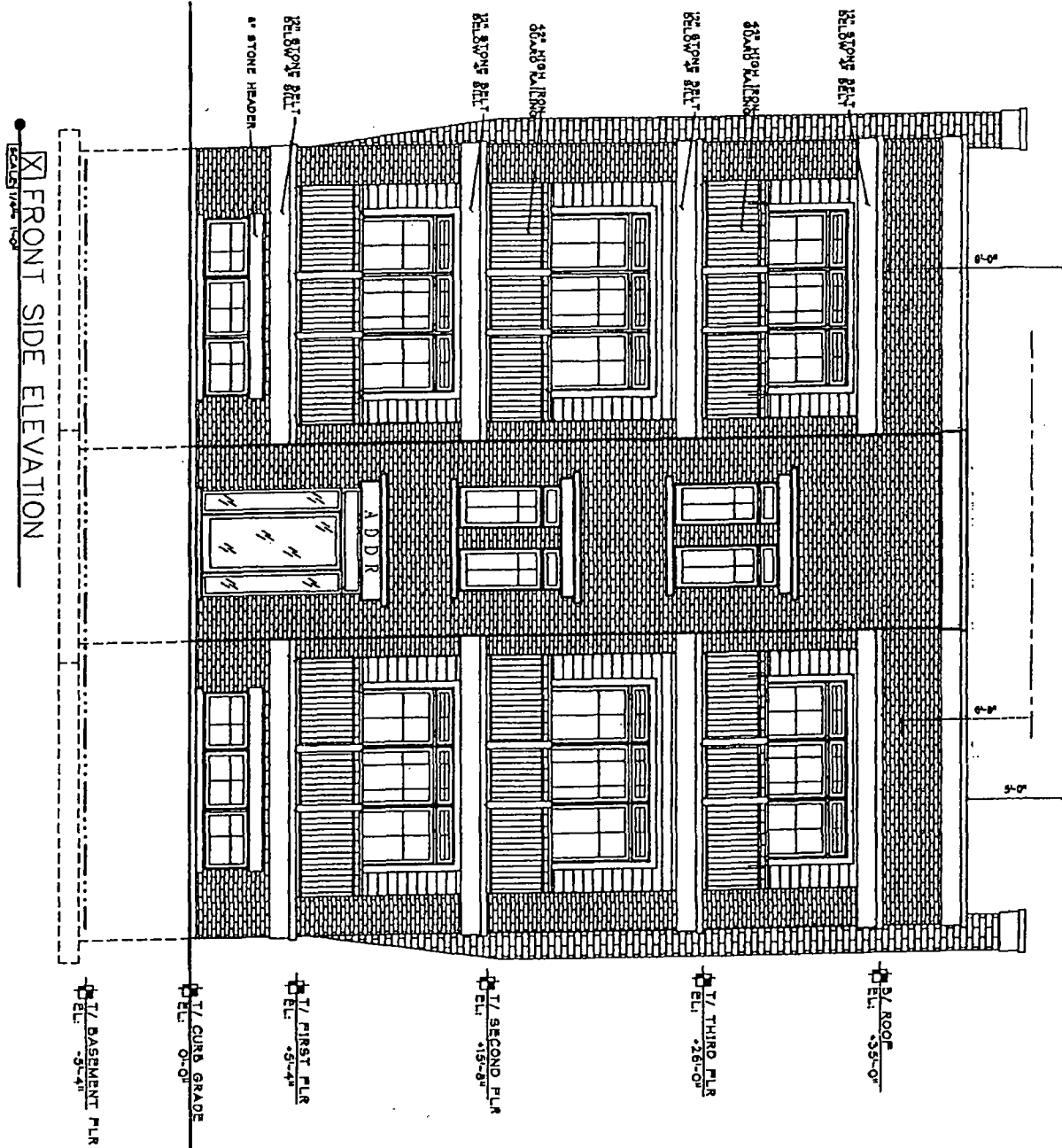
**SIDE SETBACK:** 6 FEET (North) 4 FEET (South)

**REAR YARD OPEN SPACE:** 326 SQUARE FEET

**BUILDING HEIGHT:** 35 FEET

**FINAL FOR PUBLICATION**





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0' BY ROOF  
0' EL. -33'-0"

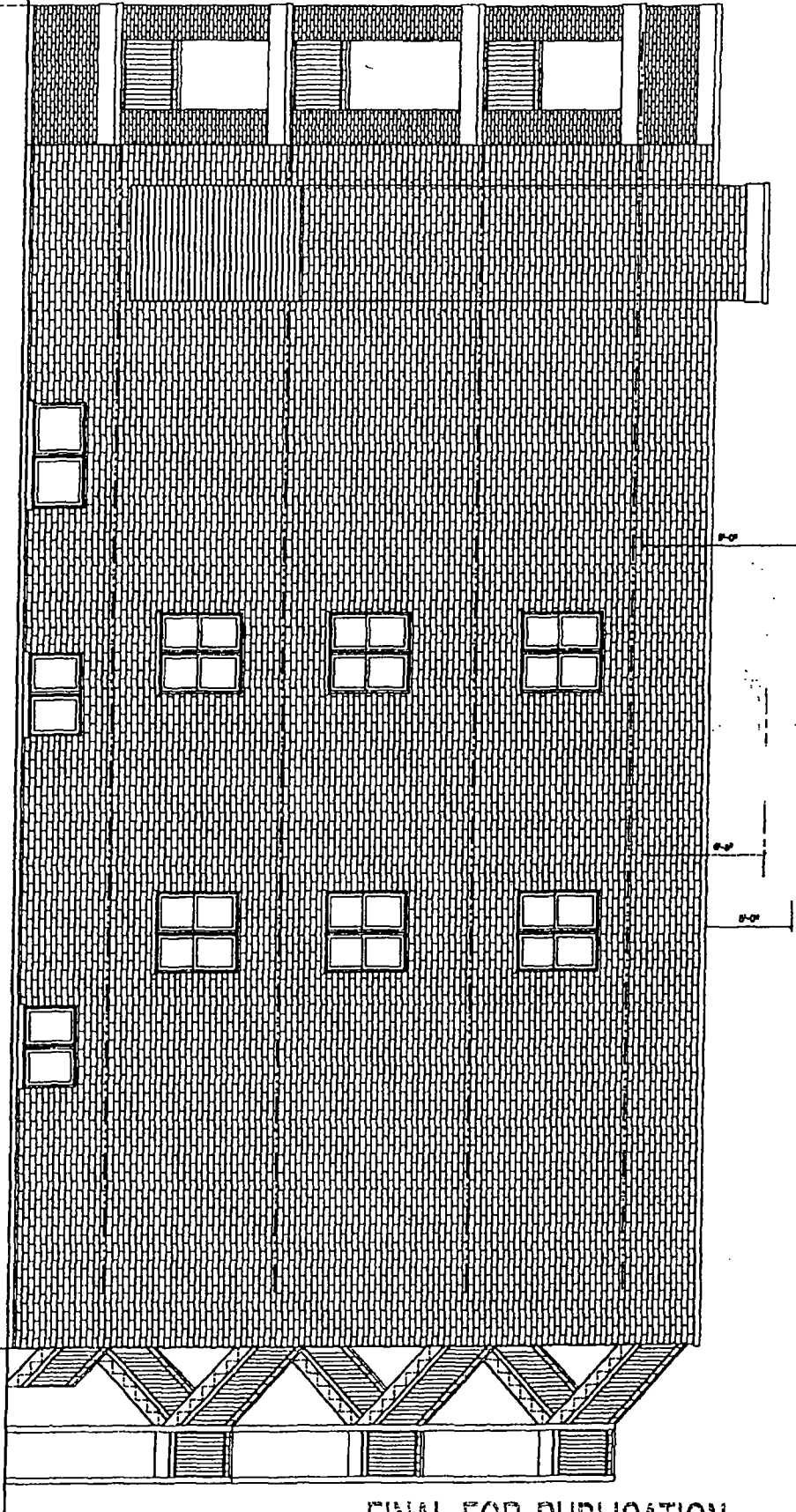
0' T. THIRD FL.  
0' EL. -28'-0"

0' T. SECOND FL.  
0' EL. -18'-8"

0' T. FIRST FL.  
0' EL. -9'-4"

0' T. CURB GRADE  
0' EL. 0'-0"

0' T. BASEMENT FL.  
0' EL. -8'-4"



SCALE 1/8" = 1'-0"  
RIGHT SIDE ELEVATION

FINAL FOR PUBLICATION

LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

0' EL. -3'-4" 0' EL. 0'-0" 0' EL. +3'-4" 0' EL. +10'-0" 0' EL. +28'-0" 0' EL. +35'-0"

0' EL. -3'-4" 0' EL. 0'-0" 0' EL. +3'-4" 0' EL. +10'-0" 0' EL. +28'-0" 0' EL. +35'-0"

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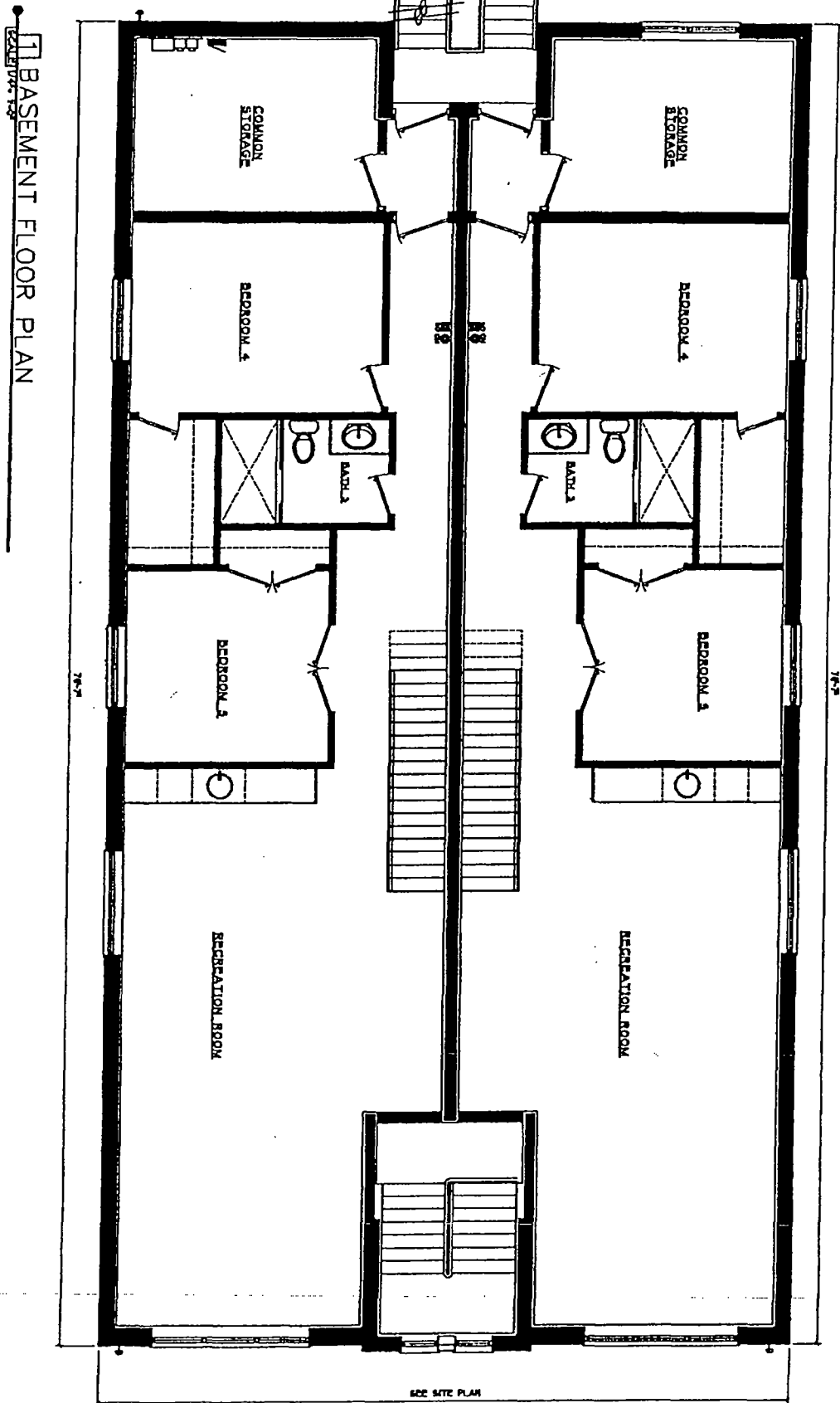
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FINAL FOR PUBLICATION

3245-47 NORTH ELESTON AVENUE  
6 UNIT RESIDENTIAL BUILDING

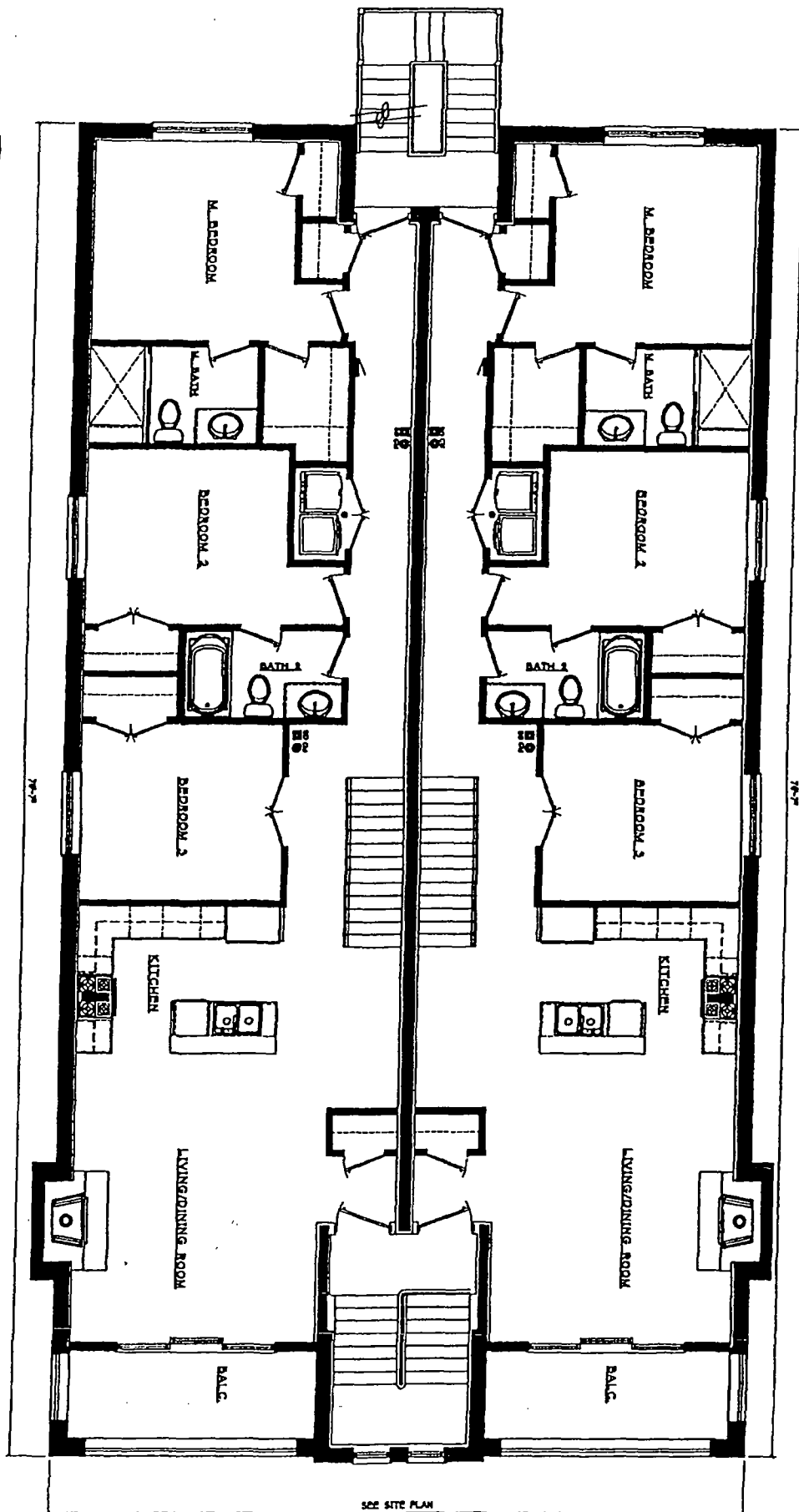


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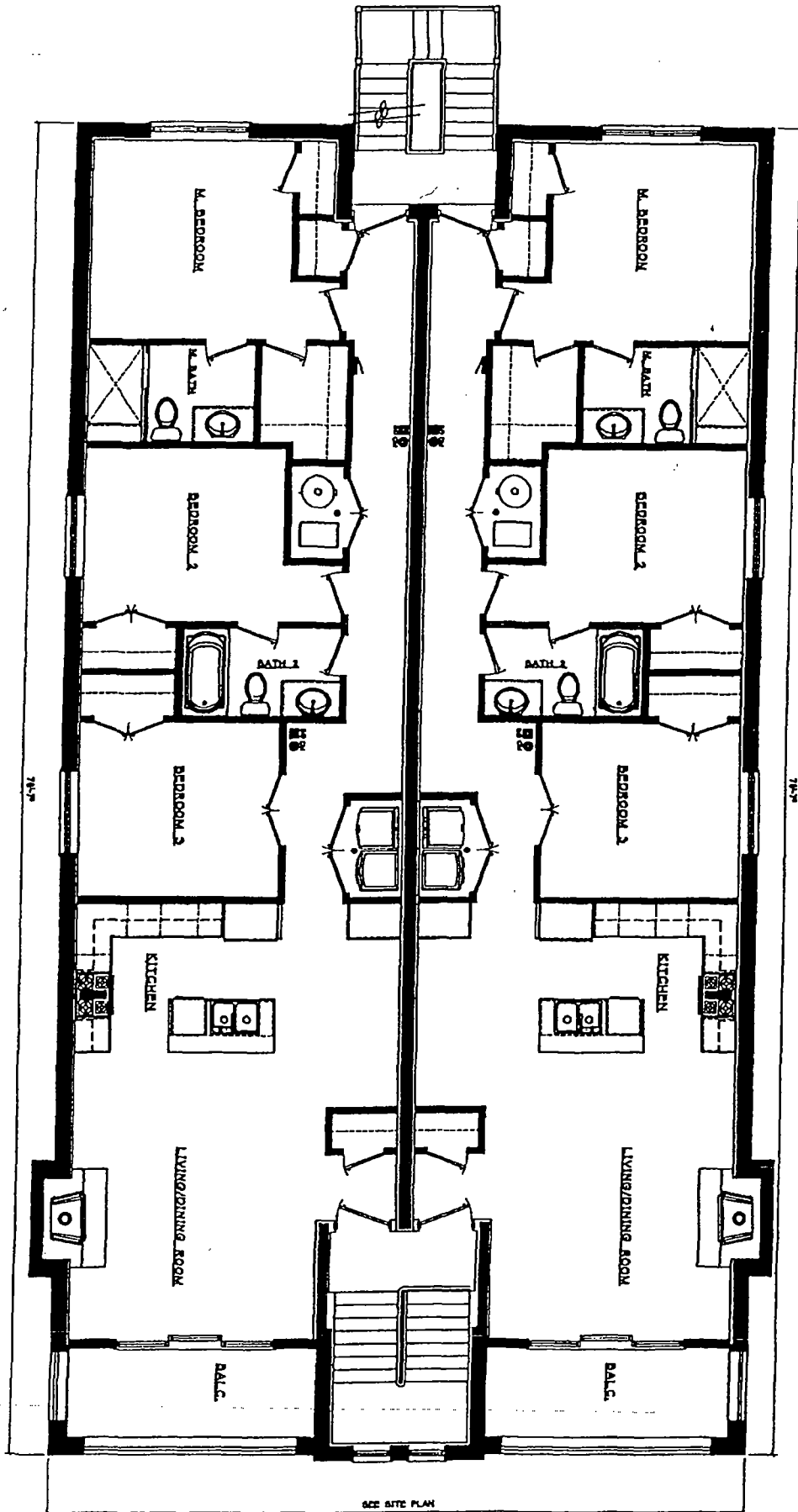
3245-47 NORTH ELESTON AVENUE  
6 UNIT RESIDENTIAL BUILDING

2 FIRST FLOOR PLAN



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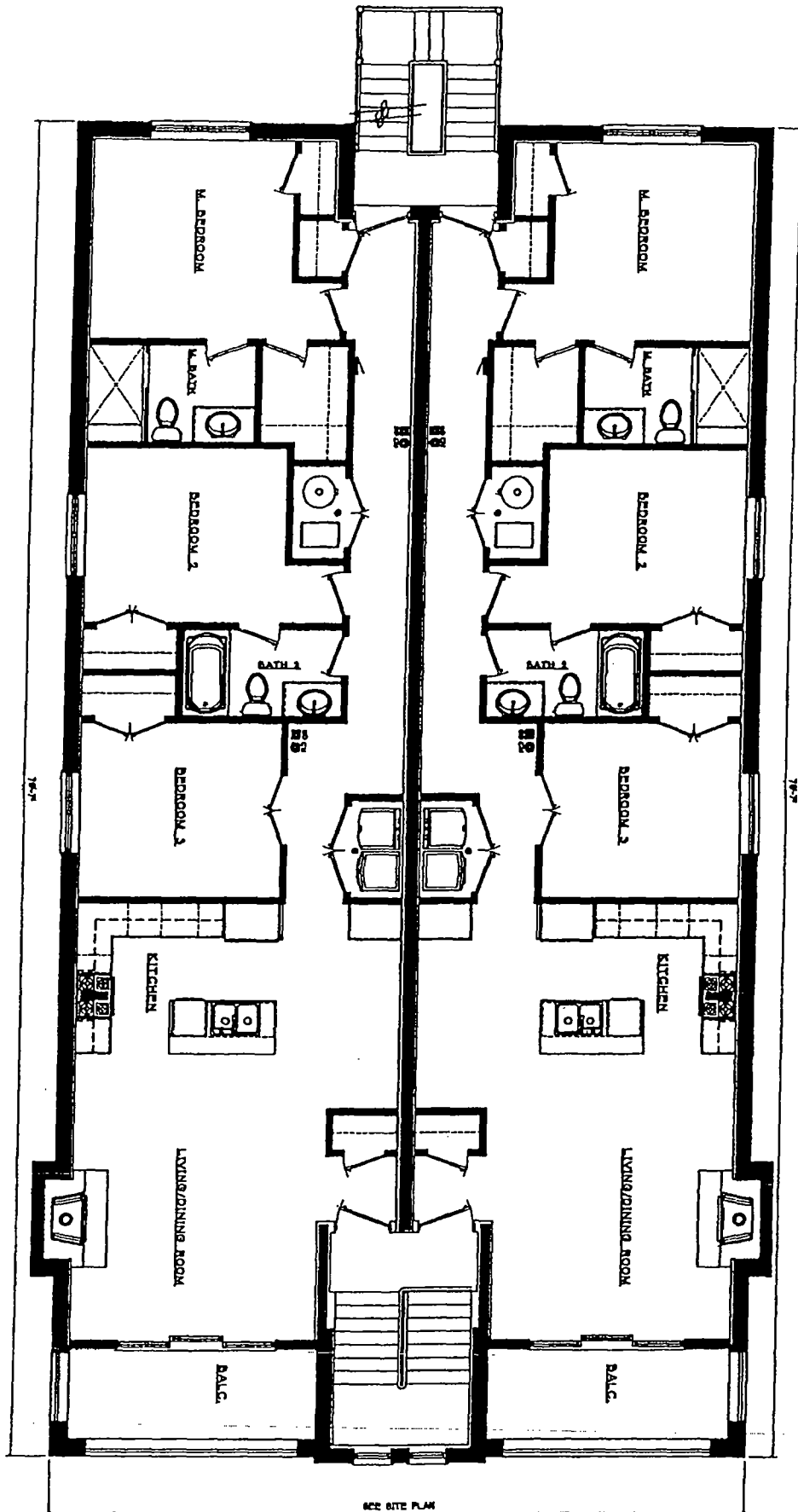
3245-47 NORTH ELESTON AVENUE  
6 UNIT RESIDENTIAL BUILDING



3 SECOND FLOOR PLAN

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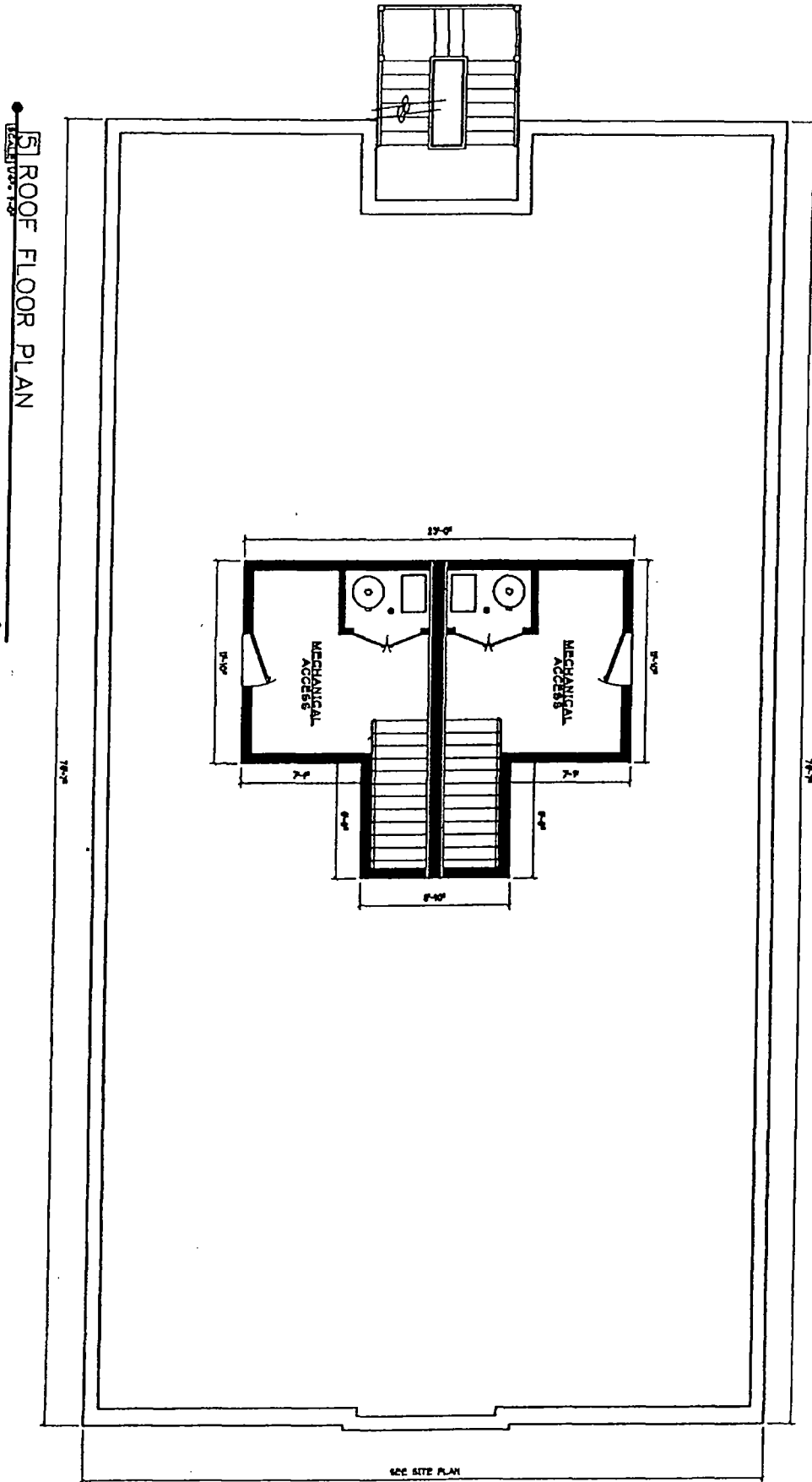
3245-47 NORTH ELESTON AVENUE  
6 UNIT RESIDENTIAL BUILDING



4 THIRD FLOOR PLAN

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3245-47 NORTH ELESTON AVENUE  
6 UNIT RESIDENTIAL BUILDING



5 ROOF FLOOR PLAN

FINAL FOR PUBLICATION