



City of Chicago



SO2017-7046

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/11/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-I at 3253 N Elston Ave - App No. 19393T1
Committee(s) Assignment:	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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-I in the area bounded by

beginning at a line 404.3 feet south of and parallel to West Henderson Street; a line 60 feet northwest of the intersection of West Melrose Street and North Elston Avenue as measured at the northeast right-of-Way of North Elston Avenue and perpendicular thereto; North Elston Avenue; and a line 85 feet northwest of the intersection of West Melrose Street and North Elston Avenue as measured at the northeast right-of-way line of North Avenue and perpendicular thereto (ToB),

to those of a B2-3 Neighborhood Mixed-Use 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: 3253 North Elston Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1)

Substitute Narrative and Plans for 3253 N. Elston, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 2,674 square feet

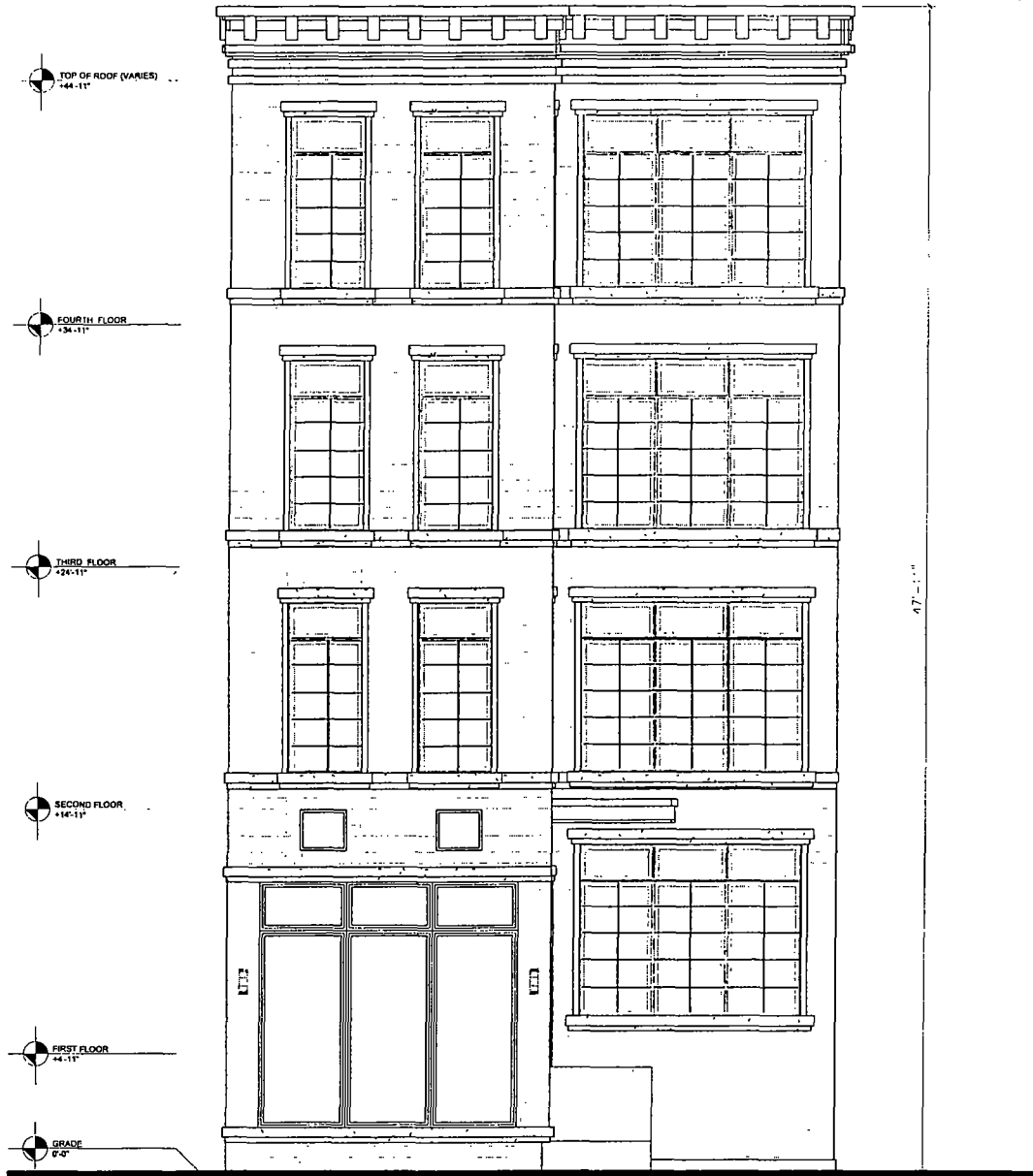
Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story building that will contain four (4) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 47 feet-11 inches in height. Onsite parking for four (4) cars will be provided in an attached garage accessed at the rear of the subject zoning lot.

- (A) The Project's Floor Area Ratio: 6,987 square feet (2.61 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
4 dwelling units (3 units at 1,765 square feet; 1 unit at 1,692 square feet)
- (C) The amount of off-street parking: 4 parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet
*Variation required
 - b. Rear Setback: 0 feet
*Variation required
 - c. Side Setbacks:
North: 0 feet
South: 0 feet
*Variations required
- (E) Building Height:
47 feet-11 inches

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SCHEMATIC DESIGN

ELEVATION



FRONT ELEVATION

SCALE: NTS

A S.1
MARCH 16TH, 2018

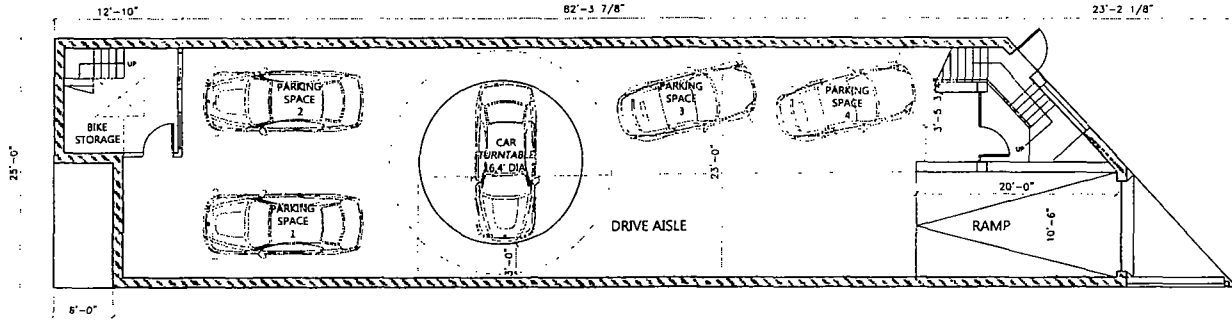
ZONING STUDY
ELSTON CONDOMINIUM
3253 N. ELSTON CHICAGO, IL



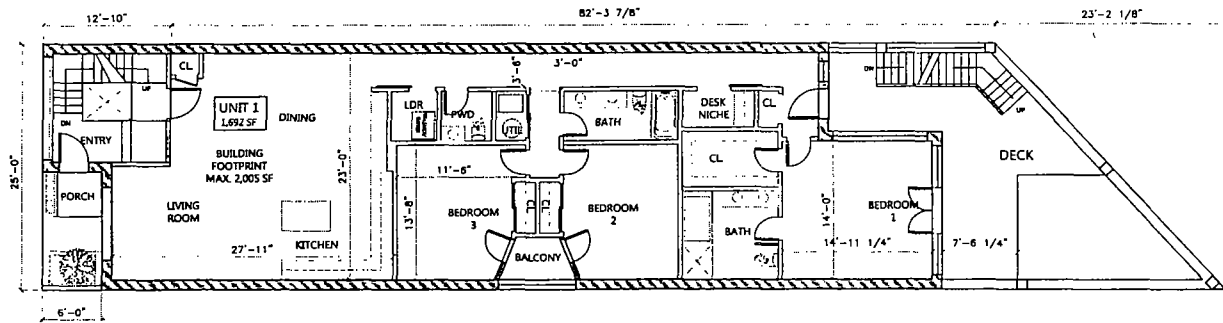
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SCHEMATIC DESIGN

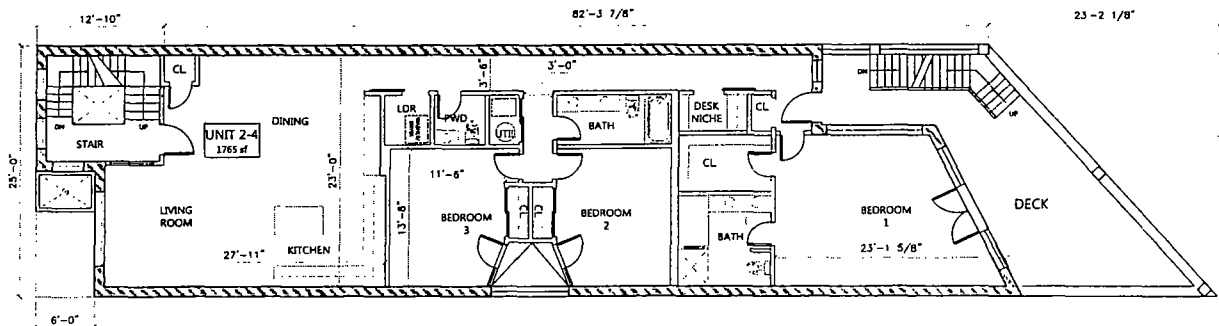
FLOOR PLANS



FLOOR PLAN - BASEMENT
SCALE: NTS



FLOOR PLAN - LEVEL 1
SCALE: NTS



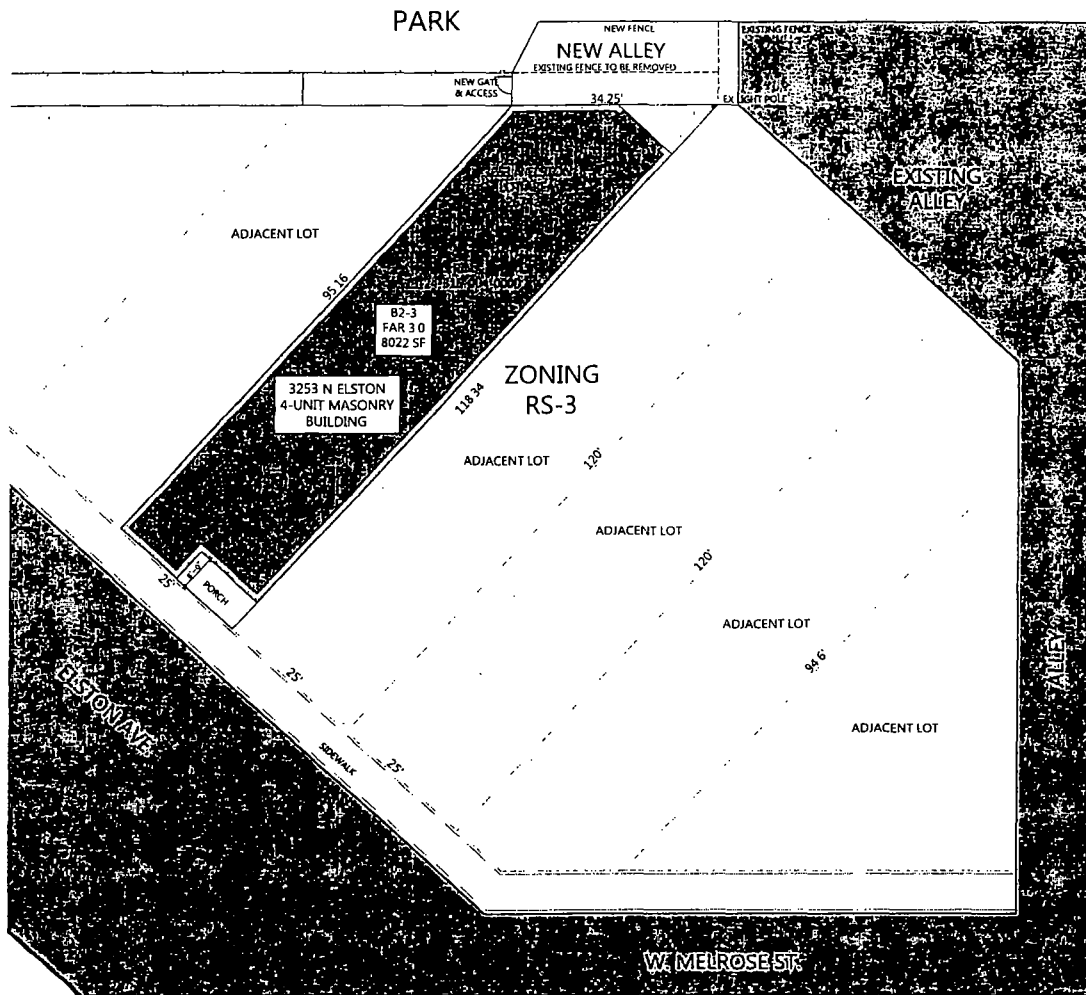
FLOOR PLAN - LEVEL 2-4
SCALE: NTS

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MARCH 16TH, 2018

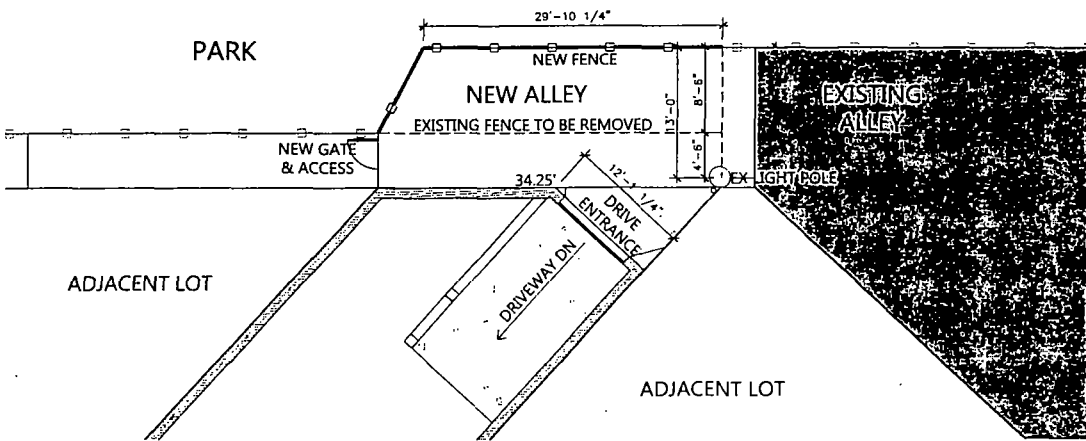
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SITE PLAN
SCALE: 1:100



SITE PLAN - GARAGE ENTRANCE
SCALE: 1:60

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