



# City of Chicago



SO2018-2946

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/28/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-G at 1428-1472 W Willow St/1731-1747 N Elston Ave - App No. 19613T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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

A line 177.91 feet northwest of West Willow Street as measured along the northeasterly line of North Elston Avenue and perpendicular thereto; a line from point on the line first described above and 353.46 feet northeasterly of the northeasterly line of North Elston Avenue running for a distance of 28.49 feet to a point 381.95 feet northeasterly of the northeasterly line of North Elston Avenue; a line from the terminus of the last described line running northeasterly for a distance of 22.20 feet to a point 53.12 feet northwesterly of a line 157.06 feet northwest of the northerly line of West Willow Street and perpendicular thereto; a line from the terminus of the last described line running southeasterly for a distance of 53.12 feet to a point 157.06 feet northwest of the northerly line of West Willow Street and perpendicular thereto; a line 453.60 feet northeast of the northeasterly line of North Elston Avenue; West Willow Street; and North Elston Avenue

to those of a M1-3 Limited Manufacturing/Business Park District.

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

Address: 1731 - 47 North Elston Avenue/1428 - 72 West Willow Street

FINAL FOR PUBLICATION

## **SUBSTITUTE NARRATIVE**

1731 - 47 North Elston Avenue/1428 - 72 West Willow Street  
TYPE I REGULATIONS

Narrative: The subject property consists of 80,134.88 square feet and is improved with a one-story and a two-story commercial building currently used for multiple commercial tenants with a total of approximately 105,000 sq. ft., 50 parking spaces, and one loading berth. The Applicant proposes to rezone the property to expand the range of available commercial uses and to establish the existing 50 parking spaces as the required parking pursuant to the Transit-Served Location provisions of the Zoning Ordinance as the property is 1,020 feet from the Clybourn Metra Station. The Applicant will provide 188 bicycle spaces. No additions or modification of the exterior of the existing buildings is proposed. No change to the height of the building is proposed, and it will remain at 25 feet.

Lot Area: 80,134.88 square feet

FAR: 1.31

FLOOR AREA: 105,000 square feet

Height: 25 feet (existing)

Bicycle Parking: 188

Automobile Parking: 40\*\*

Loading: 1

### Setbacks:

Front (North Elston): 0 feet

South Side (West Willow): 0 feet

North Side: 0 feet

Rear (East): 0 feet

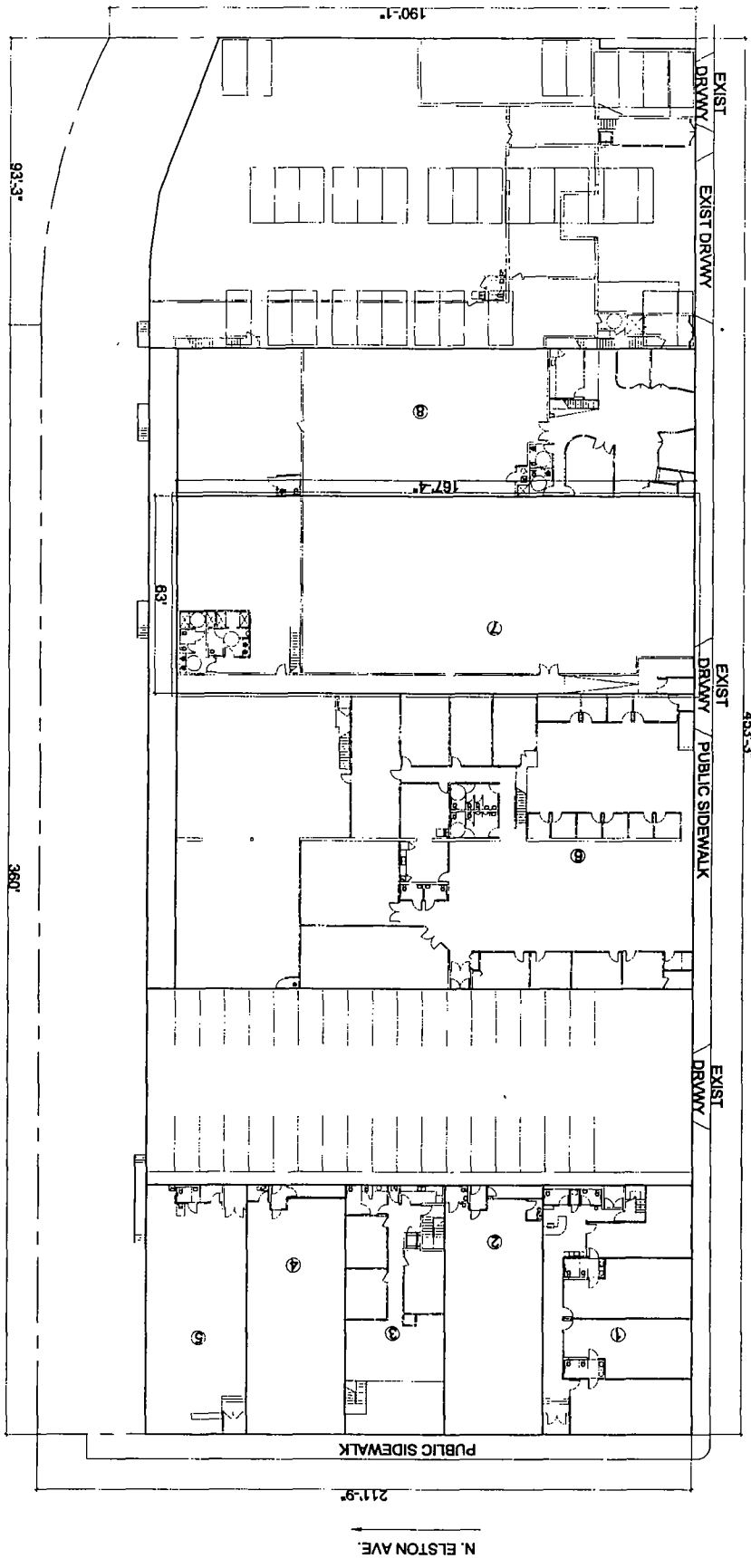
\* A set of drawings is attached

\*\* Applicant will seek an Administrative Adjustment

**FINAL FOR PUBLICATION**

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1 SITE PLAN  
SCALE: 1"=30'-0"



W. WILLOW ST.

N. ELSTON AVE.

<p><b>A-1</b></p>	<p><b>SITE PLAN</b></p>	<p>DRAWN BY: JAPUCLLADO</p>	<p><b>URO &amp; ASSOCIATES</b> architects + engineers + consultants 1230 W. Madison Street, Suite 400 Chicago, Illinois 60602 Phone (312) 786-6776 Fax (312) 786-6776</p>
	<p>PROJECT TITLE</p>	<p>DATE: 10-20-08</p>	
	<p>1731 N. ELSTON AVE CHICAGO, ILLINOIS</p>	<p>CHECKED BY:</p>	
	<p>INTERIOR ALTERATIONS/ SAME USE</p>	<p>APPROVED BY: AJ URO</p>	

1731 - 47 North Elston Avenue/1428 - 72 West Willow Street  
Elston Avenue Facade

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ELSTON  
INDUSTRIAL  
LOFTS  
DOCKY PAVING  
72 WEST WILLOW STREET

ELSTON AV

Success

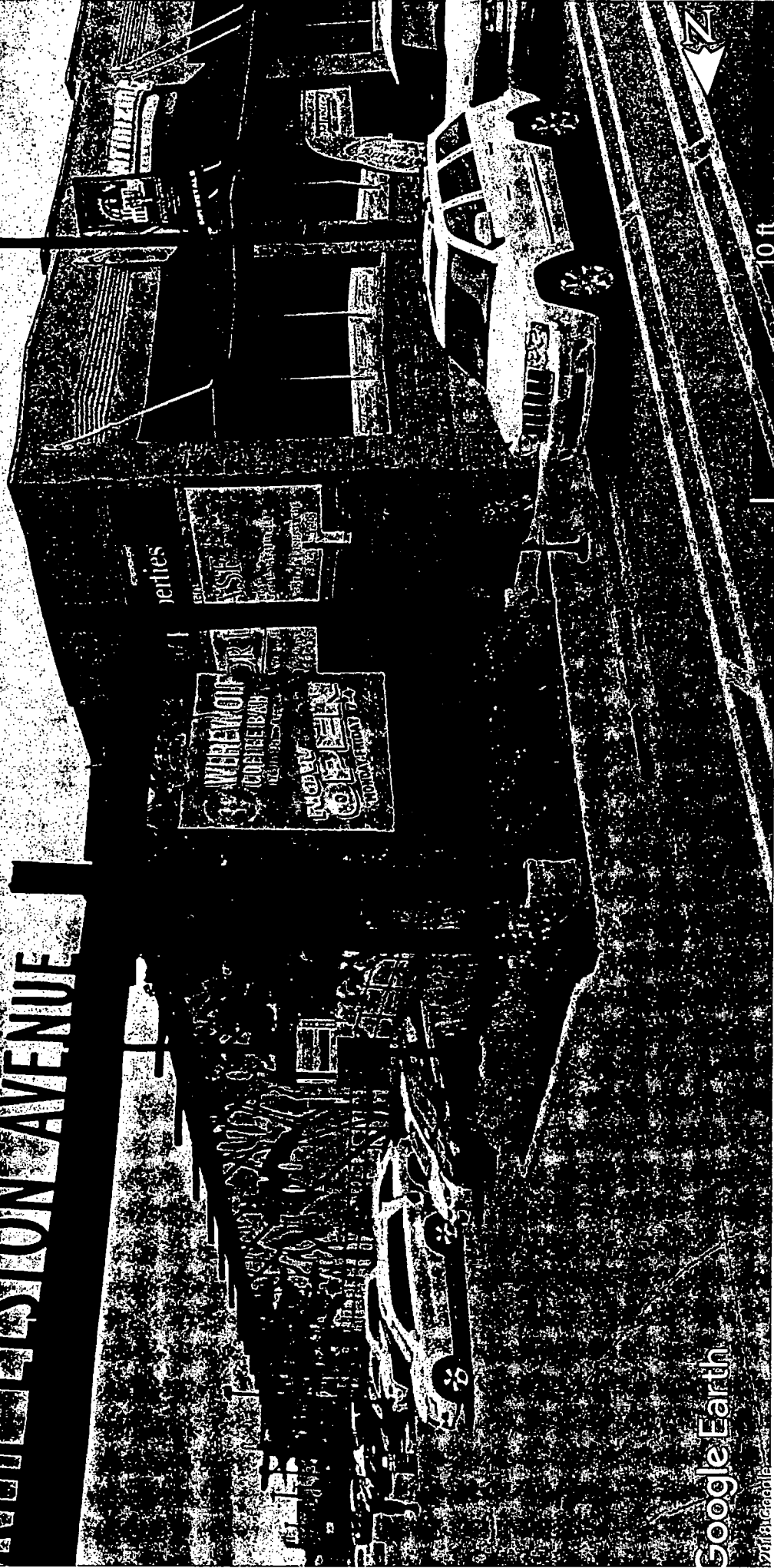
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1731 - 47 North Elston Avenue/1428 - 72 West Willow Street  
NORTH FACADE

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1731 - 47 NORTH ELSTON AVENUE



Google Earth

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1731 - 47 North Elston Avenue/1428 - 72 West Willow Street  
Willow Street Facade - one-story building

WILLOW STREET FACADE

HOLDS  
SCHOOL

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746 ft





1731 - 47 North Elston Avenue/1428 - 72 West Willow Street  
Willow Street Facade - two-story building

WILLOW STREET FACADE

Google Earth

803 ft