



City of Chicago



SO2018-6981

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/20/2018
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 5-H at 2341-2347 N Elston Ave - App No. 19804T1
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

Final for Publication

App. No. 19804-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 be amended by changing all the M3-3 Heavy Industry District symbols and indications as shown on Map No. 5-H in the area bounded by

a line 300 feet southeast of the intersection of West Fullerton Avenue and North Elston Avenue, as measured at the northeasterly right-of-way line of North Elston Avenue and perpendicular thereto; the alley next northeast of North Elston Avenue; a line 375 feet southeast of the intersection of West Fullerton Avenue and North Elston Avenue, as measured at the northeasterly right-of-way of North Elston Avenue and perpendicular thereto; and North Elston Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding 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 properties: 2341-2347 North Elston Court

Final for Publication

App. No. 19804-T1

17-13-0303-C (1) Narrative Zoning Analysis – Substitute Ordinance, Narrative and Plans

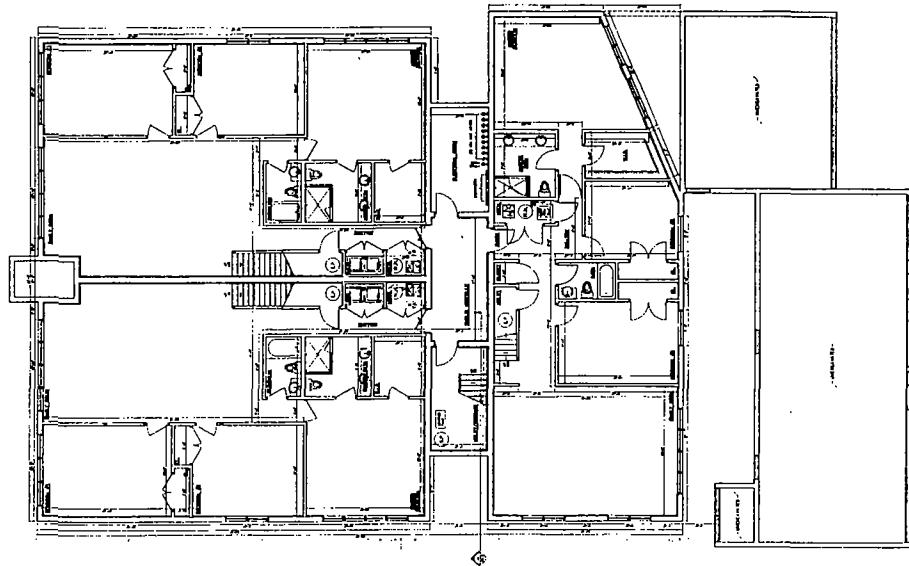
2341-2347 North Elston Court, Chicago, Illinois

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

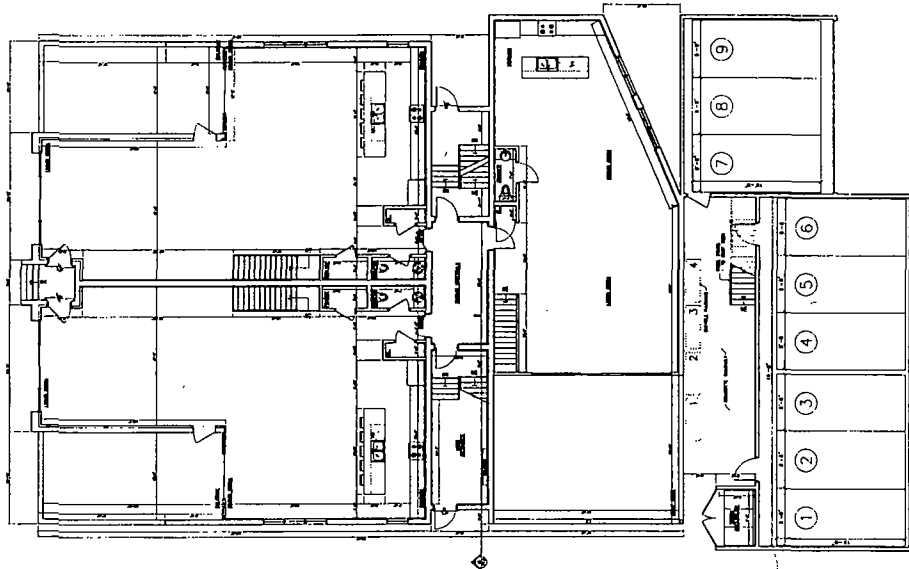
Lot Area: 9,241.8 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, at the subject site. The proposed new building will contain a total of nine (9) dwelling units – located between the basement and 4th Floors. There will be an attached one-story garage, with onsite parking for nine (9) vehicles - located at the rear of the property, with access off of the Public Alley. The proposed building will be masonry, glass and steel in construction and measure 45 feet-0 inches in height.

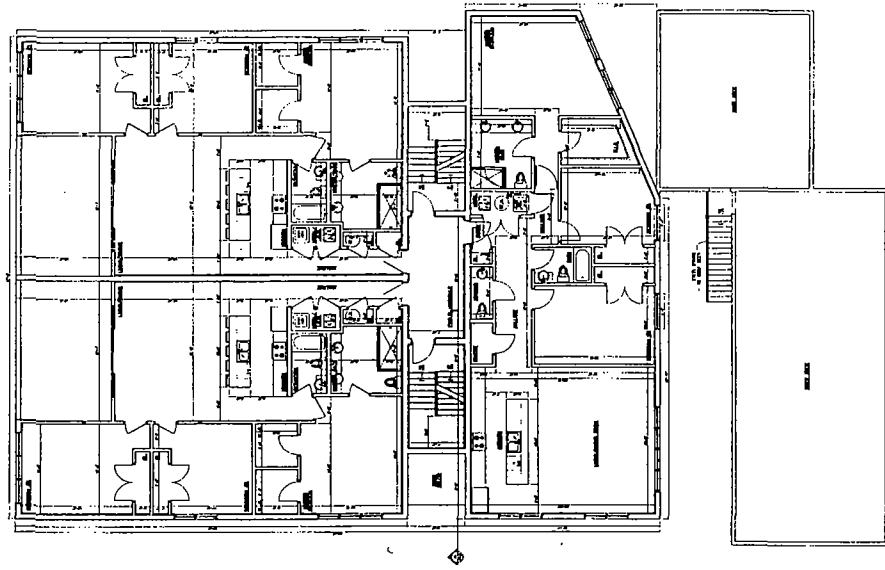
- (A) The Project's Floor Area Ratio: 20,197.07 square feet (2.19 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
9 dwelling units (1,023.9 square feet)
- (C) The amount of off-street parking: 9 parking spaces
- (D) Setbacks:
 - a. Front Setback: 3 feet-0 inches
 - b. Rear Setback: 31 feet-10 inches
 - c. Side Setbacks:
 - North: 3 feet-8 inches
 - South: 3 feet-8 inches
- (E) Building Height:
45 feet-0 inches



1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



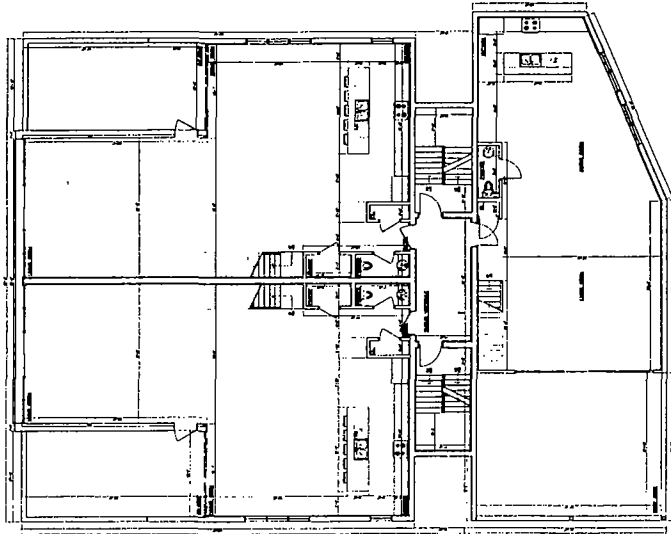
PROJECT: 2343-47 ELSTON COURT
SCALE: 1/8" = 1'-0"
SHEET: A1.0

ARCHITECTURE: ARCHITECTS
PLANNING: ARCHITECTS
ARCHITECTURAL CONSTRUCTION: ARCHITECTS
2723 N. Drexel Ave.
Chicago, IL 60647
773.328.1100
773.328.1101
773.328.1102

PROPOSED FLOOR PLANS
ELSTON COURT
2343-47 NORTH

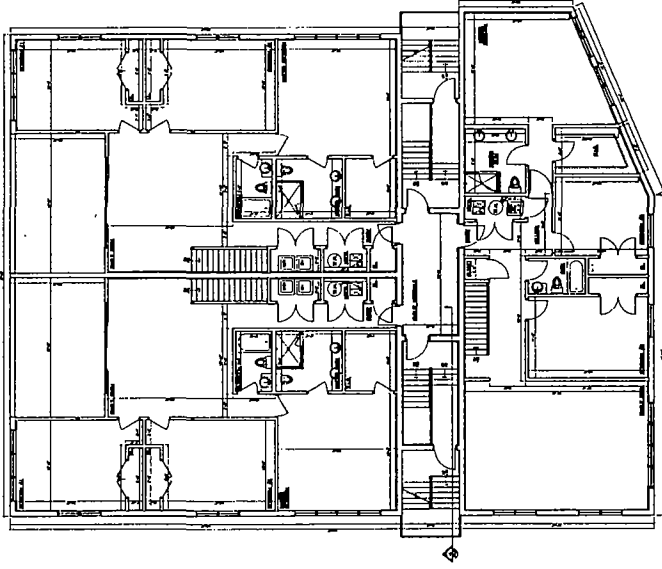
REVISIONS
NO. DATE BY
1 11/11/11 JLM

Final for Publication



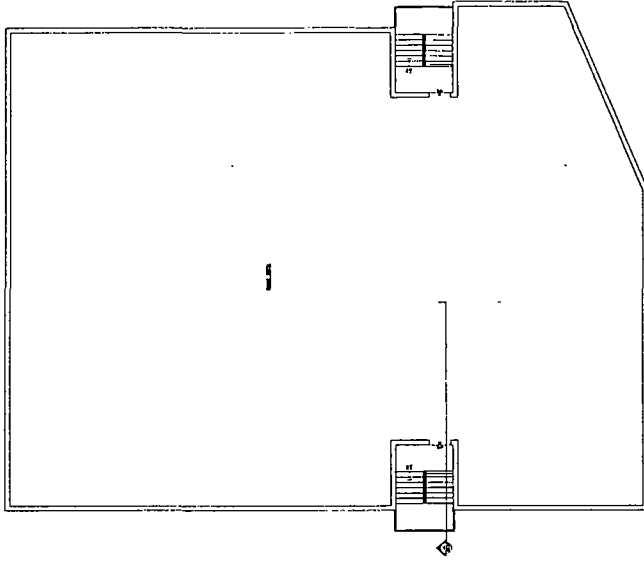
1 THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"



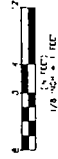
2 FOURTH FLOOR PLAN

SCALE 1/8" = 1'-0"



3 ROOF DECK PLAN

SCALE 1/8" = 1'-0"



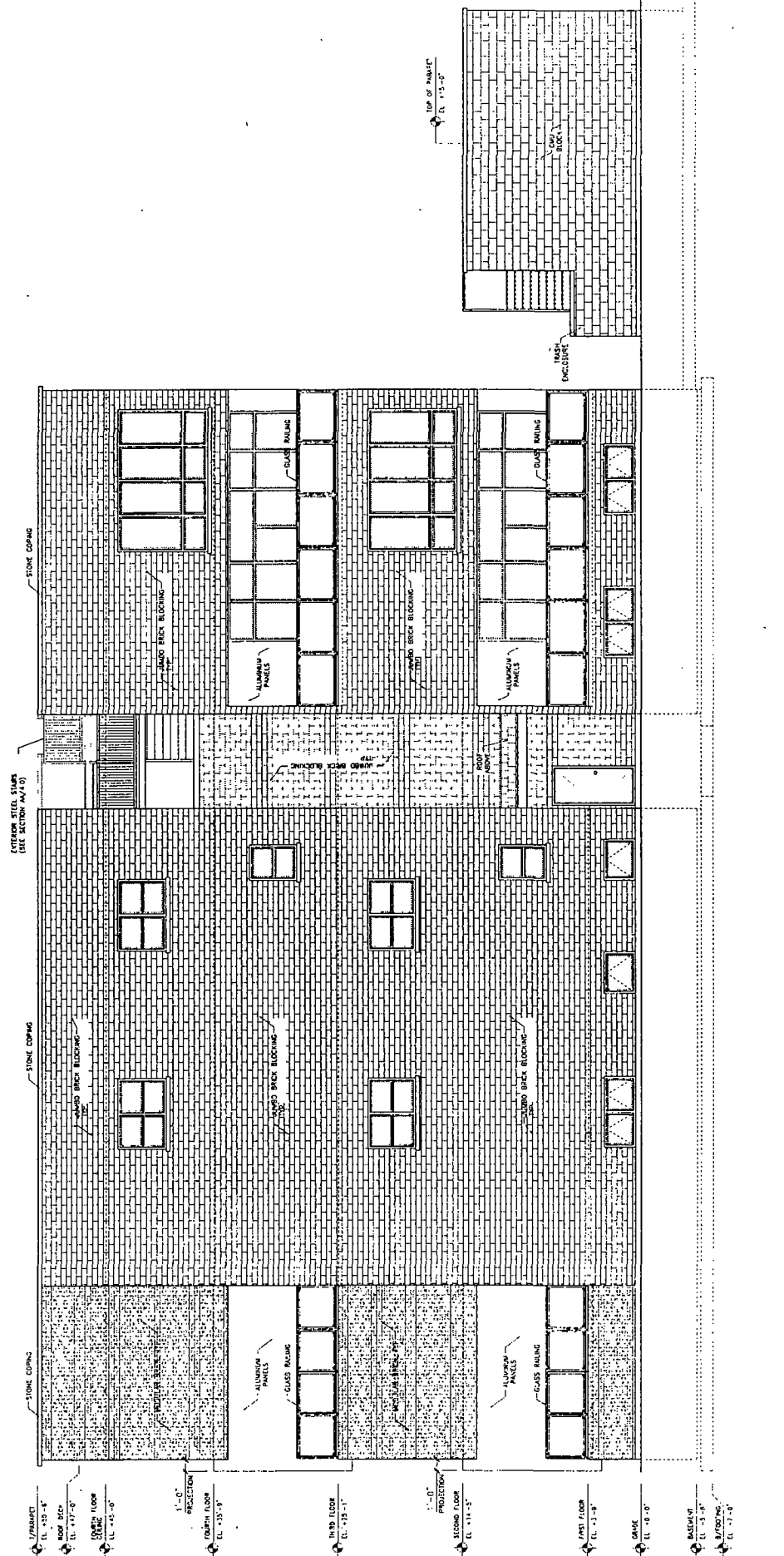
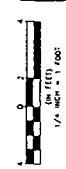
A1.1
SHEET

107.7

PROJECT 2343 47 NORTH AVE ELSTON	PLANNING ARCHITECTURE	ARCHITECTURAL ENGINEERING
DATE 10/20/17	PROJECT 2343 47 NORTH AVE ELSTON	ARCHITECTURE
CHECKED BY V.D. DRAWN BY R.V.	PROPOSED FLOOR PLANS	PROJECT 2343 47 NORTH ELSTON COURT
REVISIONS		3123 N. COLUMBIA AVE CHICAGO, IL 60641 773.723.0610 173.273.2736 OFFICE 173.273.2006 FAX

PROJECT 2343 N. ELSTON AVE	ARCHITECTURE ARCHITECTURAL ENGINEERING	ARCHITECT ARCHITECTS	233 N. DEARBORN AVE CHICAGO, IL 60610 773.732.2800 FAX 773.732.2800	PROPOSED ELEVATION	REVISIONS
DATE: 10/11/11	PLANNING	PROJECT	2343 N. ELSTON AVE	PROPOSED ELEVATION	NO. 1

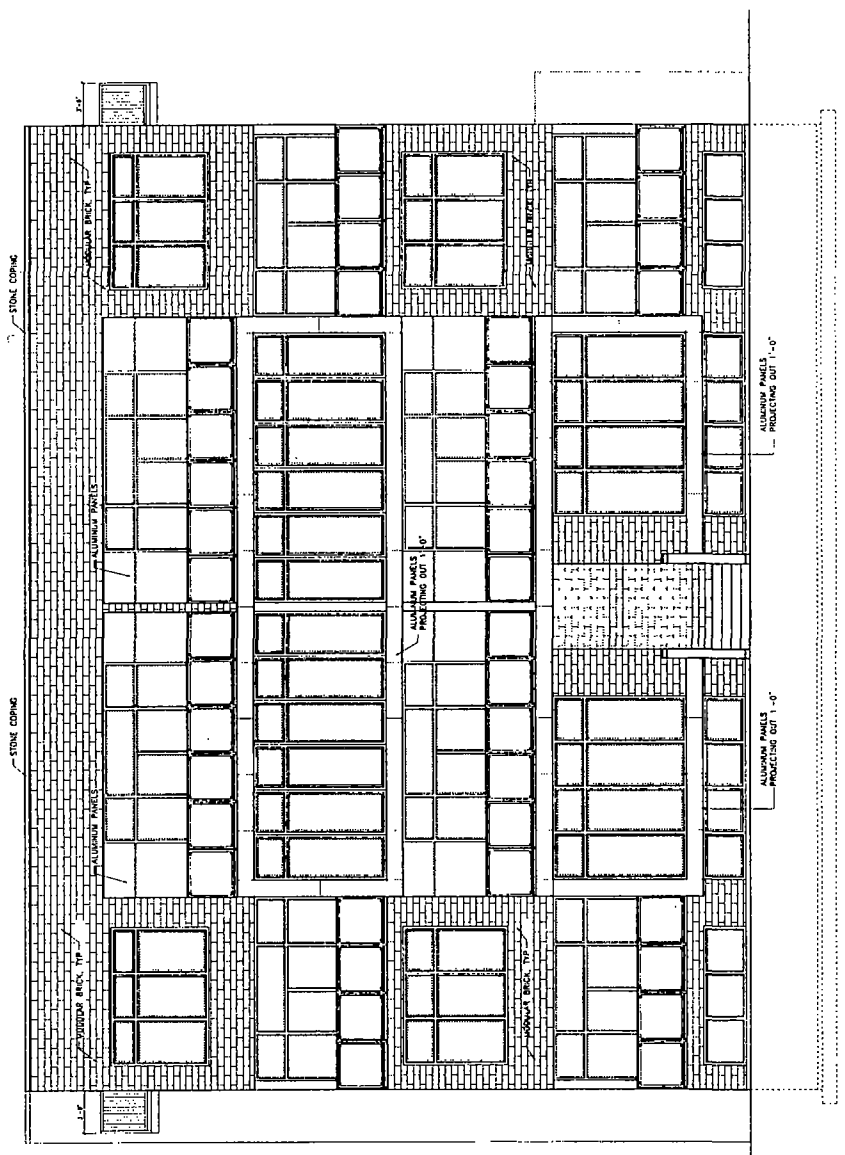
A2.0
SHEET



1 | **SOUTHEAST ELEVATION**
SCALE 1/4" = 1'-0"

Final for Publication

PROJECT: 2343-47 ELSTON AVE	ARCHITECTURE: ARCHITECTS	212 N. Dearborn Chicago, IL 60614 773.276.0000 773.276.0000 FAX	2343-47 NORTH ELSTON COURT	PROPOSED ELEVATION
SHEET: A2.1	DATE: 10/21/17	SCALE: 1/4" = 1'-0"	REVISIONS:	



- 1/PARKET EL. +50'-4"
- ROOF DECK EL. +47'-0"
- SECOND FLOOR EL. +43'-0"
- EXTENSOR SLABS EL. +37'-5"
- CONCRETE FLOOR EL. +33'-5"
- THIRD FLOOR EL. +29'-1"
- SECOND FLOOR EL. +14'-3"
- FIRST FLOOR EL. +1'-0"
- GRADE EL. +0'-0"
- BASEMENT EL. -5'-4"
- 8'/EXTENSOR EL. -1'-0"

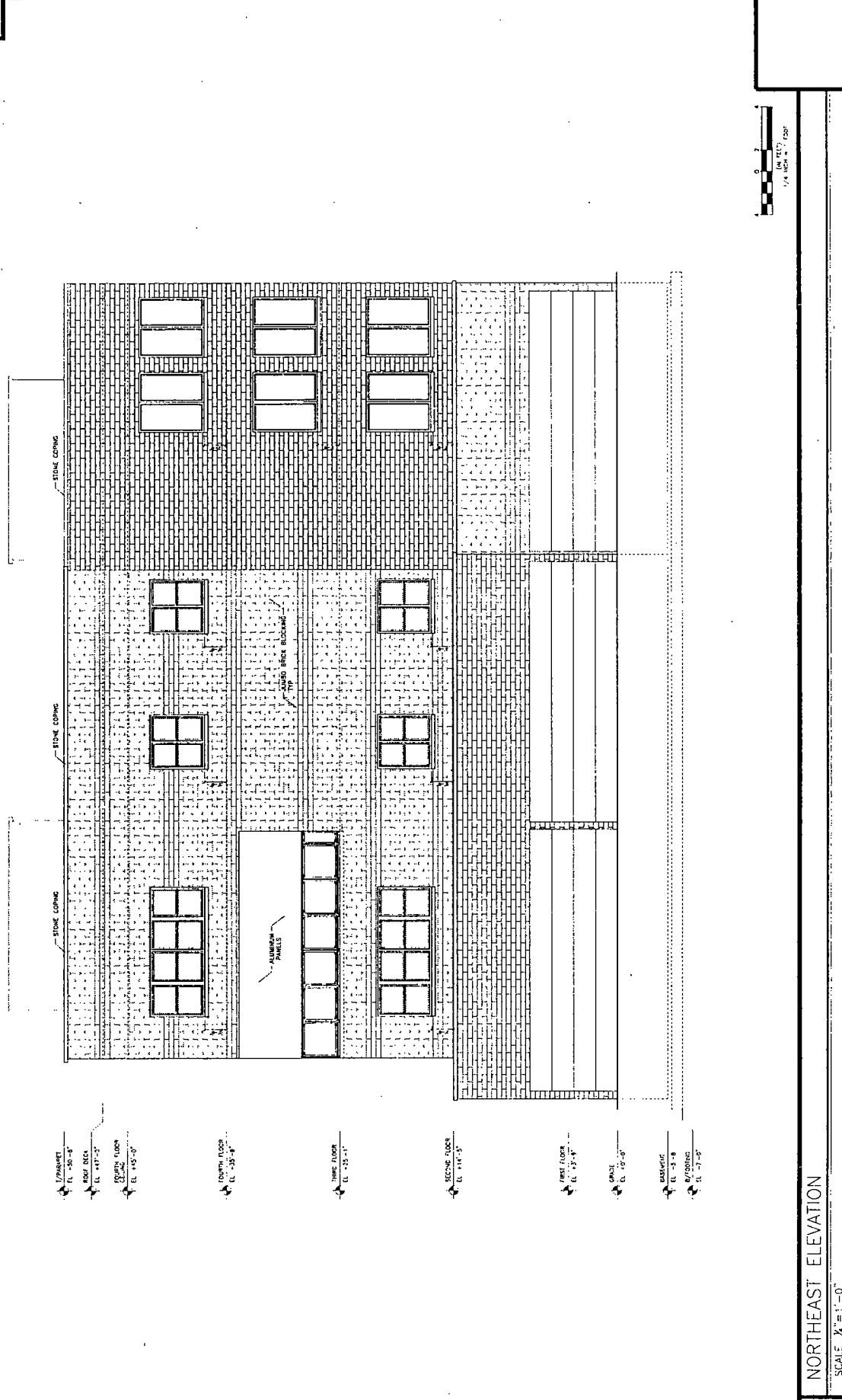
SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

1:1

Final for Publication

ARCHITECTURAL ENGINEERING	PROJECT	ARCHITECTURE	DATE	NO.
PLANNING	SCALE	DATE IN POSITION	NO.	NO.
ARCHITECTURE	PROJECT	ARCHITECTURE	DATE	NO.
ARCHITECTURE	PROJECT	ARCHITECTURE	DATE	NO.

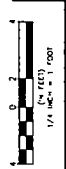
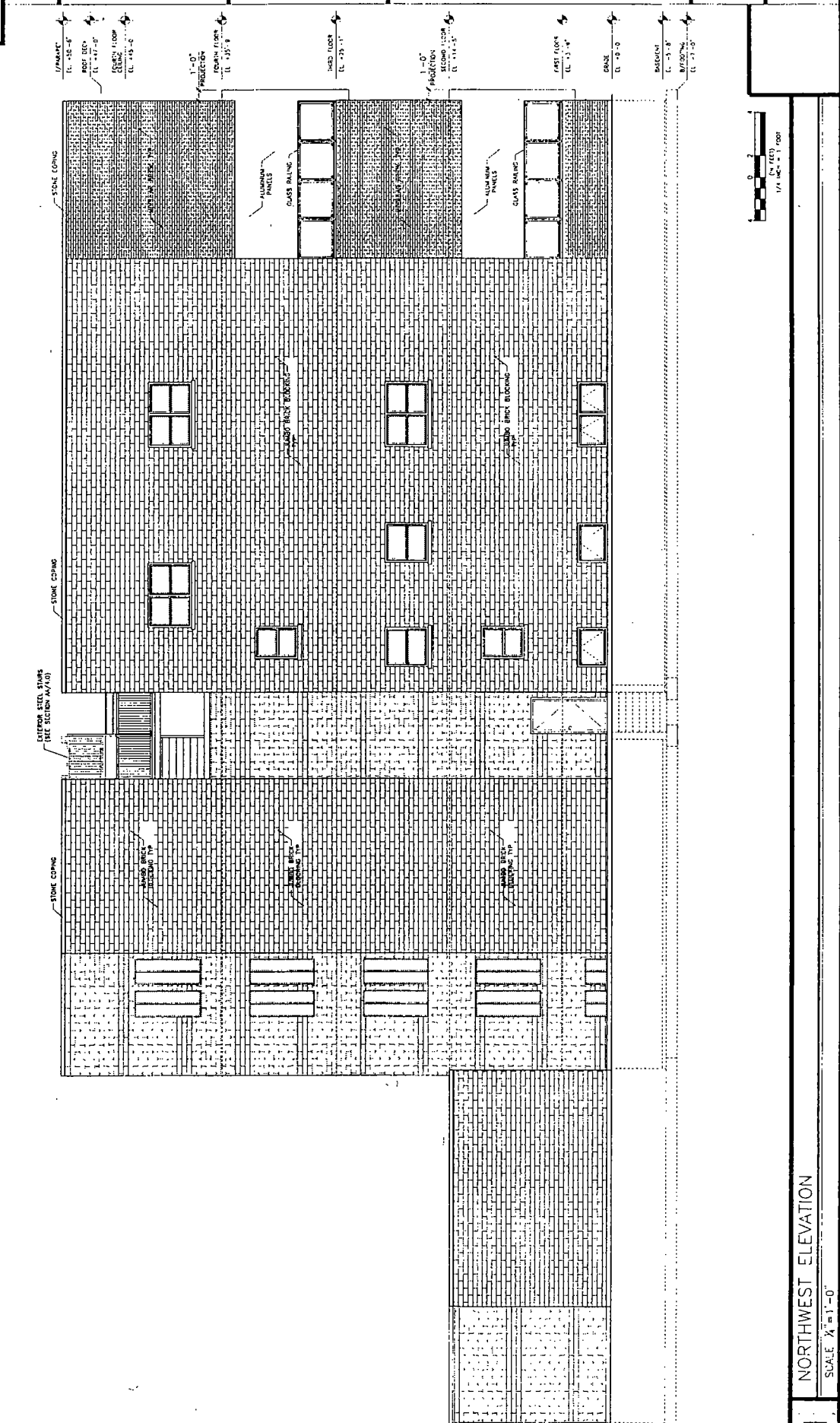
A2.2
SHEET



- ↑ FINISH
- ↑ ROOF DECK
- ↑ SECOND FLOOR
- ↑ THIRD FLOOR
- ↑ FOURTH FLOOR
- ↑ FIFTH FLOOR
- ↑ SIXTH FLOOR
- ↑ SEVENTH FLOOR
- ↑ EIGHTH FLOOR
- ↑ NINTH FLOOR
- ↑ TENTH FLOOR
- ↑ ELEVENTH FLOOR
- ↑ TWELFTH FLOOR
- ↑ THIRTEENTH FLOOR
- ↑ FOURTEENTH FLOOR
- ↑ FIFTEENTH FLOOR
- ↑ SIXTEENTH FLOOR
- ↑ SEVENTEENTH FLOOR
- ↑ EIGHTEENTH FLOOR
- ↑ NINETEENTH FLOOR
- ↑ TWENTIETH FLOOR

1 NORTHEAST ELEVATION
SCALE 1/4" = 1'-0"

PROJECT 2343-47 NORTH ELSTON COURT	ARCHITECTURE ARCHITECTS 1234 N. LAUREL ST. CHICAGO, IL 60610 773.773.2343	ARCHITECTURAL ENGINEERING DATE: _____ SCALE: 1/4" = 1'-0"	PROJECT A2.3
PROPOSED ELEVATION			



1 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

10/17



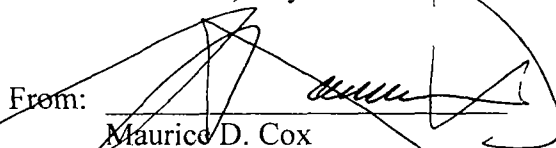
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

TO: CLERK
NOTE: SUBSTITUTE
ORDINANCE

APP #: 19804-T1

MEMORANDUM

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

From: 
Maurice D. Cox
Chicago Plan Commission

Date: October 17, 2019

Re: Proposed Map Amendment within the North Branch Industrial Corridor (2343-2347 N Elston)

On October 17, 2019, the Chicago Plan Commission recommended approval of a proposed map amendment for a property located within the North Branch Industrial Corridor submitted by 2343-47 N. Elston Ave., L.L.C. The applicant proposes to reclassify the subject property from M3-3, Heavy Industry District to B2-2, Neighborhood Mixed-Use District to construct a new four story residential building with 9 units and a one story garage. A copy of the proposed map amendment is 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 me at 744-0756.

Cc: PD Master File (Original PD, copy of memo)