

Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

Legislation Details (With Text)

File #: SO2018-8031

Type: Ordinance Status: Passed

File created: 10/31/2018 In control: City Council

Final action: 12/12/2018

Title: Zoning Reclassification Map No. 5-H at 2332-2334 N Elston Ct - App No. 19838T1

Sponsors: Misc. Transmittal Indexes: Map No. 5-H

Attachments: 1. O2018-8031.pdf, 2. SO2018-8031.pdf

Date	Ver.	Action By	Action	Result
12/12/2018	1	City Council	Passed as Substitute	Pass
12/6/2018	1	Committee on Zoning, Landmarks and Building Standards		
10/31/2018	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 5-H in the area bounded by:

North Elston Court;

a line 100 feet southeast of and parallel to the southeast line of North Winchester Avenue; the public alley next southwest of and parallel to North Elston Court;

a line 50 feet southeast of and parallel to the southeast line of North Winchester Avenue

to those of B2-2 Neighborhood Mixed-Use District, which is hereby established in the area described. Common Address(es): 2332-2334 North Elston Court

SECTION 2: This ordinance shall take effect upon its passage and due publication.

. .

SUBSTITUTE NARRATIVE AND PLANS

Re: 2332-2334 North Elston Court

The Applicant seeks a change in zoning from B2-2 Neighborhood Mixed-Use District (Type 1) to B2-2 Neighborhood Mixed-Use District (Type 1), as amended.

The subject property has been a residence since 1889. The proposal is to construct two new multi-unit residential buildings, each with 3 dwelling units and three parking spaces, to replace the existing residential building.

Entire Site 2332-2334 North Elston Court

Entire Site Lot Area: (The 'of record' dimensions are 50 feet x 125 feet; the survey dimensions are also 50 feet x 125 feet)

Entire Site Floor Area Ratio: (Total

13,668 square feet building area)

6,250 square feet

2.2

FINAL FOR PUBLICATION

Zoning Lot 1 (North Zoning Lot) 2334 North Elston Court

Zoning Lot 1 (North Zoning Lot / 2334 N. 3,125 square feet

Elston Ct.) Lot Area:

Zoning Lot 1 (North Zoning Lot / 2334 N. 2.2

Elston Ct.) Floor Area Ratio: (6,864 square

feet building area)

Zoning Lot 1 (North Zoning Lot / 2334 N. 3

Elston Ct.) Dwelling Units:

Zoning Lot 1 (North Zoning Lot / 2334 N. 1,040

Elston Ct.) Minimum Lot Area Per Dwelling

Unit:

Zoning Lot 1 (North Zoning Lot / 2334 N. 3 parking spaces

Elston Ct.) Off-Street Parking:

Zoning Lot 1 (North Zoning Lot / 2334 N. 0 feet 0 inches

Elston Ct.) Front Setback:

Zoning Lot 1 (North Zoning Lot / 2334 N. 3 feet 0 inches

Elston Ct.) Side Setback (northwest side

yard):

Zoning Lot 1 (North Zoning Lot / 2334 N. 0 feet 0 inches

Elston Ct.) Side Setback (southeast side

yard):

Zoning Lot 1 (North Zoning Lot / 2334 N. 30 feet 0 inches

Elston Ct.) Rear Setback:

Zoning Lot 1 (North Zoning Lot / 2334 N. 44 feet 6 inches

Elston Ct.) Building Height: (Per §17-17-

0311, and excluding allowable rooftop features.)

Zoning Lot 2 (South Zoning Lot) 2332 North Elston Court

Zoning Lot 2 (South Zoning Lot / 2332 N. 3,125 square feet

Elston Ct.) Lot Area:

Zoning Lot 2 (South Zoning Lot / 2332 N. 2.2

Elston Ct.) Floor Area Ratio: (6,864 square

feet building area)

Zoning Lot 2 (South Zoning Lot / 2332 N. 3

Elston Ct.) Dwelling Units:

Zoning Lot 2 (South Zoning Lot / 2332 N. 1,040

Elston Ct.) Minimum Lot Area Per Dwelling

Unit:

Zoning Lot 2 (South Zoning Lot / 2332 N. 3 parking spaces

Elston Ct.) Off-Street Parking:

Zoning Lot 2 (South Zoning Lot / 2332 N. 0 feet 0 inches

Elston Ct.) Front Setback:

Zoning Lot 2 (South Zoning Lot / 2332 N. 0 feet 0 inches

Elston Ct.) Side Setback (northwest side

yard):

Zoning Lot 2 (South Zoning Lot / 2332 N. 3 feet 0 inches

Elston Ct.) Side Setback (southeast side

yard):

Zoning Lot 2 (South Zoning Lot / 2332 N. 30 feet 0 inches

Elston Ct.) Rear Setback:

Zoning Lot 2 (South Zoning Lot / 2332 N. 44 feet 6 inches

Elston Ct.) Building Height: (Per §17-17-

0311, and excluding allowable rooftop features.)

HNAL TOR PUBLICATION

16' PUBLIC ALLEY

NEW RESIDENTIAL .FOUR STORY MASONRY (/BUILDING W/ BASEMENT / LOT AREA 3,125 SF d /(125.00'x 25.00') ' / FLOOR AREA. 6,834 SF 1 u OPEN METAL I OPEN METAL STAIRS STAIRS



NEW RESIDENTIAL-FOUR STORY MASONRY" $^{\circ}$ BUILDING W/ BASEMEN $^{\circ}$ Lot AREA: 3,125 SF // (125.00'x 25 00') / FLOOR AREA: 6,834 Sp PROPERTY LINE 25.00' , PROPERTY LINE 25.00

■CONC. WALK"

-CONC CURB

N. ELSTON CT.

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

ELEV. +46-0'

TOP OF METAL STAIRS \ S ELEV. +45'-0'
TOP OF PARAPET WALL ELEV. +49-6"

TOP OF ROOF DECK

4

4

BUILDING HEIGHT
ELEV. +44-6
4TH FLOOR LEVEL
ELEV +35'-6"
3RD aOOR LEVEL
ELEV. +25'-4"
2ND FLOOR LEVEL
ELEV. +15-2"
1ST FLOOR LEVEL

4

4

ELEV. +5'-0" GRAOF |FVEI ELEV. 0 -0 RASFMFNJ FIOOR BOTTOM OF FOOTING

4

ELEV -7 -1 ELEV. -5-0

FINAL FOR PUBLICATION

ho

NJ

0

T3

<u>CU I-</u> | **O**

m go

0

O

NJ 4[^]

g

O TJ

*T*3

CZ



T3 ;D O "D O LO

co

cn

١