



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-4142
Type: Ordinance **Status:** Passed
File created: 9/14/2021 **In control:** City Council
Final action: 11/17/2021
Title: Zoning Reclassification Map No. 3-G at 1521-1525 N Elston Ave - App No. 20840T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2021-4142.pdf, 2. SO2021-4142.pdf

Date	Ver.	Action By	Action	Result
11/17/2021	1	City Council	Passed as Substitute	Pass
11/16/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	1	City Council	Referred	

final for Publication

S U B S T I T U T E O R D I N A N C E

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the M2-3 Light Industry District symbols and indications as shown on Map 3-G in the area bounded by

a line 291.58 feet south of and parallel to West North Avenue; the alley next northeasterly of and parallel to North Elston Avenue; a line 390.68 feet south of and parallel to West North Avenue; and North Elston Avenue;

to those of a C3-3 Commercial, Manufacturing and Employment District.

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

Address: 1521-1525 North Elston Avenue

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1521-1525 N. Elston Avenue Substitute
Narrative and Plans Type 1 Zoning Map
Amendment

M2-3 to C3-3T1

Applicant: 1521-25 N. Elston Adventures, LLC
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Proposed Zoning: C3-3 Commercial, Manufacturing and Employment District

I. NARRATIVE

The property is improved with an existing 6-story, 21,085sq. ft., 74'- tall building, currently under construction. The Applicant, 1521-25 N. Elston Adventures, LLC, is seeking the rezoning in order to allow office uses exceeding the 9,000 square foot limit in the current M2-3 zoning.

The building is currently in permit review for interior alterations.

The site is located in a Transit-Served Location (TSL) and is approximately 0.26 miles away from the CTA's number 9 and 9x (Ashland and Ashland Express) bus stop on North Avenue, just east of Elston Avenue.

The parcel is located within the North Branch Corridor Overlay - Subdistrict A. Pursuant to 17-3-

0400 for the rezoning of M-zoned land within an industrial corridor, to a zoning district other than M, or a P.M.D., P.O.S. or T, the matter will be referred to the Chicago Plan Commission.

II. ZONING ANALYSIS FOR EXISTING BUILDING

1) Floor Area and Floor Area Ratio

- a) Lot Area
- b) Total building area
- c) MAXIMUM ALLOWED FAR

2) Density (lot area per dwelling unit):

3) Parking and Loading

- a) Off-street Parking:
- b) Off-street Parking:

4) Setbacks:

- a) Front
- b) Side(N)
- c) Side(S)
- d) Rear

5) Building Height:

8,650 sq. ft. 21,085 sq. ft. 2.5

Not applicable

21 vehicular parking spaces

0

0.11' 0.26' 24.36' 0.74'

74' - 6 stories

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CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1521-25 N. Elston Avenue

2. Ward Number that property is located in:

27;

3. APPLICANT 1521 -25 ELSTON ADVENTURES, LLC

ADDRESS 1765 N. Elston Avenue - Suite 226 CITY Chicago

STATE IL

ZIP CODE 60642

PHONE 312-21 fr9555

EMAIL alex@propertyadveniures.com <mailto:alex@propertyadveniures.com> CONTACT
PERSON Alex Pearsall

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4. Is the applicant the owner of the property? YES NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER
ADDRESS CITY
STATE ZIP CODE PHONE
EMAIL CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY, Thomas Raines
ADDRESS 20 N. Wacker Drive - Suite 556
CITY Chicago STATE IL ZIP CODE 60606
PHONE (312)750-1166 FAX EMAIL traines@traalaw.com
<mailto:traines@traalaw.com>

If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

1521 ACME, LLC - Alexander C. Pearsall - MAJ Holdings, LLC - KPCD Investments, LLC - Zia Uddin - uhns ana Sara I alsma

19/91/9D17

7. On what date did the owner acquire legal title to the subject property?
8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District M2-3 Proposed Zoning District C3-3 T1

10. Lot size in square feet (or dimensions) ft x ft

11. Current Use of the property manufacturing and office.

12. Reason for rezoning the property To meet the bulk, density and use table standards of the C3-3.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height

land and is improved with a six-story, 21,085 square foot building with 21 parking spaces, currently under construction. The Applicant proposes to rezone the property to allow office uses in the building. There will be: no change to the building or its height. Building height at 74.0 feet as per plans. The site, is located in a Transit-Served Location (TSL) and is approximately 1/2 mile away from the CTA's number 9 and 9x (Ashland and Ashland Express) bus stop on North Avenue, just east of Elston Avenue.

14., The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES

NO

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