

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 ofthe 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

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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)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602