



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2019-5558  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/24/2019      **In control:** City Council  
**Final action:** 9/18/2019  
**Title:** Zoning Reclassification Map No. 7-1 at 2973 N Elston Ave - App No. 20090T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-1  
**Attachments:** 1. O2019-5558.pdf, 2. SO2019-5558.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed as Substitute	Pass
9/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	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, the Chicago Zoning Ordinance**

**is hereby amended by changing all of the M1-2, Limited Manufacturing/Business Park**

**District symbols as shown on Map No. 7-1 in the area bounded by:**

**West Wellington Avenue; a line 83.66 feet southeast of North Rockwell Street, as measured along the northeast line of North Elston Avenue and perpendicular thereto; North Elston Avenue; and a line 58.66 feet southeast of North Rockwell Street, as measured along the northeast line of North Elston Avenue and perpendicular thereto.**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 2973 North Eiston Avenue, Chicago**

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 2973  
NORTH ELSTON AVENUE, CHICAGO**

The subject property is currently improved with one story residential building with one dwelling unit. The Applicant needs a zoning change in order to continue the residential use with the existing one dwelling unit at the subject property, and to allow establishment of a shared housing unit within the existing one dwelling unit. No changes are being proposed to the existing height or the existing floor area of the building.

Project Description:	Zoning Change from an M1-2 Limited Manufacturing/Business Park District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	To continue residential use within the existing one dwelling unit and to establish a shared housing unit
Floor Area Ratio:	1.2
Lot Area:	2038.50 Square Feet
Building Floor Area:	Existing 1,325 Square Feet (approx.)
Density:	2,038.50 Square Feet per the existing one Dwelling Unit
Off- Street parking:	Existing Parking: 0
Set Backs:	Existing Front: 0 Feet Existing Sides: 0 Feet Existing Rear: 11.60 Feet

Building height: Existing one story - 18 feet

# Survey of the Property

ENGINEERING SURVEY  
TOPOGRAPHY  
BOUNDARY  
ALTA MORTGAGE  
CONDOMINIUM

**HYLTON E. DONALDSON**

PROFESSIONAL SURVEYING

## MORTGAGE INSPECTION

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

10848 SOUTH HALSTED STREET  
CHICAGO, IL 00628

TEL: (773) 553-8536  
CELL: (708) 705-1085  
FAX (773) 253-0371

WAYLSUHVEYWAYHOO.COM <<http://WAYLSUHVEYWAYHOO.COM>>

LOT 42 IN SUNDMACHER AND GLADE'S SUBDIVISION OF THAT PART OF LOT 19 IN SNOW ESTATE SUBDIVISION LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 55, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A STRIP OF LAND 33.00 FEET IN WIDTH LYING NORTH OF AND ADJOINING THE ABOVE IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2073 NORTH ELSTON AVENUE, CHICAGO, ILLINOIS

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AVENUE (ASPHALT PAVED)

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LEGAL DESCRIPTION SHOWN ON THE MORTGAGE INSPECTION HEREON DRAWN IS A COPY OF THE ORDER. AND FOR ACCURACY IT SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON. REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

THIS MORTGAGE INSPECTION AND DRAWING IS NOT A BOUNDARY SURVEY OR PLAT OF SURVEY. THIS MORTGAGE INSPECTION WAS PREPARED TO ASSIST THE MORTGAGE COMPANY AND TITLE INSURANCE

FIELDWORK - RA SO  
CAD - JJ  
CHECK BY JA

COMPANY AND IS NOT TO BE USED FOR ANY PURPOSES OF BOUNDARY DISPUTES, LOCATION OF ACTUAL DEED, TITLE OF PLATTED LINES, OR FOR CONSTRUCTION OF NEW IMPROVEMENTS. GRAPHIC ORDER NO. E019-01-21 REPRESENTATION SHALL BE DEEMED APPROXIMATE AND NO RELIANCE SHOULD BE PLACED ON THIS SCALE OF DRAWING.

SCALE: 1 INCH = 18 FEET  
DATE: JULY 16, 2019  
ORDERED BY: JESSICA L. WALTERS

THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A MORGAGE INSPECTION AND IS NOT A BOUNDARY SURVEY.

STATE OF ILLINOIS), COUNTY OF COOK. \*

I, HYLTON DONALDSON, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE MORTGAGE INSPECTION HEREON DRAWN IS A CORRECT REPRESENTATION.  
SIGNATURE: UPDATED

-H-t-

PROFESSIONAL LAND SURVEYOR NO. 0036-002819 LICENSE EXPIRE

Subject Property - Front