



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2015-1350, Version: 1

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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 M3-3 Heavy Industry District symbols and indications as shown on Map No. 5-H in the area bounded by:

The southwest line of North Elston Avenue; - -- --
a line 100' southeast of and parallel to the southeast line of North Winchester Avenue;
the alley next southwest of and parallel to North Elston Avenue; " -
a line 50' 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.

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

**SUBSTITUTE NARRATIVE - ZONING (TYPE 1
REZONING APPLICATION)**

Re: 2332-2334 N. Elston Ave.

The Applicant seeks a change in zoning from M3-3 Heavy Industry District to B2-2 Neighborhood Mixed-Use District.

The subject property has been a residence since 1889. The proposal is to construct a new 6 dwelling unit residential building to replace the existing residential building.

Maximum Floor Area Ratio:	2.2
Minimum Lot Area Per Dwelling Unit:	1,040
Off-Street Parking:	6 parking spaces
Front Setback:	8'
Side Setback (NW):	3'
Side Setback (SE):	3'
Rear Setback (from building, exclusive of trash enclosure):	44'
Building Height (top of roof):	42' 2-1/2"
Building Height (top of parapet wall):	45'

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