



# Office of the City Clerk

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

## Legislation Text

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File #: SO2022-361, 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, the Chicago Zoning Ordinance, is hereby amended by changing all of the M3-3, Heavy Industry District symbols as shown on Map No. 3-G for the property located in the area generally bounded by:

West Augusta Blvd.; a line 100 feet west of and parallel to North Elston Ave.; a line 100 feet south of and parallel to West Augusta Blvd.; North Elston Ave.; a line 125 feet south of and parallel to West Augusta Blvd. for a distance of 82.35 feet to the Chicago & Northwestern RR; a line 125 feet west of and parallel to North Elston Ave.;

to the designation of B2-2, Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and publication.

Address: 936 N. Elston Ave. /till W. Augusta Blvd

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Type 1 Zoning Narrative (§17-13-0303-C)  
936 N. Elston Ave. / 1111 W. Augusta Blvd.

Proposed Zoning: B2-2, Neighborhood Mixed-Use District Lot Area: 4,934

**Square Feet**

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to allow for the renovation and reuse of the existing building into a single-family home. The Applicant intends to expand the 2nd floor and construct a small addition to the 3rd floor. The current zoning is M3-3, which does not allow for a residential dwelling unit. The remainder of the block on North Elston Avenue contains residential units, with a relatively new condominium building approximately 50 feet north of the subject site. Buildings to the north and west are zoned B2 -3, Neighborhood Mixed- Use District. The southern boundary borders a railroad track, which is zoned M3-3,

Heavy Industry District. The subject site is irregular in shape. The existing building has frontage on North Elston Ave. which is the location of the entrance. The attached garage has an entrance off of West Augusta Blvd.

Proposed floor area ratio ("FAR"): 1.1

Proposed Density: one dwelling unit - single family home

Minimum Lot Area ("MLA") in B2-2 is 1,000 SF; Subject Site: 4,934 SF

Off-Street Parking: 2 spaces in enclosed garage

Setbacks: Front: 0' (existing) - 0' required

Rear: 69.59' (existing) - 30' required Side: 0' -  
2.98' (existing varies) - 0' required

Building Height: 34'-6"

Property sits within an Industrial Corridor and is subject to Section 17-13-0400 Zoning Map Amendment procedures within Industrial Corridors.

Applicant must comply with Section 17-3-0307 Exceptions, which may require a Special Use if the property is within 660 feet of any use listed in (a) through (i).0 <D

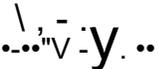
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Department of Planning and Development  
city of chicago

MEMORANDUM

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox, Chicago Plan Commission

Date: March 16, 2023

Re: Proposed Industrial Corridor Map Amendment for the property generally located at 936 N. Elston Ave.

On March 16, 2023, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by American Property Holdings, LLC. 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.

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Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Max Lyon at 312-744-8429.

Cc: Noah Szafraniec  
PD Master File (Original PD, copy of memo)

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