



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2014-2321  
**Type:** Ordinance **Status:** Passed  
**File created:** 4/2/2014 **In control:** City Council  
**Final action:** 11/18/2015  
**Title:** Zoning Reclassification Map No. 7-H at 2530-2540 N Elston Ave and 2464-2498 N Leavitt Ave - App No. 17984T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-H  
**Attachments:** 1. O2014-2321.pdf, 2. SO2014-2321.pdf

| Date       | Ver. | Action By   | Action               | Result |
|------------|------|---|----------------------|--------|
| 11/18/2015 |      | City Council  | Passed as Substitute | Pass   |
| 11/17/2015 | 1    | Committee on Zoning, Landmarks and Building Standards | Amended in Committee | Pass   |
| 5/22/2014  | 1    | Committee on Zoning, Landmarks and Building Standards | Held in Committee    | Pass   |
| 4/2/2014   | 1    | City Council  | Referred             |        |

### ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current M2-3 Light Industry District symbols and indications as shown on Map No. 7-H in the area bounded by:

A line 145.61 feet north of North Leavitt Street as measured along the southwesterly line of North Elston Avenue; North Elston Avenue; North Leavitt Street; and a line 325.00 feet southwest of North Elston Avenue as measured along the north line of North Leavitt Street

to those of a C1 -3 Neighborhood Commercial District which is hereby established in the area described above.

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

#### **SUBSTITUTE NARRATIVE AND PLANS**

2530 - 40 North Elston Avenue/2464 - 98 N. Leavitt Street TYPE I REGULATIONS

Narrative: The subject property contains approximately 48,218 sq. ft. of land and is currently vacant. The Applicant proposes to develop the property with a two-story retail building containing approximately 35,424 sq. ft. with 72 parking spaces and two loading berths.

FAR: 0.735

FLOOR AREA: Approximately 35,424 sq. ft. Units: None Height:

44.00 feet

Setbacks:

North Property Line: Elston Ave: Leavitt Street: West Property Line:

4.0 ft. 183.5 ft None None

Parking Spaces: 72

Minimum Loading: Two Berths

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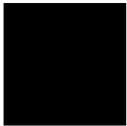
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