



Office of the City Clerk

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

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

m
r-CO -I
O

m

O

m^{co}
O
D C
< C
m_n > m_i ro
- 53

Is-?

< > ca

6 * Si

c/> m <; F¹ to -o to m

co co

to
•
^ m o §
co co
-rj m



o m co

13

o
co

co m co w

o S
m oo

8!2> >'j

mm

cn o

/' i " \ kjpping ..'| :nter
 \ jvmVEWAY

JST1NG

ELSTON AVE.

m
r- CO -I
O

m
IT

o 88 8
o c
- 2 3 J

to o >
r m

s > m

f|8 88g8888do
m a) m o to jC»ojSO(i> co rnOgagcoHsg ^

3

O
>
r
13

5
Z H

00

H T J
O t j
r j Q

2 ^ H m m o T I H
S m * m -i w
m
co

O

„ m t j to Q m
zao

m m z o t m h co_z
CD

H T J O T J
d o > -o ^ o
T J CO

m m s =j
H m m m a co -i
m m co

TJ

= = m
O m m

mar m m > to rn z
i CO -I
O z

H TI

m -p
>
z

co co o co ~n

TJ ?J >
TJ m tj
?2 ■
m 1
tj c r
33 5
m -<
jH C
K m d

CT)

>to

TJ TJ <
X m m
O D X
8 c

m^m C
TJ
3?

TJ m CO
3 z >

01

to ai

S
co 01 o o>
0> M M CO CO CO
-n -n n

0)
c

>
5

D 00 O >
m
73 m D c

m
m z -1
rn
(f) H O

m > <
H H
§5
II !
rd m ! go ;
_!! o !
of m
-ri.33
£2
>

O
73 H I
m
is
lo

ff > w
> 73 >
m
2

13 30
S3
Sut" -1 co
> en

8
cp
o o

3- o
o

i

Si
0
30

o xi ro m 2 O

O
75
© I-

>

■ 12