



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-1350
Type: Ordinance **Status:** Passed
File created: 3/18/2015 **In control:** City Council
Final action: 6/17/2015
Title: Zoning Reclassification Map No. 5-H at 2332-2334 N Elston Ave - App No. 18286T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-H
Attachments: 1. O2015-1350.pdf, 2. SO2015-1350.pdf

Date	Ver.	Action By	Action	Result
6/17/2015	1	City Council	Passed as Substitute	Pass
6/3/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
4/23/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/18/2015	1	City Council	Referred	

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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.

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**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): Building Height (top of parapet wall): 42' 2-1/2" 45'

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