



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2017-4817
Type: Ordinance
File created: 6/28/2017
Status: Passed
In control: City Council
Final action: 10/11/2017
Title: Zoning Reclassification Map No. 3-G at 944-946 N Elston Ave - App No. 19270T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2017-4817.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
6/28/2017	1	City Council	Referred	

ORDINANCE

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby
amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown
on Map No. 3-G in the area bounded by

A line 100 feet west of and parallel North Elston Avenue; West Augusta Boulevard; North Elston Avenue; a line
50 feet south of and parallel to West Augusta Boulevard

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property:

NARRATIVE AND PLANS TYPE 1

ZONING AMENDMENT 944-946 North

Elston Avenue

B2-3 Neighborhood Mixed-Use District

The applicant is requesting an amendment to a previously approved Type 1 zoning amendment; maintaining the current B2-3 Neighborhood Mixed-Use District to allow for a proposed five-
-story;-6 residential dwelling-unit-building with 1,000-square feet of commercial space on the
ground floor and 9 parking spaces.

Lot Area	5,000 square feet
Minimum Lot Area per Dwelling Unit	833 square feet
Parking	9 spaces
Front Setback	0 feet
Rear Yard	0 feet at 1 st floor, 16 feet at floors above
Side Setback	0 feet
FAR	2.64
Building Square Footage	13,166 Square feet
Building Height	48 Feet 6 inches

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