



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2021-4142  
**Type:** Ordinance  
**File created:** 9/14/2021  
**Status:** Passed  
**In control:** City Council  
**Final action:** 11/17/2021  
**Title:** Zoning Reclassification Map No. 3-G at 1521-1525 N Elston Ave - App No. 20840T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-G  
**Attachments:** 1. O2021-4142.pdf, 2. SO2021-4142.pdf

Date	Ver.	Action By	Action	Result
11/17/2021	1	City Council	Passed as Substitute	Pass
11/16/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	1	City Council	Referred	

## final for Publication

### S U B S T I T U T E O R D I N A N C E

#### 3E IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the M2-3 Light Industry District symbols and indications as shown on Map 3-G in the area bounded by

a line 291.58 feet south of and parallel to West North Avenue; the alley next northeasterly of and parallel to North Elston Avenue; a line 390.68 feet south of and parallel to West North Avenue; and North Elston Avenue;

to those of a C3-3 Commercial, Manufacturing and Employment District.

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

Address: 1521-1525 North Elston Avenue

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## 1521-1525 N. Elston Avenue Substitute Narrative and Plans Type 1 Zoning Map Amendment

### M2-3 to C3-3T1

**Applicant:**

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1521-25 N. Elston Adventures, LLC

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**Proposed Zoning:**

C3-3 Commercial, Manufacturing and Employment District

#### I. NARRATIVE

The property is improved with an existing 6-story, 21,085sq. ft., 74'- tall building, currently under construction. The Applicant, 1521-25 N. Elston Adventures, LLC, is seeking the rezoning in order to allow office uses exceeding the 9,000 square foot limit in the current M2-3 zoning.

The building is currently in permit review for interior alterations.

The site is located in a Transit-Served Location (TSL) and is approximately 0.26 miles away from the CTA's number 9 and 9x (Ashland and Ashland Express) bus stop on North Avenue, just east of Elston Avenue.

The parcel is located within the North Branch Corridor Overlay - Subdistrict A. Pursuant to 17-3-

0400 for the rezoning of M-zoned land within an industrial corridor, to a zoning district other than M, or a P.M.D., P.O.S. or T, the matter will be referred to the Chicago Plan Commission.

## II. ZONING ANALYSIS FOR EXISTING BUILDING

### 1) Floor Area and Floor Area Ratio

- a) Lot Area
- b) Total building area
- c) MAXIMUM ALLOWED FAR

### 2) Density (lot area per dwelling unit):

### 3) Parking and Loading

- a) Off-street Parking:
- b) Off-street Parking:

### 4) Setbacks:

- a) Front
- b) Side(N)
- c) Side(S)
- d) Rear

### 5) Building Height:

8,650 sq. ft. 21,085 sq. ft. 2.5

Not applicable

21 vehicular parking spaces

0

0.11' 0.26' 24.36' 0.74'

74' - 6 stories

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### CITY OF CHICAGO

#### APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1521-25 N. Elston Avenue

2. Ward Number that property is located in: 27;

3. APPLICANT 1521 -25 ELSTON ADVENTURES, LLC

ADDRESS 1765 N. Elston Avenue - Suite 226 CITY Chicago

STATE IL ZIP CODE 60642 PHONE 312-21 fr9555

EMAIL alex@propertyadveniures.com <mailto:alex@propertyadveniures.com> CONTACT  
PERSON Alex Pearsall

4. Is the applicant the owner of the property? YES ☒ NO  
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER

ADDRESS

CITY

STATE

ZIP CODE

PHONE

EMAIL

CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY, Thomas Raines

ADDRESS 20 N. Wacker Drive - Suite 556

CITY Chicago

STATE \_JI

ZIP CODE 60606

PHONE (312)750-1166 FAX

EMAIL traines@traalaw.com

<mailto:traines@traalaw.com>

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If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

**1521 ACME, LLC - Alexander C. Pearsall - MAJ Holdings, LLC - KPCD Investments, LLu - Zia Uddin - uhns ana Sara I alsma**

19/91/9D17

7. On what date did the owner acquire legal title to the subject property?
8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District M2-3 Proposed Zoning District C3-3 T1

10. Lot size in square feet (or dimensions) ft x ft 0.00 0.00 0.00

11. Current Use of the property manufacturing and office.

12. Reason for rezoning the property To meet the bulk, density and use table standards of the C3-3.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height

The property is currently improved with a six-story, 21,085 square foot building with 21 parking spaces, currently under construction. The Applicant proposes to rezone the property to allow office uses in the building. There will be: no change to the building or its height. Building height at 74.0 feet as per plans. The site, is located in a Transit-Served Location (TSL) and is approximately 1/2 mile away from the CTA's number 9 and 9x (Ashland and Ashland Express) bus stop on North Avenue, just east of Elston Avenue.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES

NO ☒

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