



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-4143
Type: Ordinance **Status:** Passed
File created: 9/14/2021 **In control:** City Council
Final action: 1/26/2022
Title: Zoning Reclassification Map No. 5-G at 1690 N Elston Ave - App No. 20841T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-G
Attachments: 1. O2021-4143.pdf, 2. SO2021-4143.pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Passed as Substitute	Pass
1/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	1	City Council	Referred	

FINAL FOR PUBLICATION

#20841-1 1

SUBSTITUTE ORDINANCE

BE 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 M3-3 Heavy Industry District symbols and indications as shown on Map 5-G in the area bounded by

West Wabansia Avenue; North Elston Avenue; a line 125.42 feet southeasterly of and parallel to West Wabansia Avenue; and North Besly Court

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: 1690 North Elston Avenue

FINAL FOR PUBLICATION

1690 N. Elston Avenue
Substitute Narrative and Plans
Type 1 Zoning Map Amendment

M3-3 to C3-3T1

Applicant: Litton Adventures, LLC
Property Address: 1690 N. Elston Avenue

Proposed Zoning: C3-3T1 Commercial, Manufacturing and Employment District

I. NARRATIVE

The property is improved with an existing 2-story, 17,470 sq. ft., 30.0' high building. The Applicant is seeking the rezoning in order to enlarge the building to a total floor area of 36,920 square feet. There will be no increase in height. There will be 8 accessory vehicle parking spaces and 42 non-accessory parking spaces.

The parcel is located within the North Branch Corridor Overlay - Subdistrict A. Pursuant to J 7-3-0400 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

17,625 sq. ft. 36,920 sq. ft. 2.09

Not applicable

8 accessory vehicle parking spaces 42 non-accessory parking spaces

8 bicycle parking spaces 1 10'x 25'loading berth

1) Floor Area and Floor Area Ratio

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

2) Density (lot area per dwelling unit):

3) Off-street Parking and Loading:

0.0' 0.0' 0.0' 0.0'

30.0' - 2 stories

- a) Parking

- b) Bicycle
- c) Loading

4) Setbacks:

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

5) Building Height:



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Application #20841-T1

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

Maurice D. Cox.f

Chicago Plan Commission Date:

December 16, 2021

Re: Proposed Type-1 Industrial Corridor Map Amendment, 1690 N Elston Ave. (Application #20841-T1)

On December 16, 2021, the Chicago Plan Commission recommended approval of a proposed Industrial Corridor Map Amendment submitted by Litton Adventures LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Steve Valenziano
PD Master File (Original PD, copy of memo)

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