



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2022-295  
**Type:** Ordinance  
**File created:** 1/26/2022  
**Status:** Passed  
**In control:** City Council  
**Final action:** 2/23/2022  
**Title:** Zoning Reclassification Map No. 9-I at 3319 N Elston Ave - App No. 20920T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-I  
**Attachments:** 1. O2022-295 (V1).pdf, 2. O2022-295.pdf

Date	Ver.	Action By	Action	Result
2/23/2022	1	City Council	Passed	Pass
2/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/26/2022	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 of the M1-2 Light Manufacturing District and C1-1 Neighborhood Commercial District symbols and indications as shown on Map 9-1 in the area bounded by:

North Elston Avenue; West Henderson Street; the public alley east of and parallel to North Elston Avenue; and a line 226.5 feet north of and parallel to West Henderson Avenue (as measured along North Elston Avenue)

to those of the C1-2 Neighborhood Commercial District.

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

Address: 3319 N. Elston Avenue. Chicago, Illinois

EASTU 87098957.1

NARRATIVE ZONING ANALYSIS TYPE 1 ZONING MAP AMENDMENT  
APPLICATION

Applicant: 3319 Elston Owner LLC

Property Location: 3319 N. Elston Avenue, Chicago, Illinois Proposed Zoning: CI-2  
Neighborhood Commercial District Lot Area (sf): 33,971 square feet

3319 Elston Owner LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3319 N. Elston Avenue, Chicago, Illinois from the MI-2 Light Manufacturing and CI-1 Neighborhood Commercial Districts to the CI-2 Neighborhood Commercial District in order to allow the adaptive reuse of the existing two-story building located at the subject property. The existing parking lot with 32 spaces will be maintained. The proposed redevelopment will allow for one or more commercial tenants in the building, including potential restaurant, general commercial, medical, office and/or educational uses. A Special Use permit may also be sought to establish a school on the site depending on tenant demand after the approval of the zoning amendment.

The subject property consists of approximately 33,971 square feet of site area and is currently occupied by an existing 2-story building and parking lot. The Applicant proposes to renovate the existing structure.

NARRATIVE ZONING ANALYSIS

- a) Floor Area and Floor Area Ratio:
  - i. Lot area: 33,971 sf
  - ii. Total building area: 21,680 sf
  - iii. FAR: 0.64
- b) Density (Lot Area Per Dwelling Unit): N/A
- c) Amount of off-street parking: 32\*
- d) Setbacks: Existing to remain
- e) Building height: 3 TO"
- f) Off-street Loading: 0

Note: To the extent needed, the Applicant may seek relief to reduce parking for future uses.

Address: 33 19 N. Elston Avenue, Chicago, Illinois

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WHENDERSON ST

TWO-WAY TRAFFIC

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**C**  
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