



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2022-1165  
**Type:** Ordinance **Status:** Passed  
**File created:** 4/27/2022 **In control:** City Council  
**Final action:** 5/25/2022  
**Title:** Zoning Reclassification Map No. 7-I at 2820-2830 N Elston Ave - App No. 21015T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-I  
**Attachments:** 1. O2022-1165 (V1).pdf, 2. O2022-1165.pdf

Date	Ver.	Action By	Action	Result
5/25/2022	1	City Council	Passed	Pass
5/24/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/27/2022	1	City Council	Referred	

## ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the Cl-2 Neighborhood Commercial District symbols and indications as shown on Map No. 7-1 in the area bounded by

Beginning at a line 282.50 feet northwest of the intersection of North Elston Avenue and West Diversey Avenue as measured along the southwest right-of-way line of North Elston Avenue and perpendicular thereto; North Elston Avenue; a line 132.50 feet northwest of the intersection of North Elston Avenue and West Diversey Avenue as measured along the southwest right-of-way line of North Elston Avenue and perpendicular thereto; and the alley next southwest of and parallel to North Elston Avenue,

*to those of a Cl-3 Neighborhood Commercial District.*

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

2820-2830 North Elston Avenue  
17-13-0303-C (1) Narrative Zoning Analysis  
2820-2S30 North Elston Avenue, Chicago, Illinois

*Proposed Zoning: Cl-3 Neighborhood Commercial District*

Lot Area: 18,750 square feet

Proposed Land Use: The subject property consists of six contiguous lots of record. The site, in its entirety, is presently improved with a one-story masonry building. The existing building has been vacant for over five (5) years. The Applicant is seeking a Zoning Map Amendment in "order to raze the existing structure and to redevelop the site, in its entirety, with a new five-story (with rooftop penthouse) mixed-use multi-unit building. The new proposed building will feature commercial and community-amenity spaces - on the 1<sup>st</sup> Floor (front), and a total of forty (40) dwelling units, located on and between the 2<sup>nd</sup> thru 5<sup>th</sup> Floors. The programming for the new proposed development calls for the provision of parking for twenty-seven (27) vehicles, to be located within the interior of the building (1<sup>st</sup> Floor - rear), as well as onsite surface parking for an additional thirteen (13) vehicles, behind the building. So that, the new proposed development will provide off-street parking for a total of forty (40) vehicles. The design for the new development also includes a small communal deck and amenity room-penthouse, above the roof of the 4<sup>th</sup> Floor, which will be for the exclusive use of the residents of the building, and which will be accessed via two small stair enclosures and a single elevator enclosure. The new proposed building-improvements will measure 56 feet-9 inches (underside of 5<sup>th</sup> Floor ceiling)/ 71 feet-0 inches (underside of rooftop penthouse ceiling) in height and be masonry in construction.

- A) The Project's Floor Area Ratio: 51,307 square feet square feet (2.74 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 40 dwelling units (468.75 square feet per dwelling unit)
- C) The amount of off-street parking: 40 vehicular spaces
- D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 30 feet-0 inches (Residential - 2<sup>nd</sup> thru 5<sup>th</sup> Floors) 20 feet-6 inches (Non-Residential - 1<sup>st</sup> Floor)
  - c. Side Setbacks:
    - North: 0 feet-0 inches South: 0 feet-0 inches
- (E) Building Height: 56 feet-9 inches (underside-ceiling of 5<sup>th</sup> Floor)/  
71 feet-0 inches (underside-ceiling rooftop penthouse)

*\*The subject property is located within 1,320 linear feet of the centerline of the Western Avenue Bus Line Corridor, thereby qualifying as a Transit Served Location [17-10-0102-B] The programming calls for the provision of no more than one parking space per dwelling unit. Therefore, the Applicant is eligible for an increase in maximum building height up to 75 feet-0 inches, pursuant to this Type 1 Zoning Map Amendment. [17-3-040S-B] "Please See: corresponding TSL Narrative.*

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17-3-0408-B Transit Served Location (TSL) - Narrative Zoning Analysis  
2S20-2830 North Piston Avenue, Chicago Illinois

THE SITE

The subject property consists of six contiguous lots of record, with 150 feet of frontage on Elston Avenue. [Site: 150 feet in width by 125 feet in depth = 18,750 square feet of total lot area] The site is bounded by a public alley on the west. The site, in its entirety, is presently improved with a one-story masonry building. \*[Two of the lots of record are vacant and unimproved.] The existing building has been vacant for over five (5) years. Both of the adjacent parcels are improved with occupied buildings - commercial (restaurant) to the south and \* residential (two-flat) to the north. \*[The building to the north is non-conforming under the current Zoning Ordinance (Cl-2).] This stretch of Elston Avenue is generally zoned for destination-oriented business (B3) and commercial

(CI) uses, of moderate scale and density. However, the predominant land use - on both the east and west sides of the street, is wholly residential - mostly two-story and three-story multi-family residences, comprising a single lot. Many of these improvements, therefore, are nonconforming under the current Zoning Ordinance. There is a scattering of higher-intensity low-scale commercial ventures in the area, especially moving south along Elston Avenue, toward and including the intersection of Diversey Avenue and Western Avenue.

### THE PROJECT

The Applicant is seeking a Type 1 Zoning Map Amendment - from a CI-2 Neighborhood Commercial District to a CI-3 Neighborhood Commercial District, in order to permit the construction of a new five-story (with rooftop penthouse) mixed-use multi-unit building at the subject property, which such property constitutes a Transit Served Location (TSL) under the current Zoning Ordinance \*[Section 17-10-0J 02-B], due to its proximity to the Western Avenue Bus Line Corridor Roadway Segment. \_ \* [The subject property is located within 1,320 linear feet of the centerline of the Western Avenue CTA Bus Route - Western/49 and Western Express/X49, as listed in Table 17-10-0102-B.1 .a and Table 17-10-0102-B.1.b of the current Zoning Ordinance.]

In order to accommodate the new development, the existing structures will be razed. The new proposed building, as designed and proposed, will feature commercial and community-amenity spaces - on the 1<sup>st</sup> Floor (front), and a total of forty (40) dwelling units, located on and between the 2<sup>nd</sup> thru 5<sup>th</sup> Floors. The programming for the new proposed development calls for the provision of parking for twenty-seven (27) vehicles, to be located within the interior of the building (1<sup>st</sup> Floor - rear), as well as onsite surface parking for an additional thirteen (13) vehicles, behind the building. So that, the new proposed development will provide off-street parking for a total of forty (40) vehicles - one parking space per one proposed dwelling unit. The design for the new development also includes a small communal deck and amenity room-penthouse, above the roof of the 4<sup>th</sup> Floor, which will be for the exclusive use of the residents of the building, and which will be accessed via two small stair enclosures and a single elevator enclosure. The new proposed building will measure 56 feet-9 inches (underside of 5<sup>th</sup> Floor ceiling)/ 71 feet-0 inches (underside of rooftop penthouse ceiling) in \*height and be masonry in construction.

### HEIGHT INCREASE FOR TRANSIT SERVED LOCATION (TSL): 17-3-0408-B

*\*This proposed Zoning Map Amendment is being sought by and through the 'Type F process [Section 17-13-0302-A], in order to qualify for an increase in the maximum allowable height [Section 17-3-0408-B] for the new building, under the current Zoning Ordinance, since the design calls for no more than one parking space per dwelling unit.*

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Pursuant to [ 17-13-0905-F of the Zoning Ordinance, in order to qualify for the proposed height increase, the Project:

- a) Must be located in a transit-served location. The subject property is located within 1,320 linear feet of the designated Western Avenue CTA Bus Route, as set forth further - above.
- b) Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets. The proposed new development complies with all of the standards and design guidelines for pedestrian streets as shown on the accompanying architectural plans (prepared by Jonathan Splitt Architects, Ltd), submitted with the subject Type 1 Zoning Map Amendment. By way of relevant example, the facade of the proposed new building abuts the sidewalk, with the primary entrances for both the residential lobby and the commercial unit(s) facing and directly accessible off of Elston Avenue, f 17-3-0504-B and 17-3-0504-D] As well, over 60% of the ground floor facade - facing Elston Avenue, is comprised of transparent windows. [17-3-0504-C] Lastly, all of the off-street parking for the development is located within the interior of the building (at the rear) and/or behind the building, directly accessible via the public alley. Accordingly, by and through this proposal, the Applicant will be closing the existing driveway at the south end of the site, off of Elston Avenue, and restoring the curb. [17-3-0504-E-F-G]
- c) Must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission. The Transit Friendly Development Guide defines 'transit friendly development' as [development which is oriented towards and integrated with adjacent transit. By way of relevant example, the proposed new development incorporates accessibility and

connectivity less than 100 linear feet from the intersection of Diversey Avenue and Western Avenue - which constitute the neighborhood's primary public transit hub, with major and designated bus lines servicing commuters in each direction, covering the entirety of the incorporated City limits. Moreover, the proposed new development is a multi-variety mix of commercial + community + residential uses, with higher residential and communal density, which should generate and promote significant levels of transit riders.

d) **Must actively promote public transit and alternatives to automobile ownership.**

Despite providing a diverse mix of larger dwelling units (apartments) - including two-bedroom and three-bedroom types, which can accommodate at least 3 to 4 residents, the proposed new development is providing NO more than one off-street parking space for each such unit and NO parking for the corresponding commercial unit(s). As well, the proposed development includes a sizeable storage room, within the ground floor of the building - situated directly off of the pedestrian way, which can accommodate parking for at least 26 bicycles and scooters. Beyond the interior storage room, the development proposal also calls for the provision of four (4) new racks, which will be situated at the front of the building (onsite) - on Elston Avenue, which can accommodate parking for an additional 32 bicycles. The Applicant is also committed to working with the local Alderperson and the CTA toward incorporating electronic transit trackers in the lobby of the building.

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Must include enhancements to the pedestrian environment that are not otherwise required. The development proposal calls for the provision of multiple large planters and landscape beds, along the front facing facade wrapping around the south end of the building, as well as a five-story 'green wall' (landscaped) and art mural (to be prepared by a local artist), which will occupy and adorn the entirety of the south elevation. The proposed new building will also feature a 444 square feet of communal amenity room, which will be open to the public and will provide free wi-fi service and transit data., along with cooperative socializing and work-study spaces.

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