



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2022-3724  
**Type:** Ordinance **Status:** Passed  
**File created:** 11/16/2022 **In control:** City Council  
**Final action:** 12/14/2022  
**Title:** Zoning Reclassification Map No. 9-I at 3219 N Elston Ave - App No. 22026T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-I  
**Attachments:** 1. O2022-3724 (V1).pdf, 2. O2022-3724.pdf

Date	Ver.	Action By	Action	Result
12/14/2022	1	City Council	Passed	Pass
12/13/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/16/2022	1	City Council	Referred	

## FINAL FOR PUBLICATION

### ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the C1-1 Neighborhood Commercial District shown on Map 9-1 in the area bounded by:

A line 162.80 feet Southeast of West Melrose Avenue as measured along the east line of North Elston Avenue and perpendicular thereto; the alley next east of and parallel to North Elston Avenue; a line 187.80 feet Southeast of West Melrose Avenue as measured along the east line of North Elston Avenue and perpendicular thereto; and North Elston Avenue,

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

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

3219 N. Elston Avenue Chicago, Illinois 60618

NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING

3219 North Elston Avenue

The Application is for a Zoning Map Amendment from C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a mixed-use building with one (1) Retail space at the first-floor sidewalk level and four (4) dwelling units with three (3) off-street parking spaces. The footprint of the building shall be approximately 22 feet by 76 feet 4 inches in size. The building height shall be 46 feet 8 inches, as defined by City Code.

SPECIFIC CRITERIA FOR THIS EQUITABLE TRANSIT SERVED LOCATION

Under Section 17-10-0102 B any new construction or rehabilitation or reuse of existing structures within 1,320 feet from a CTA Bus line must satisfy all of the following criteria (the proposed is a four (4) dwelling unit mixed use, new construction Building with three (3) off-street parking spaces:

1. The Project complies with Section 17-10-0102-B, located 290 feet from the CTA Belmont/77 CTA Bus route;
2. The site is not a Pedestrian Street under 17-3-0504; (non-accessory parking abutting a Pedestrian Street is not applicable);
3. The Project complies with the general goals set forth in the Transit Friendly Development Guide since it is located in a Local Activity Center Area as an in-fill development and near a qualified CTA Bus route;
4. The mixed-use Project requires four (4) off-street parking spaces and a reduction of one (1) space is sought so as to allow for three (3) off-street spaces instead of four, one for each of the four (4) dwelling units;
5. The Project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.

Site Detail

- |  |   |
|--|---|
| a. Lot Area:   | 3,000 square feet: (25 x 120 feet)          |
| b. Floor Area Ratio:   | 2.24  |
| c. Building Area:  | 6,715                                       |
| d. Density per Dwelling Unit:  | 750 square feet                             |
| e. Off-Street Parking:   | Three (3) off-street parking spaces will be |
| e. provided (accessible from the Public Alley); the site is 290 feet from the CTA Belmont/77 |   |
| e. CTA Bus Route.  |   |
| f. Front Setback:  | Zero (0) feet                               |
| g. Rear Setback:   | 43 feet, -1 inches                          |
| h. Side Setback:   | 1 foot Northwest; 3 feet Southeast          |
| <sup>1</sup> Building Height:  | 46 feet, 8 inches                           |

EXIST 16FT PUBLIC ALLEY

25.00'

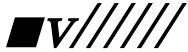
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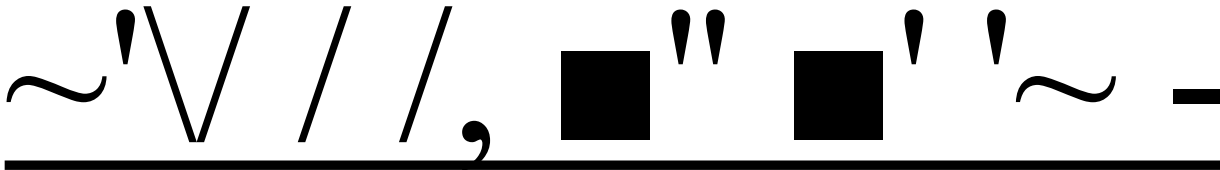


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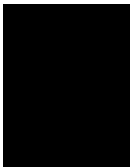
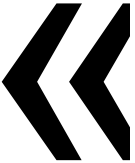
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