



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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Chicago, IL 60602  
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## Legislation Text

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File #: O2016-3876, Version: 1

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### ORDINANCE

*££■ /r ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:*

SECTION 1. Title 17 of the-Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No.7-1 in the area bounded by

a line 156.26 feet northwest of and parallel to West Barry Avenue; North Elston Avenue; a line 106.26 feet northwest of and parallel to West Barry Avenue: and the alley next southwest of and parallel to North Elston Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

3140-3144 North Elston Avenue  
17-13-0303-C (1) Narrative Zoning Analysis  
3140-3144 North Elston Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

6,200 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) all residential building and a new detached garage, at the subject site. The two existing buildings will each be razed to allow for the new development. The new proposed building will contain a total of six (6) dwelling units. The new detached garage will provide on-site parking for six (6) vehicles. The new proposed residential building will be masonry in construction and measure 35-8" in

height.

- a) The Project's Floor Area Ratio:  
9,768 square feet (1.58 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):  
6 dwelling units (1,033.3 square feet)
- c) The amount of off-street parking:  
6 parking spaces
- d) Setbacks:
  - a. Front Setback: 2'-0"
  - b. Rear Setback: 42'-0"

**FINAL FOR PUBUCfllW**

Building Height: 35'-8"