



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: SO2018-6981, Version: 1

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# Final for Publication

App. No. 19804-T1

## SUBSTITUTE 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 be amended by changing all the M3-3 Heavy Industry District symbols and indications as shown on Map No. 5-H in the area bounded by

a line 300 feet southeast of the intersection of West Fullerton Avenue and North Elston Avenue, as measured at the northeasterly right-of-way line of North Elston Avenue and perpendicular thereto; the alley next northeast of North Elston Avenue; a line 375 feet southeast of the intersection of West Fullerton Avenue and North Elston Avenue, as measured at the northeasterly right-of-way of North Elston Avenue and perpendicular thereto; and North Elston Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use 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.

Common address of properties: 2341 -2347 North Elston Court

# Final for Publication

App. No. 19804-T1

17-13-0303-C (1) Narrative Zoning Analysis - Substitute Ordinance, Narrative and Plans

2341-2347 North Elston Court, Chicago, Illinois Proposed

Zoning: B2-2 Neighborhood Mixed-Use District Lot Area: 9,241.8 square

feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, at the subject site. The proposed new building will contain a total of nine (9) dwelling units - located between the basement and 4<sup>th</sup> Floors. There will be an attached one-story garage, with onsite parking for nine (9) vehicles -located at the rear of the property, with access off of the Public Alley. The proposed building will be masonry, glass and steel in construction and measure 45 feet-0 inches in height.

A) The Project's Floor Area Ratio: 20,197.07 square feet (2.19 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

9 dwelling units (1,023.9 square feet)

C) The amount of off-street parking: 9 parking spaces

D) Setbacks:

a. Front Setback: 3 feet-0 inches

b. Rear Setback: 31 feet-10 inches

c. Side Setbacks: North: 3 feet-8 inches  
South: 3 feet-8 inches

E) Building Height:

45 feet-0 inches

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Date: October 17, 2019

Re: Proposed Map Amendment within the North Branch Industrial Corridor (2343-2347 N Elston)

On October 17, 2019, the Chicago Plan Commission recommended approval of a proposed map amendment for a property located within the North Branch Industrial Corridor submitted by 2343-47 N. Elston Ave., L.L.C. The applicant proposes to reclassify the subject property from M3-3, Heavy Industry District to B2-2, Neighborhood Mixed-Use District to construct a new four story residential building with 9 units and a one story garage. A copy of the proposed map amendment 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-0756.

Cc: PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602