



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: O2022-3724, Version: 1

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## 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:  | 6,718                                       |
| cl. 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                           |

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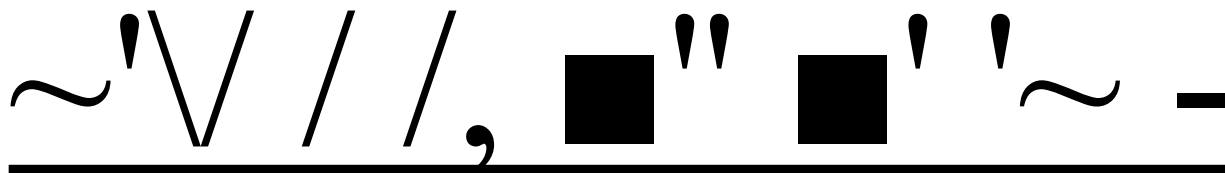
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