

1675 N. Elston Avenue
Narrative and Plans
Type I Zoning Map Amendment

M3-3 to C3-3

Applicant: 1675 Holdings LLC
Property Address: 1675 N. Elston Avenue
Proposed Zoning: C3-3 Commercial, Manufacturing and Employment District.

I. Narrative

The property is improved with 2-story, 9,276 sq. ft., 22'-8" high building with an additional outdoor area of 10,664.85 sq. ft. Applicant will establish a medium venue with an outdoor accessory patio for 251 persons. The site will also have an accessory sports recreation area with water feature. The property will have a combined occupancy of 999 persons for the ground floor, second floor and outdoor patio.

The property is located within the North Branch Corridor Overlay - Subdistrict A. Pursuant to 17-3-0400 for the rezoning of M-zoned land within an industrial corridor, to a zoning district other than M, or a P.M.D., P.O.S. or T, the matter will be referred to the Chicago Plan Commission.

- 1) Floor Area and Floor Area Ratio
 - a) Lot Area 17,535.73 sq. ft.
 - b) Total building area 9,276 sq. ft.
 - c) Outdoor area 10,664.85 sq. ft.
 - d) FAR 1.644


- 2) Density (lot area per dwelling unit): Not applicable

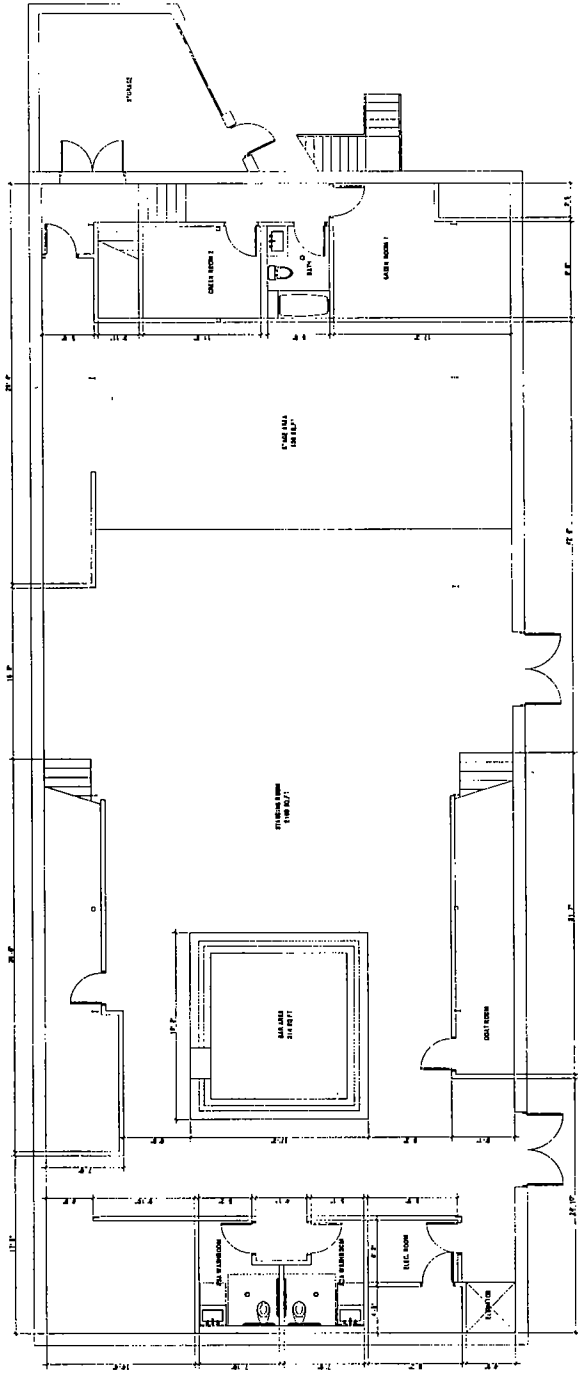
- 3) Off-street Parking:
0 vehicular parking spaces
0 loading dock
As part of this zoning amendment the applicant is seeking to establish a Transit Served Location to reduce the parking. The property is within 1,320 feet of the North Avenue stop of the CTA No. 9 Ashland bus line corridor roadway segment

- 4) Setbacks: 0 ft.

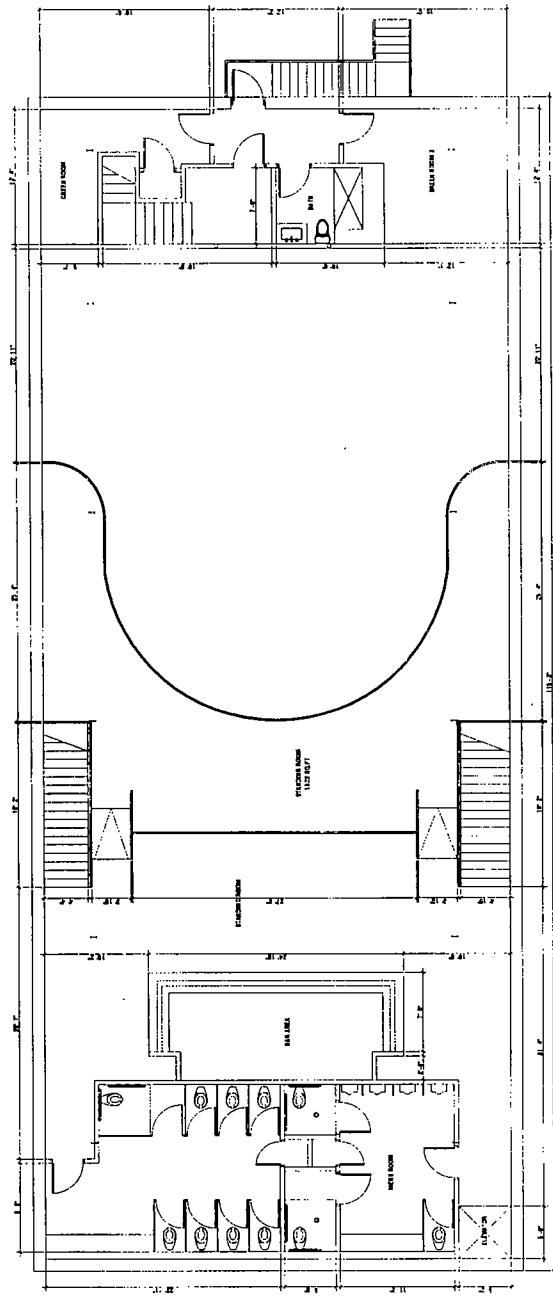
- 5) Building Height: 22'-8" ft. (existing)

II. Zoning Analysis

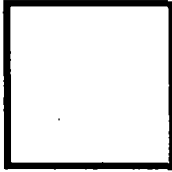
REVISIONS	ANGELICA BORROMEO A.A. BEAL, I.E.D. AP 1430 N. LAUREL AVE. CHICAGO, ILLINOIS 60646 (773) 764-1805
	I HAVE CERTIFY THAT THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE ORDINANCES AND CODES OF THE CITY OF CHICAGO BUILDING CODES
	I, THE ARCHITECT, DO HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE ORDINANCES AND CODES OF THE CITY OF CHICAGO BUILDING CODES
	
	PROJECT: INTERIOR ALTERATIONS DRAWING NO.: FLOOR PLAN
	PROJECT LOCATION: 1675 S. ELSTON AVE. CHICAGO, ILL.
	A 1.1 SHEET NO.



1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



REVISED

ANGELICA BORROMEO

ANA SCARLE UED-AP
 7350 PINEAHL AVE
 CHICAGO ILL-60646
 (773) 763 1895

I HEREBY CERTIFY THAT THESE
 ARCHITECTURAL DRAWINGS
 AND TO THE BEST OF MY
 KNOWLEDGE AND BELIEF
 COMPLY WITH ALL CITY
 REQUIREMENTS

11.28.21
 11.28.21
 11.28.21

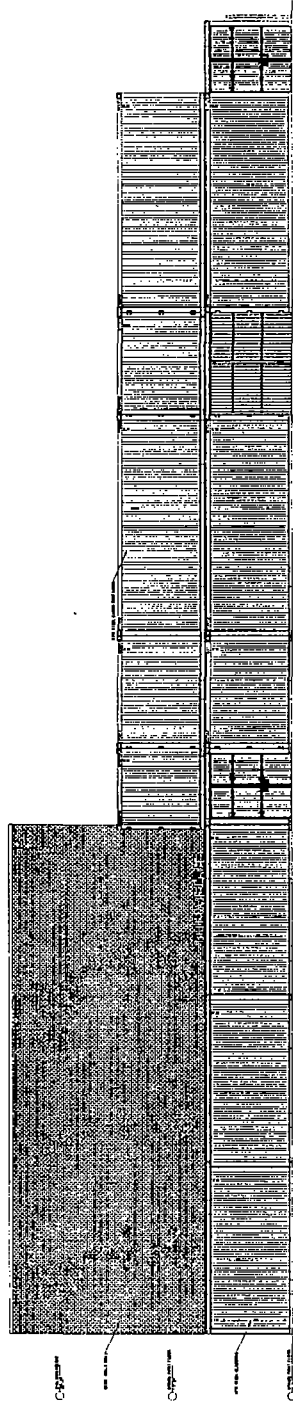


REGISTERED ARCHITECT
 PROFESSIONAL
 FRONT ELEVATION

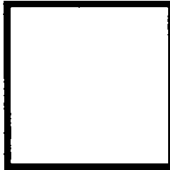
AS SHOWN
 INTERIOR ALTERATIONS

ADDRESS
 1415 N. LEXINGTON AVE
 CHICAGO IL

A 1.2
 SHEET NO.



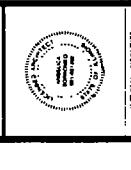
1 FRONT ELEVATION
 SCALE 1/4" = 1'-0"



REV. DATE	DESCRIPTION

ANGELICA BORROMEO
 318 N. LAUREL ST. #2
 CHICAGO, ILLINOIS 60610
 (773) 328-1395

A FIRM CERTIFIED UNDER THE SMALL BUSINESS SET-ASIDE PROGRAM OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND THE MAJOR PART OF THE WORK DESCRIBED HEREIN WILL BE PERFORMED BY CHICAGO BUSINESS CONCENS.



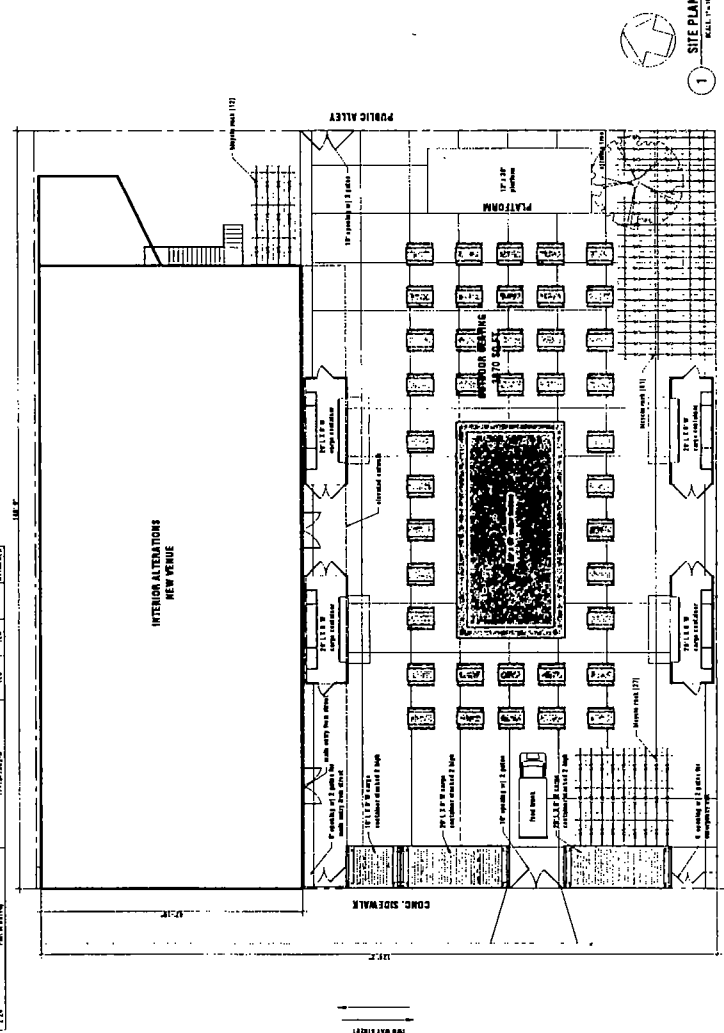
INTERIOR ALTERATIONS
 PROJECT NO. 1074
 1074 W. ELSTON AVE.
 CHICAGO, ILL.

CS 1.0
 SHEET NO.

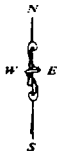
GENERAL CONTRACTOR RECEIPT		OWNER RECEIPT	
DATE	AMOUNT	DATE	AMOUNT

GENERAL CONTRACTOR RECEIPT		OWNER RECEIPT	
DATE	AMOUNT	DATE	AMOUNT

NO.	DESCRIPTION	DATE	AMOUNT	REMARKS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				



1 SITE PLAN
 SCALE: 1/8" = 1'-0"



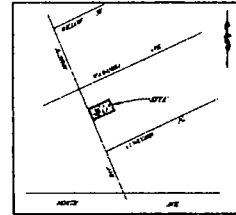
Scale - 1 inch = 15 feet

Jens K. Doe

Professional Land Surveyors, P.C.

PLAT OF SURVEY

VICINITY MAP



PARCEL 1
THE NORTHERLY 1/2 OF LOT 14 IN BLOCK 3 OF THE CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 21 (EXCEPT LOTS 1, 4 AND 12 IN SAID BLOCK 21), 23, 25, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 4 AND 7), 33, 34, 35, 36, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2
THE SOUTHERLY 1/2 OF LOT 14 IN BLOCK 3 OF THE CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 21 (EXCEPT LOTS 1, 4 AND 12 IN SAID BLOCK 21), 23, 25, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 4 AND 7), 33, 34, 35, 36, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 3
THE NORTHERLY 1/2 OF LOT 15 IN BLOCK 3 OF THE CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 21 (EXCEPT LOTS 1, 4 AND 12 IN SAID BLOCK 21), 23, 25, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 4 AND 7), 33, 34, 35, 36, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

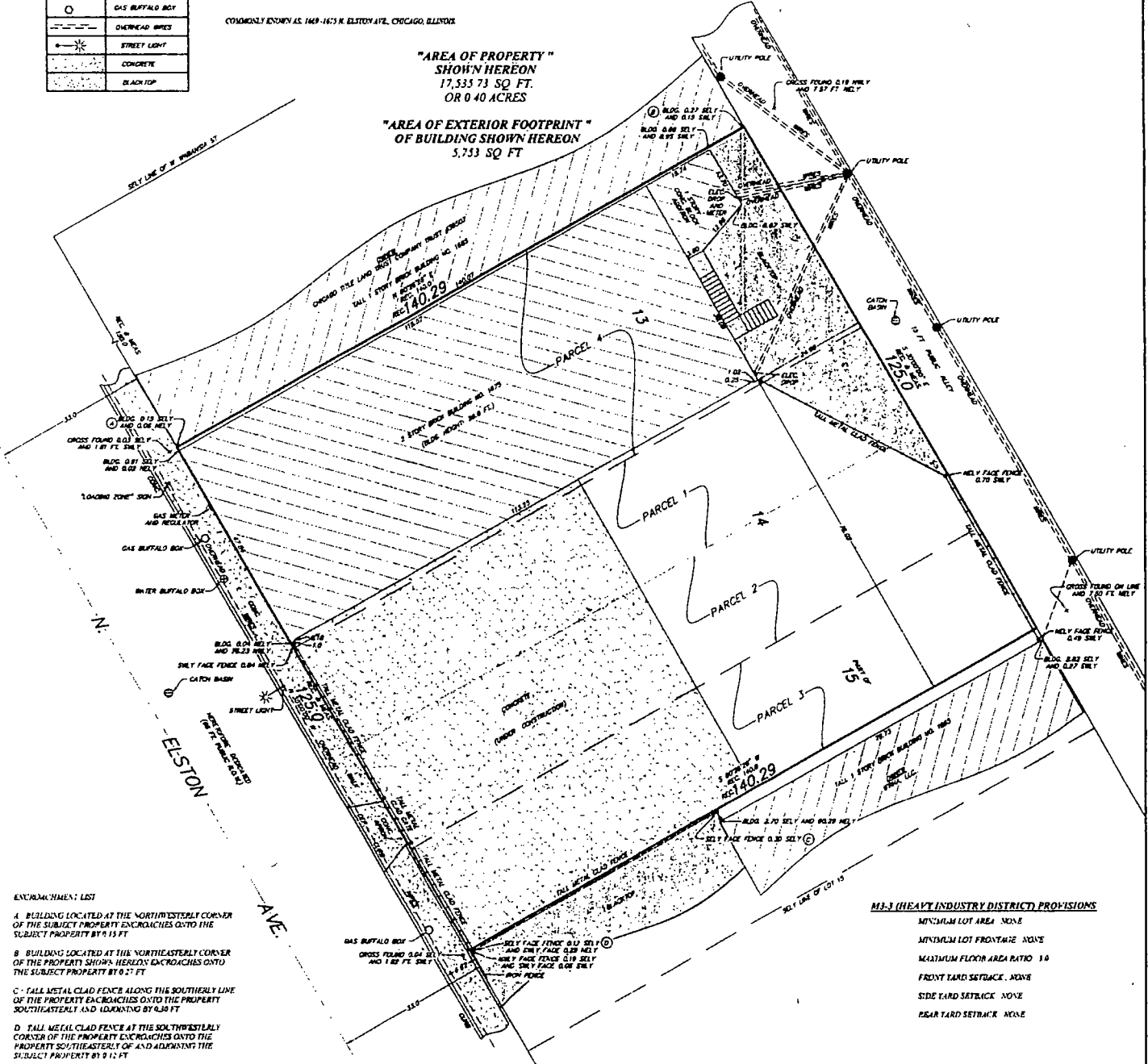
PARCEL 4
LOT 13 IN THE SUBDIVISION OF BLOCK 3 IN THE CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 21 (EXCEPT LOTS 1, 4 AND 12 IN SAID BLOCK 21), 23, 25, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 4 AND 7), 33, 34, 35, 36, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 1649-1653 N. ELSTON AVE., CHICAGO, ILLINOIS

"AREA OF PROPERTY"
SHOWN HEREON
17,333.73 SQ. FT.
OR 0.40 ACRES

"AREA OF EXTERIOR FOOTPRINT"
OF BUILDING SHOWN HEREON
5,733 SQ. FT.

LEGEND	
	CATCH BASIN
	UTILITY POLE
	WATER BUFFALO BOX
	GAS BUFFALO BOX
	OVERHEAD WIRES
	STREET LIGHT
	CONCRETE
	BLACKTOP



ENCROACHMENT LIST

- A. BUILDING LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY ENCRACHES ONTO THE SUBJECT PROPERTY BY 0.15 FT
- B. BUILDING LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY SHOWN HEREON ENCRACHES ONTO THE SUBJECT PROPERTY BY 0.27 FT
- C. FULL METAL CLAD FENCE ALONG THE SOUTHERLY LINE OF THE PROPERTY ENCRACHES ONTO THE PROPERTY SOUTHEASTLY AND ADJACENT BY 0.30 FT
- D. FULL METAL CLAD FENCE AT THE SOUTHWEST CORNER OF THE PROPERTY ENCRACHES ONTO THE PROPERTY SOUTHEASTLY OF AND ADJACENT TO THE SUBJECT PROPERTY BY 0.12 FT

NOTE

THE PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE AS CONTAINED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 1900971146, EFFECTIVE DATE, JUNE 12, 2019

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "E" (AREAS DETERMINED TO BE OUTSIDE THE 0.3% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP CUSALINITY PANEL NUMBER 17810104W, EFFECTIVE DATE, AUGUST 19, 2008.

THERE ARE 6 STRIPPED INTERIOR PARKING STALLS ON THE PROPERTY SHOWN HEREON

THERE IS NO VISIBLE EVIDENCE OF ANY SIDEWALK OR STREET REPAIRS BEING PERFORMED ON THE DEDICATED RIGHT-OF-WAYS SHOWN HEREON.

THERE IS NO VISIBLE EVIDENCE OF ANY EARTH MOVING WORK OR EXTERIOR BUILDING CONSTRUCTION BEING PERFORMED ON THE PROPERTY SHOWN HEREON.

THERE ARE NO OFF-SITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY SHOWN HEREON

THE PROPERTY SHOWN HEREON IS ZONED M3-3 (HEAVY INDUSTRY DISTRICT), PER THE CITY OF CHICAGO ZONING RECORDS.

M3-3 (HEAVY INDUSTRY DISTRICT) PROVISIONS

- MINIMUM LOT AREA NONE
- MINIMUM LOT FRONTAGE NONE
- MAXIMUM FLOOR AREA RATIO 1.0
- FRONT YARD SETBACK NONE
- SIDE YARD SETBACK NONE
- REAR YARD SETBACK NONE

NOTE:
The legal description used on this plan is a copy of the land survey conducted by the client and for accuracy, METS has compared with the deed for building encroachment upon its own records, find or correct.

Complete details to be shown before building and report any discrepancies to the client immediately.

Dimensions shown herein are to be construed or related thereunto.

Field work completion date: October 21, 2020.

ORDERED BY:
P2 CONSTRUCTION, LLC.

Date of (Month) _____
County of Cook ()

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described herein and that the plat herein shown is a correct representation of said survey.

Chicago, Illinois, Done this 21th day of October, 2020.

This professional service conforms to the current Illinois minimum standards for a **BOUNDARY SURVEY**.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 022
LICENSE EXPIRATION: 11-30-20