17-13-0303-C(1) Type 1 Narrative & Plans – 3238 North Elston Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 3,820 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change to permit the conversion of the ground floor retail unit to a residential unit within the existing two-story principal building and to permit the construction of a new two-story coach house (Additional Dwelling Unit) with (2) off-street parking spaces at grade and one (1) residential unit above. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the front setback on N. Francisco Ave. from 15 ft. to 7 ft.-8 inches. The subject property is a through lot with frontages on both N. Elston Ave. and N. Francisco Ave.

(A) The Project's Floor Area Ratio: 2,938 square feet (0.77 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,273.33 square feet per D.U. (3 residential units)

(C) The amount of off-street parking: 2 parking spaces

(D) Setbacks:

a. Front Setback from N. Elston Ave.: 0 ft. (existing, no change)
Front Setback from N. Francisco Ave.: 7 ft.-8 inches

b. Side Setbacks:

i. Principal Building: North Side – 0.58 ft. (existing)
South Side – 2.54 ft. (existing)

ii. ADU Coach House: North Side – zero
South Side – 3 ft.

c. Rear Setback: Refer to a., above. The subject property is a through lot with frontages on both N. Elston Ave. and N. Francisco Ave.

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback on the subject lot's North Francisco Ave. frontage from 15 ft. to 7 ft.-8 inches.

(E) Building Heights:

a. Principal Building: 21 ft.
b. ADU Coach House: 20 ft.



SITE PHOTO FROM ELSTON

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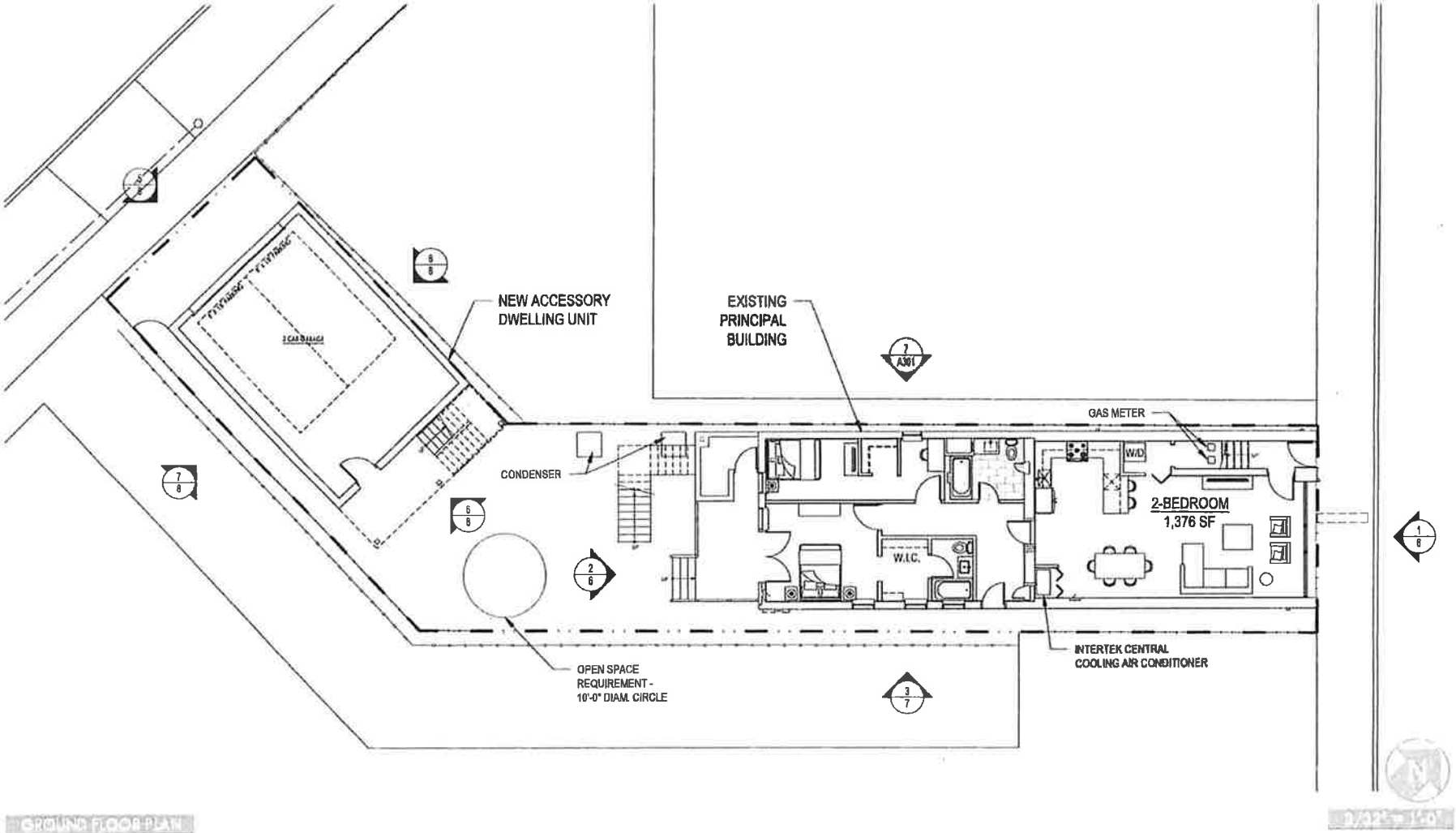
SITE PHOTO FROM FRANCISCO

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GROUND FLOOR PLAN

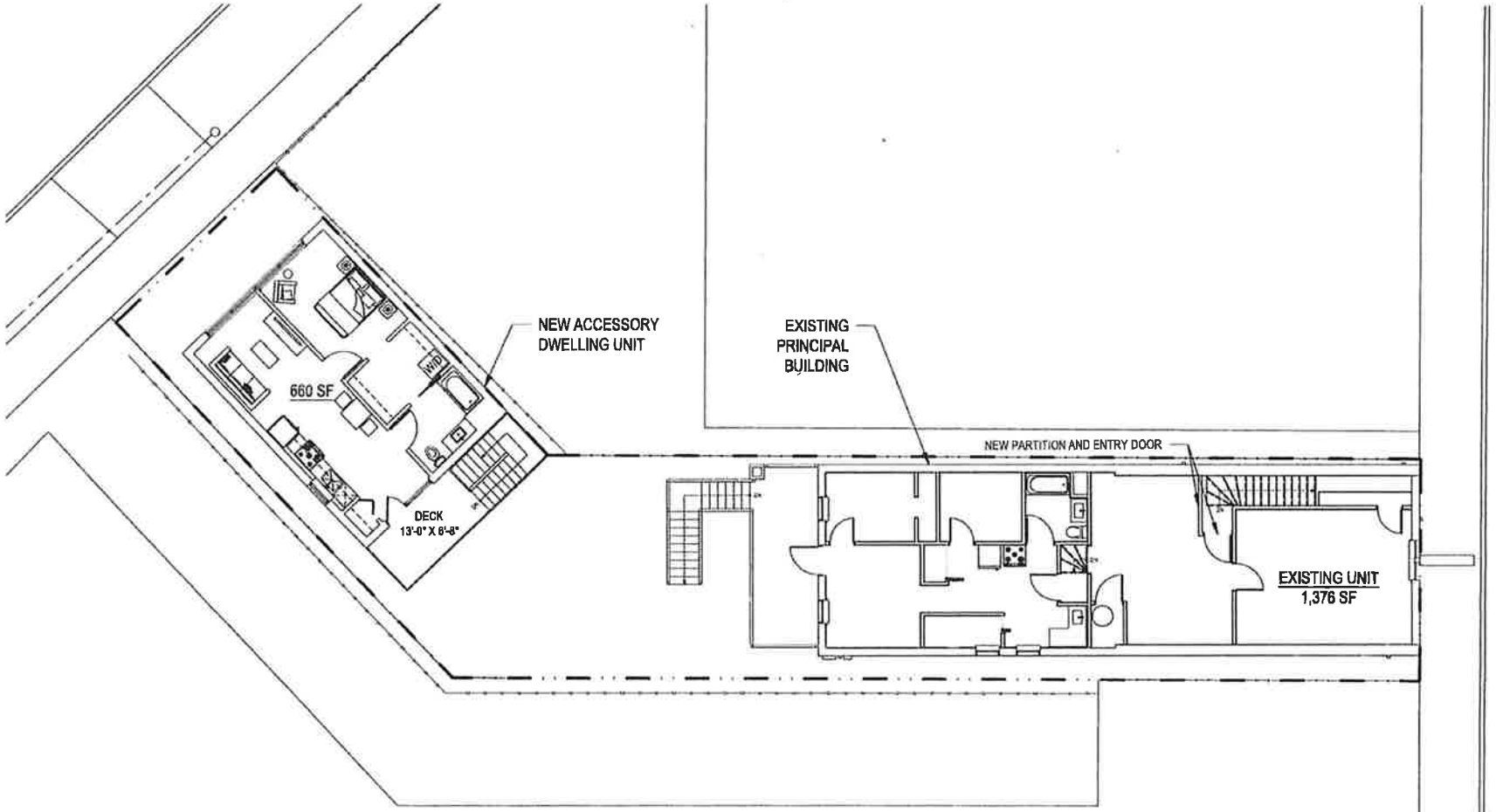
3/32" = 1'-0"

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LEVEL 2 PLAN

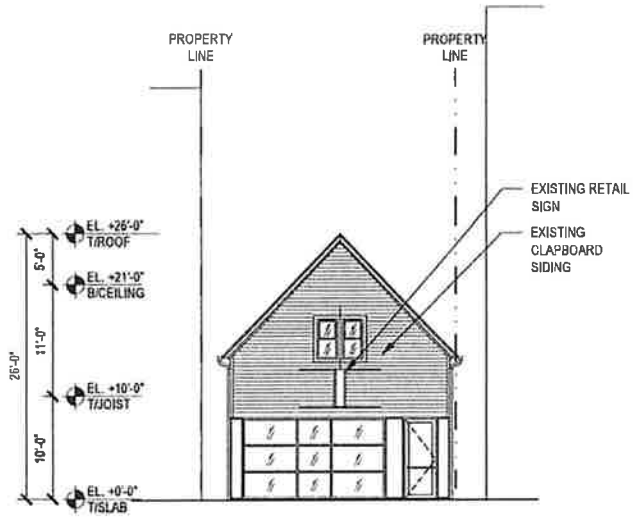
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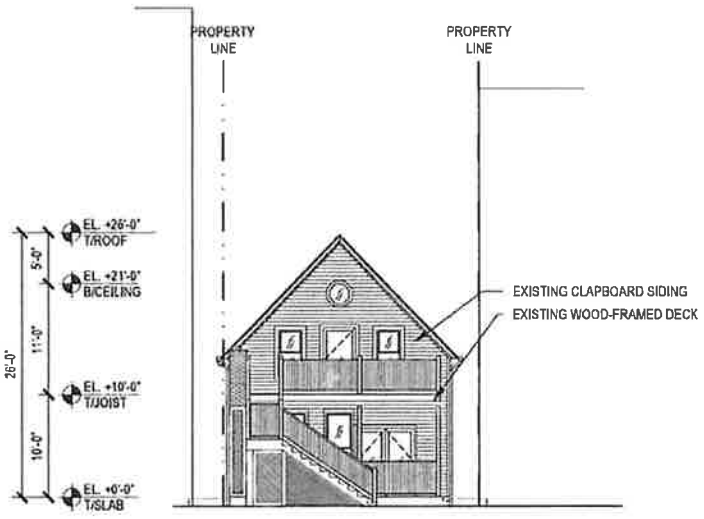
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PRINCIPAL BUILDING ELEVATIONS - ELEVATION 1



ELEVATION 2

3/32" = 1'-0"

HANSON REALTY

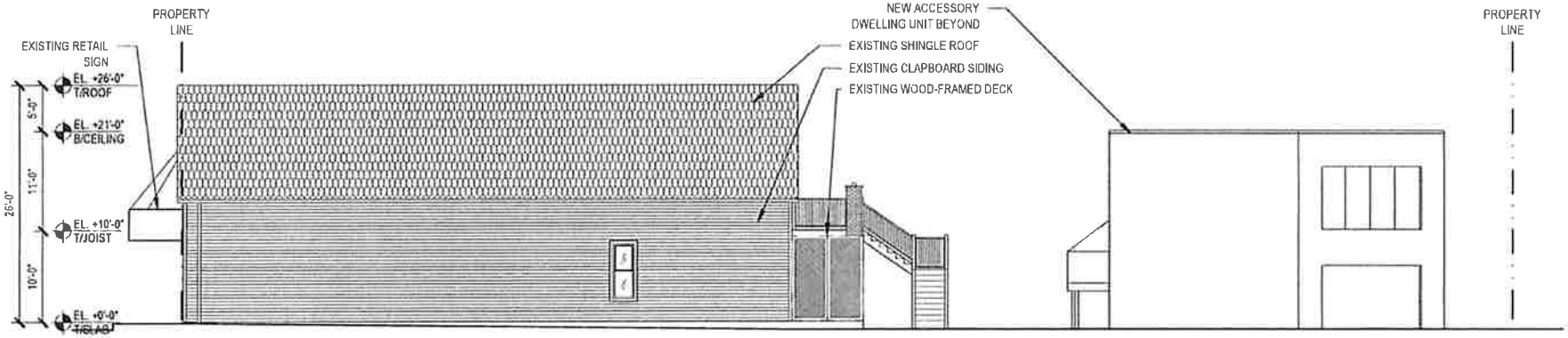
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3238 N ELSTON AVE.
CHICAGO, IL

09/16/2024
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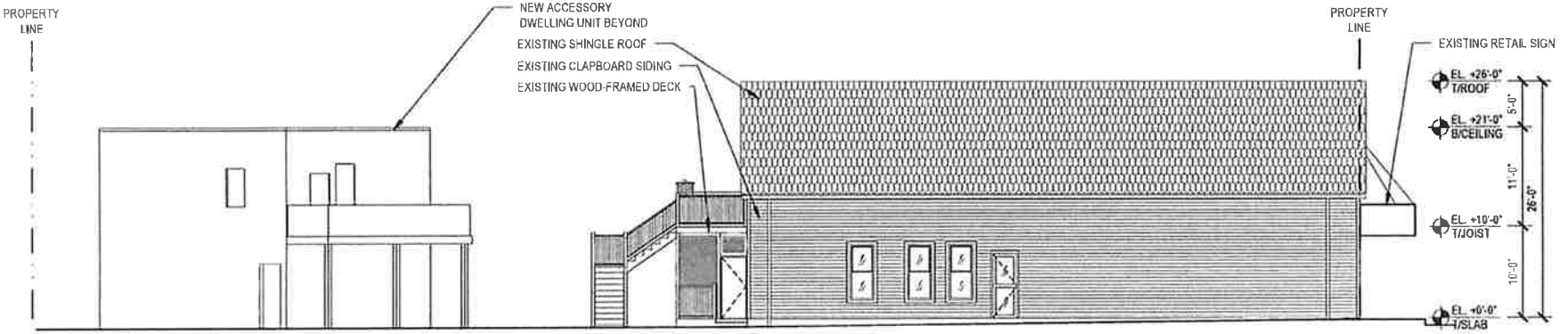
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ELEVATION 4



PRINCIPAL BUILDING ELEVATIONS - ELEVATION 3

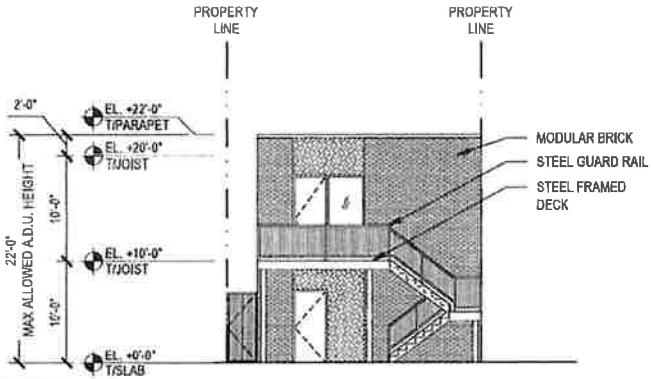
3/32" = 1'-0"

HANSON REALTY	ZONING 3238 N ELSTON AVE. CHICAGO, IL	09/18/2024 24006 CSH

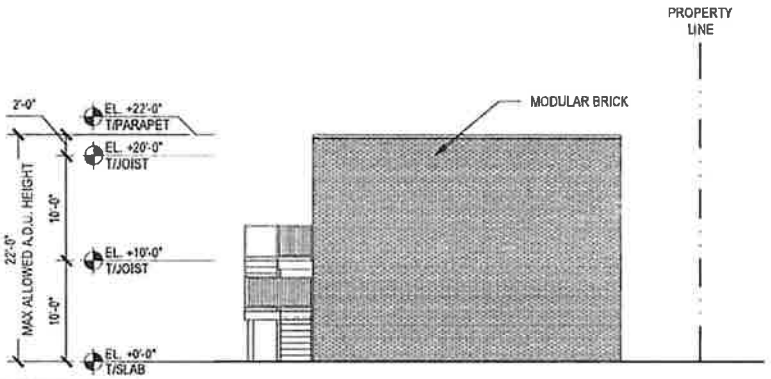
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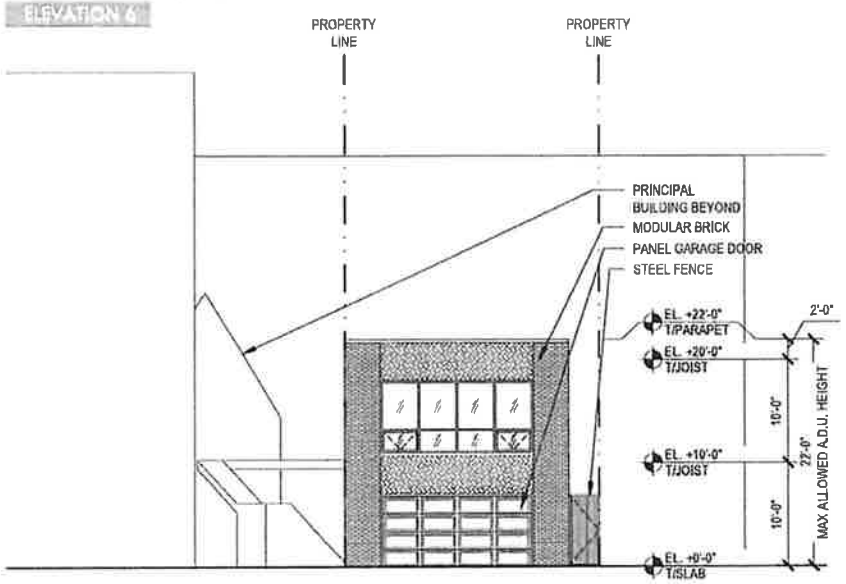
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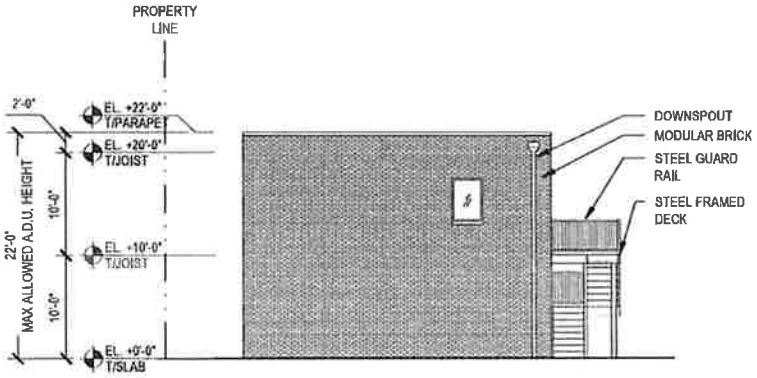
ELEVATION 6



ELEVATION 8



COACH HOUSE ELEVATIONS - ELEVATION 5



ELEVATION 7

3/32" = 1'-0"

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