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.

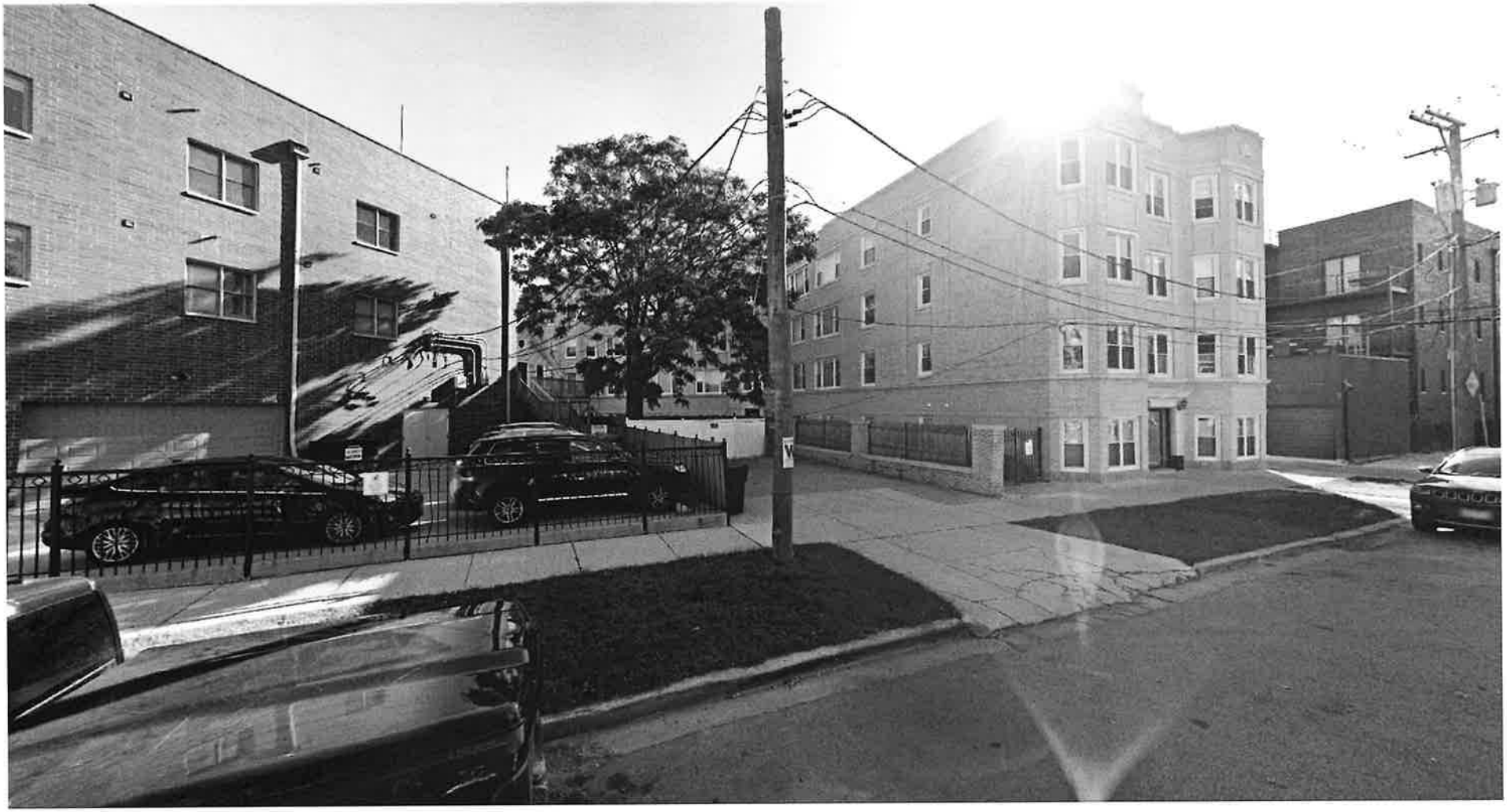


SITE PHOTO FROM ELSTON

HANSON REALTY	ZONING 3238 N ELSTON AVE. CHICAGO, IL	09/16/2024 24006 CSH

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ARCHITECTURE + PLANNING

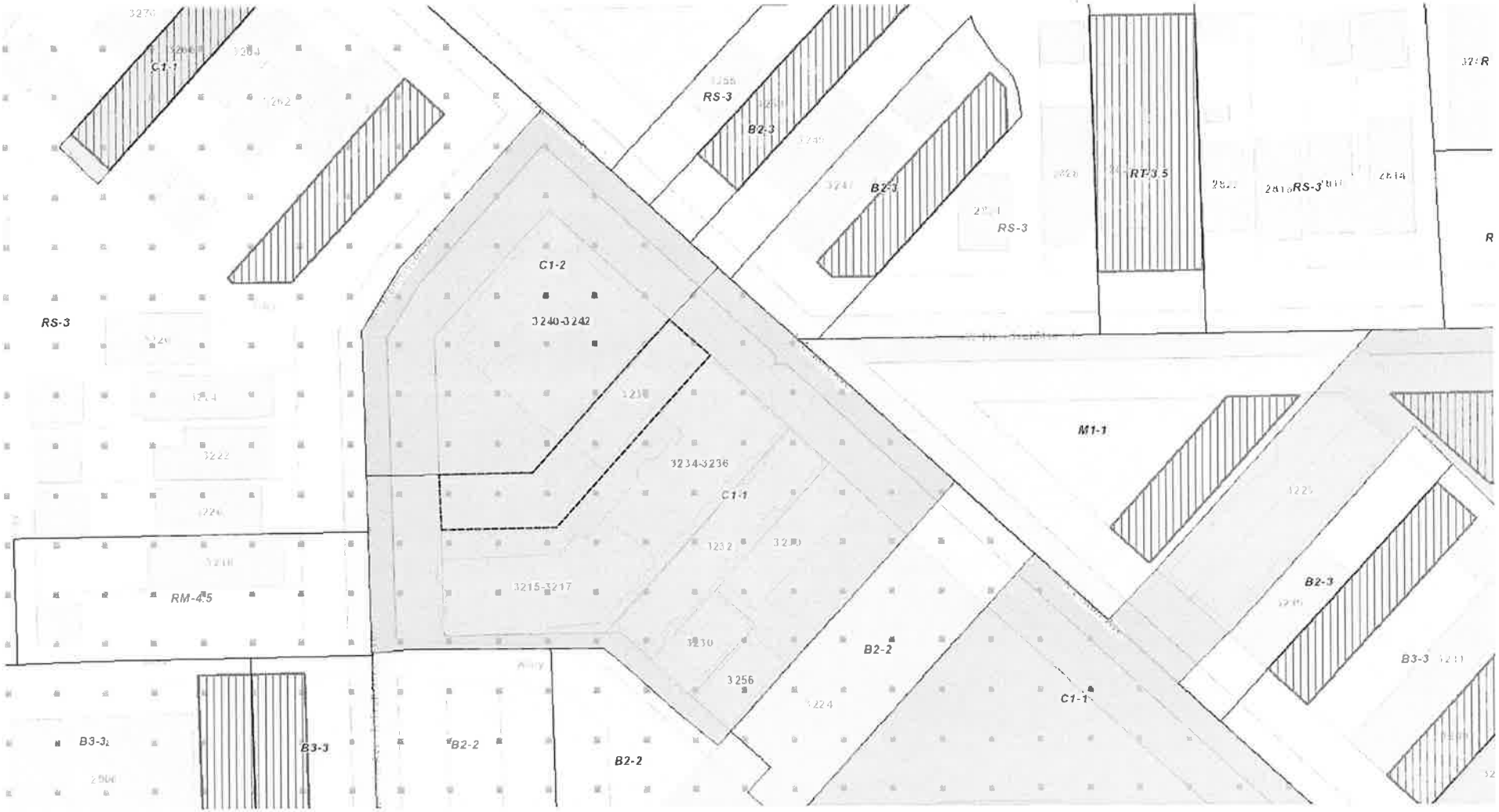
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SITE PHOTO FROM FRANCISCO

HANSON REALTY	ZONING 3238 N ELSTON AVE. CHICAGO, IL	09/16/2024 24006 CSH

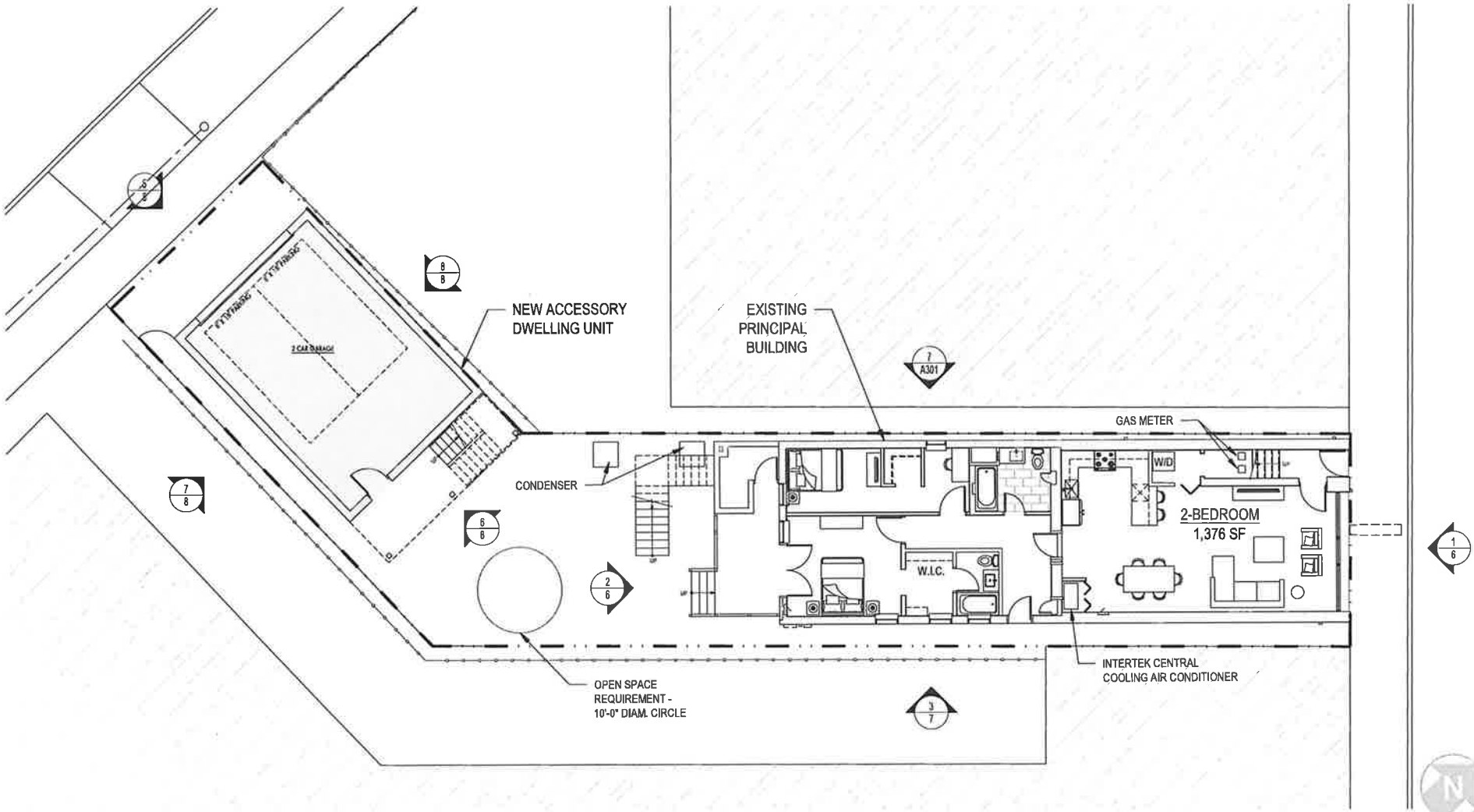
Hirsch|MPG
ARCHITECTURE + PLANNING



ZONING MAP

HANSON REALTY	ZONING 3238 N ELSTON AVE. CHICAGO, IL	09/16/2024 24006 C6H

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GROUND FLOOR PLAN

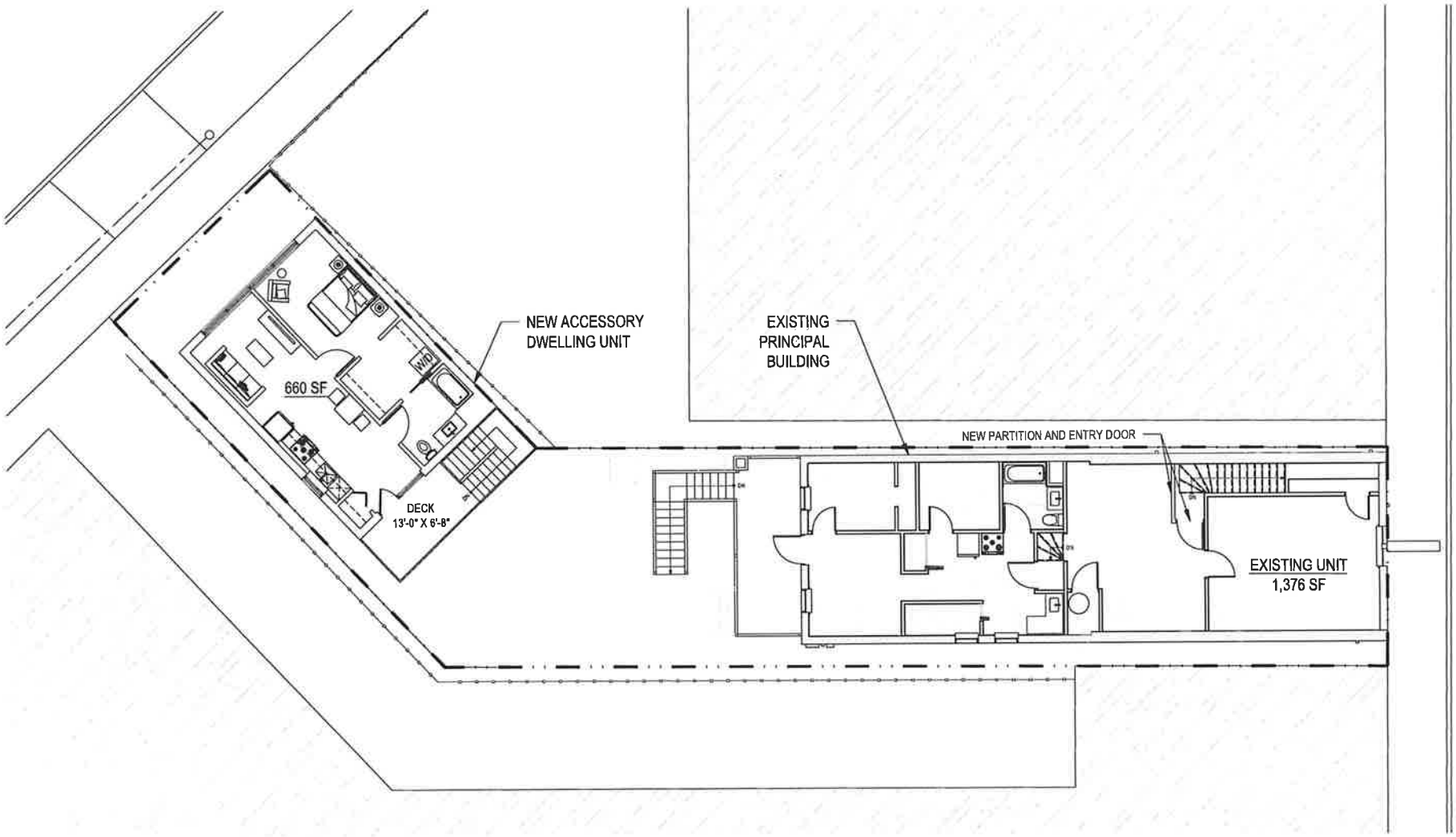
3/32" = 1'-0"

HANSON REALTY

ZONING
3238 N ELSTON AVE.
CHICAGO, IL

09/16/2024
24006
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LEVEL 2 PLAN

3/32" = 1'-0"

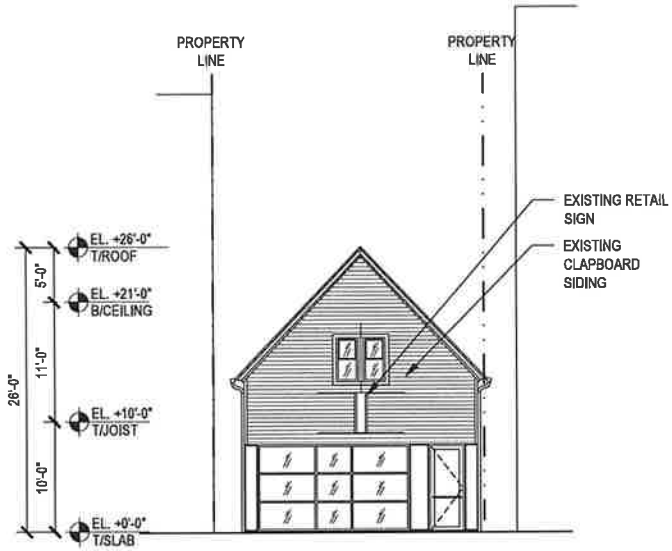
HANSON REALTY

ZONING
3238 N ELSTON AVE.
CHICAGO, IL

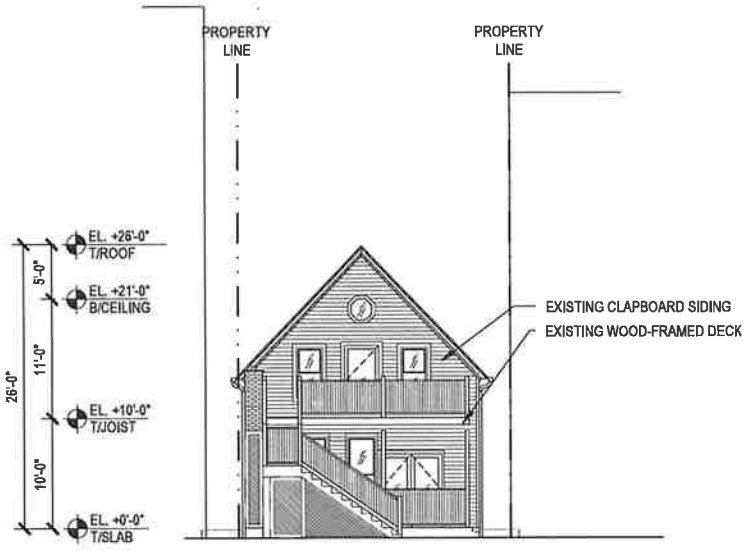
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5



PRINCIPAL BUILDING ELEVATIONS - ELEVATION 1



ELEVATION 2

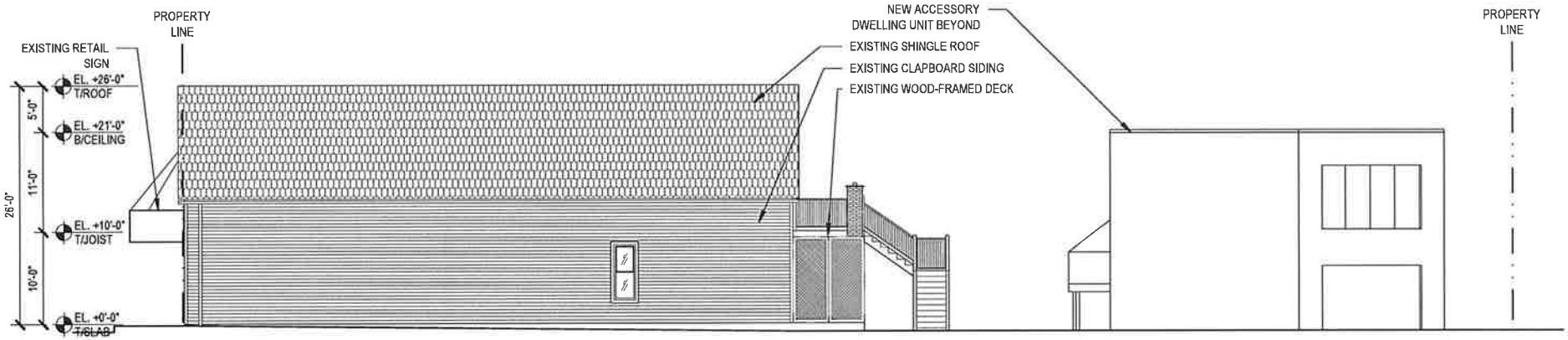
3/32" = 1'-0"

HANSON REALTY

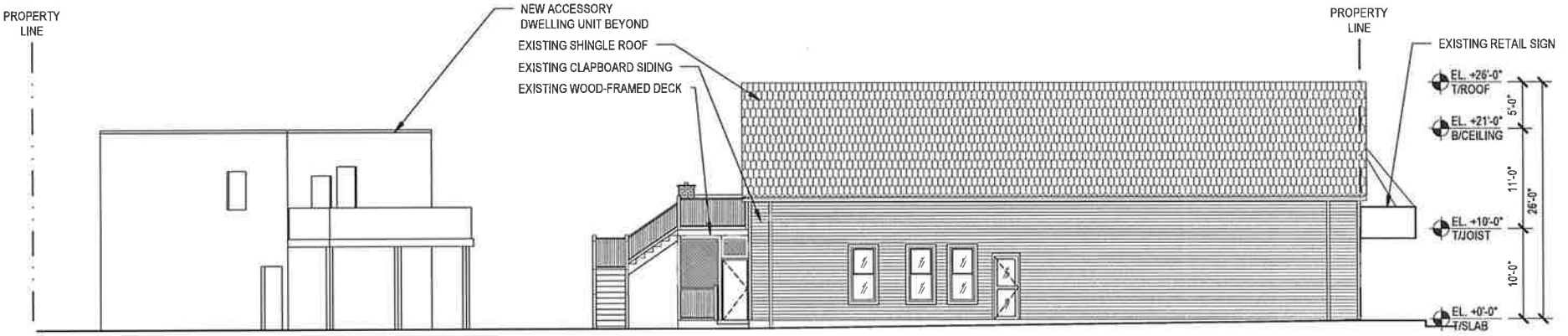
ZONING
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ELEVATION 4



PRINCIPAL BUILDING ELEVATIONS - ELEVATION 3

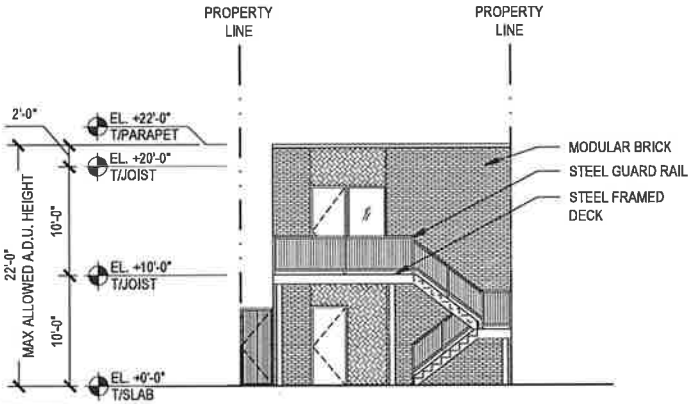
3/32" = 1'-0"

HANSON REALTY

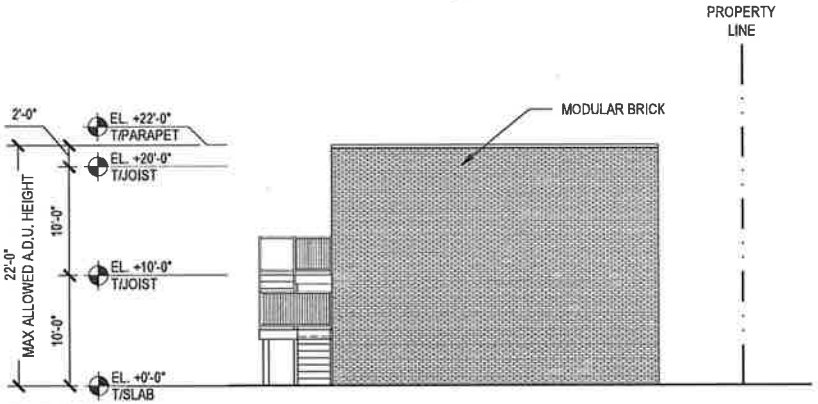
ZONING
3238 N ELSTON AVE.
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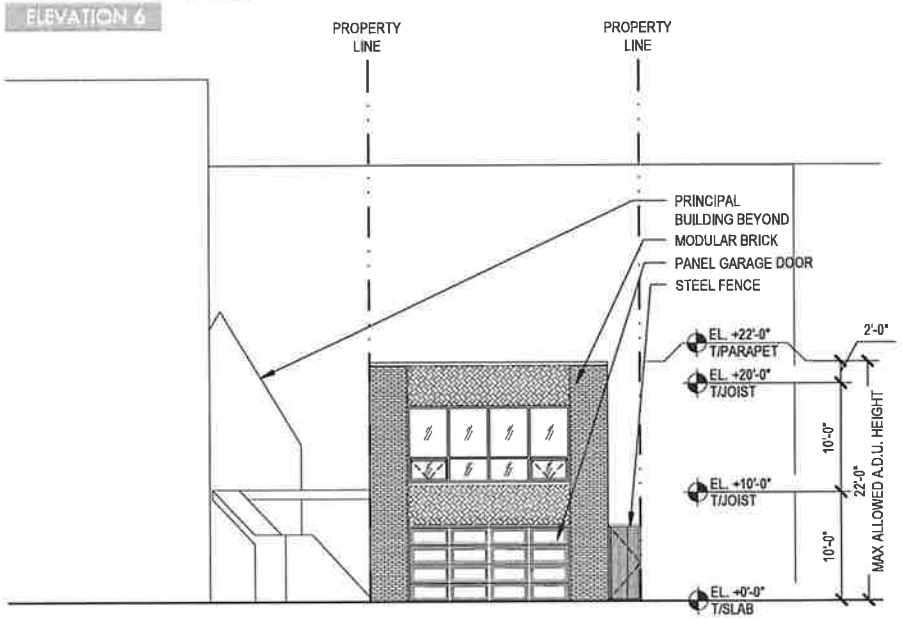
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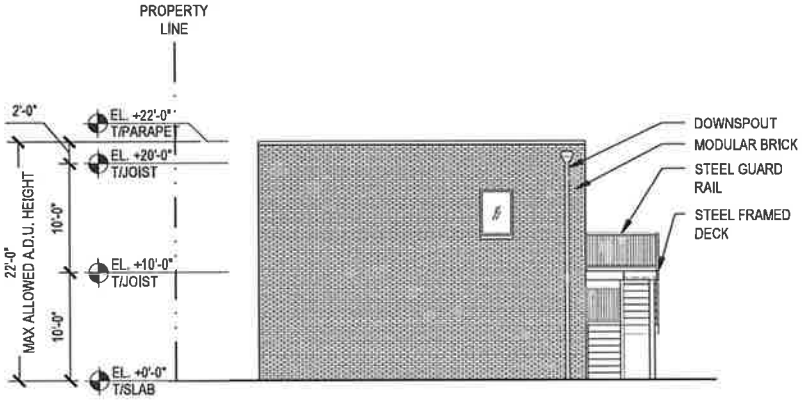
ELEVATION 6



ELEVATION 8



COACH HOUSE ELEVATIONS - ELEVATION 5



ELEVATION 7

3/32" = 1'-0"

HANSON REALTY

ZONING
3238 N ELSTON AVE.
CHICAGO, IL

09/16/2024
24006
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3238 N Elston Zoning Analysis- HMPG Job Number 24006

Hirsch MPG LLC for Hansen Realty

ZONING DATA	
Project Address	3238 N Elston
Last Updated	16-Sep-24

BULK		EXISTING ZONING	REZONED - BY RIGHT	PROPOSED
Zoning District Classification		C1-1	RM-4.5	RM-4.5
Use Group		Commercial / Residential	Residential	Residential
Lot Area (SF)		3,820	3,820	3,820
MLA - Base		2,500 sf/DU = 1 Units	700 sf/DU = 5 Unit	700 sf/DU = 5 Units
Max. Floor Area Ratio (F.A.R.)		1.2	1.7	0.77 FAR used
Maximum Area (SF) allowed by F.A.R.		4,584.0 sf	6,494.0 sf	2,938 sf FAR used
PARKING/LOADING				
Off Street Parking Spaces	Residential	1 per DU = 1	1 per DU = 2	2
	Commercial	2.5 Car/1,000 sf > 4,000sf = 0	NA	-
Accessible Parking Spaces	Residential	0	0	0
	Commercial	0	NA	-
Off Street Loading	Residential	0 if < 24,999sf	0 if < 24,999sf	0 (none required)
	Commercial	0 if < 10,000sf	NA	-
Bicycle Parking	Residential	1 per 2 cars if > 8 DU = 0	None required	0
	Commercial	0	NA	-
YARDS/HEIGHT				
Setbacks (ft)-	Front	0'-0"	15'-0"	0' provided (existing building)
	Side	0' 0"	5'-0" combined, > 2'-0" ea.	3'-4" combined (existing building)
	Rear	30'-0" @ Residential Floors	15'-0" (through lot - front setback applies)	7'-8" provided
Open Space (SF)		-	10' diam. circle of clear space	10' provided
Building Height (ft)		38	45	20 (existing building)
LANDSCAPING				
Parkway Trees		As required	As Required	As Required
Vehicular Use Area		NA	NA	NA
Trash Area Screening		Required if >6 DU	Required if >6 DU	NA

TYPE 1 REZONING FROM C1-1 TO **RM-4.5**

	SITE AREA:	3,820 SF	MAX FAR	1.70	MAX FAR = 6,494 SF		*0.77*	FAR USED = *2,938 SF*	Available	*3,556 SF*							
	MAX HEIGHT	45'-0"	MAX UNITS	5.00	=SITE/700												
FLR #	USE RESIDENTIAL		ELEVATION ABOVE GRADE	FLOOR HEIGHT	# OF UNITS	GROSS ENCLOSED	GROSS FAR GSF	RENTABLE AREA	PARKING	EFFIC.	CORE/ AMENITY	# OF BIKES	# OF CARS	1 BED + 1 BA	2 BED + 2 BA	TOTAL
	PRINCIPAL BUILDING																
R	ROOF		EL.+ 22'- 0"	0'- 0"		0 SF	0 SF										
2	APARTMENT	2	EL.+ 10'- 0"	12'- 0"	1	1,450 SF	1,450 SF	1,376 SF		94.90%	74 SF	-	-	0	1	1
1	APARTMENT	1	EL.+ 0'- 0"	10'- 0"	1	1,488 SF	1,488 SF	1,376 SF		92.47%	112 SF	-	-	0	1	1
	ACCESSORY DWELLING UNIT																
R	ROOF		EL.+ 20'- 0"	2'- 0"		0 SF	0 SF										
2	APARTMENT	2	EL.+ 10'- 0"	10'- 0"	1	660 SF	0 SF	660 SF			0 SF	-	-	1	0	1
1	GARAGE	1	EL.+ 0'- 0"	10'- 0"	0	646 SF	0 SF	0 SF	646 SF	-	0 SF	0	2	-	-	-
					3	2,938 SF	2,938 SF	3,412 SF	1,137 SF			0	2	1	2	3