#23181
INTRO DATE
OCT 14, 2026

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M3-3 Heavy Industry District symbols and indications as shown on Map 3-G in the area bounded by:

North Elston Avenue;
a line 91.98 feet north of the intersection of North Elston Avenue and North Magnolia Avenue, as measured along and perpendicular to North Elston Avenue;
a line 91.98 feet north of the intersection of North Elston Avenue and North Magnolia Avenue, as measured along and perpendicular to North Magnolia Avenue;
North Magnolia Avenue;
West LeMoyne Street;
the North Branch of the Chicago River; and
West Blackhawk Street

to the C3-3 Commercial, Manufacturing and Employment District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C3-3 Commercial, Manufacturing and Employment District and Waterway-Business Planned Development No. 1493 symbols and indications as shown on Map 3-G in the area bounded by:

North Elston Avenue;
a line 91.98 feet north of the intersection of North Elston Avenue and North Magnolia Avenue, as measured along and perpendicular to North Elston Avenue;
a line 91.98 feet north of the intersection of North Elston Avenue and North Magnolia Avenue, as measured along and perpendicular to North Magnolia Avenue;
North Magnolia Avenue;
West LeMoyne Street;
the North Branch of the Chicago River; and
a line 530.6 feet south of and parallel to West Blackhawk, as measured along North Elston Avenue

those of a Waterway-Business Planned Development No. 1493, as amended which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 1401-1459 North Magnolia, Chicago, IL
1635540609.4