



# City of Chicago



O2021-3152

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/21/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-J at 3661-3663 N Elston Ave - App No. 20793T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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 all of the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 9-J in the area bounded by

A line 80 feet northwesterly as measured along the north easterly line of North Elston Avenue and North Spaulding Avenue perpendicular thereto; North Spaulding Avenue; and North Elston Avenue

to those of a C1-3 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

\_\_\_\_\_  
Common Address of Property:

3661-63 N. ELSTON, CHICAGO, IL 60618

**NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING – TYPE 1 ZONING  
MAP AMENDMENT  
AT  
3661-63 N. Elston AVENUE**

The Application is to change zoning for 3661-63 N. Elston, Chicago, IL 60618 from C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District. The Applicant intends to convert second floor and third floor from two dwelling units, to three dwelling units. There will be six dwelling units in the property, an increase from the current four dwelling units. The building height will remain the same at 38 feet.

**LOT AREA:** 3,319.6 SQUARE FEET

**FLOOR AREA RATIO:** 1.13 Approx.

**DENSITY (LOT AREA PER DWELLING UNIT):** 553.27 SQUARE FEET

**BUILDING AREA:** 3,753 SQUARE FEET

**\*AS EXISTING OFF-STREET PARKING:** NONE

**AS EXISITING OFF-STREET LOADING:** NONE

**AS EXISTING FRONT SETBACK:** 0'-0"

**AS EXISTING REAR SETBACK:** 0'-0"

**AS EXISTING SIDE SETBACK:** 0'-0"

**AS EXISTING REAR YARD OPEN SPACE:** 394.4 SQUARE FEET

**BUILDING HEIGHT:** 38 FEET 0 INCHES

\*Applicant will seek an Administrative Adjustment for the required parking spaces for the additional dwelling units. Property is on a pedestrian street and located 2640 ft. within the CTA Blue Line Addison stop.



Final for Publication

**GENERAL NOTES:**

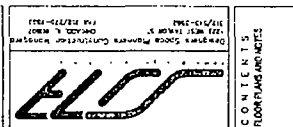
1. CONTRACTOR SHALL VISIT SITE AND DETERMINE FULL EXTENT OF SCOPE OF WORK REQUIRED FOR COMPLETE ADDITIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS.
3. ALL EXISTING EQUIPMENT AND ELECTRICAL SERVICES NOT IDENTIFIED AS TO BE REMOVED SHALL REMAIN OPERATIONAL UNLESS OTHERWISE NOTED.
4. O.C. TO COMPLETE ALL NECESSARY DEMOLITION, PATCHING, REPAIR, AND REFINISHING WORK AS REQUIRED FOR THE INSTALLATION OF NEW WORK.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.

Final for Publication

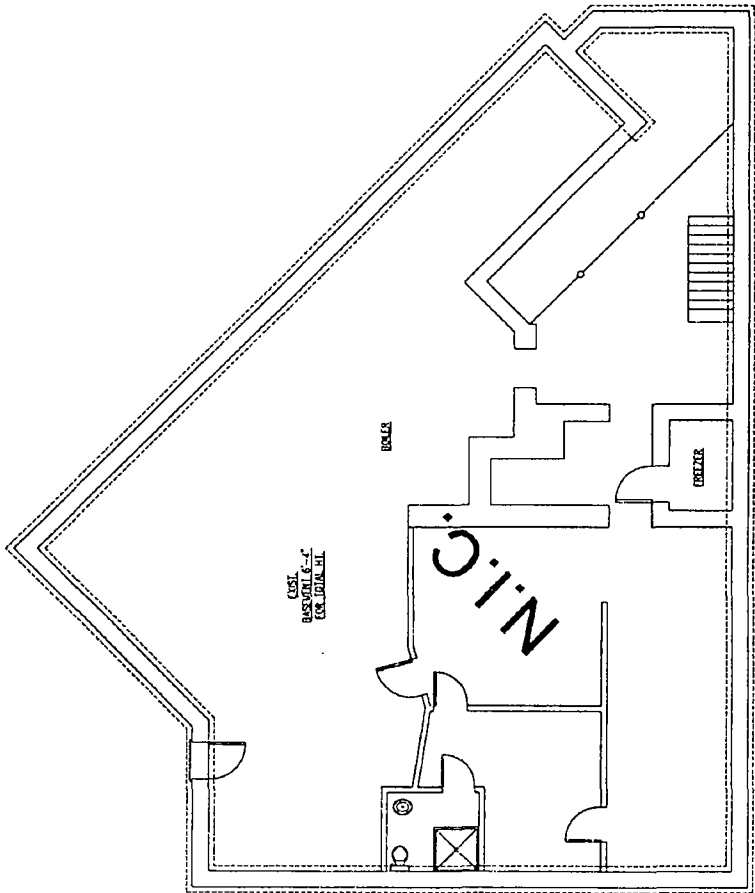
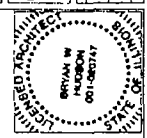
PODRMEDZIC PROPERTIES  
RESIDENTIAL RENOVATION  
3661 N. ELSTON AVE.  
CHICAGO, ILLINOIS 60618

PODRMEDZIC PROPERTIES  
RESIDENTIAL RENOVATION  
3661 N. ELSTON AVE.  
CHICAGO, ILLINOIS 60618



DATE	NO.	BY	APP. BY	SCALE

A-1.0



**LEGEND:**

	BRICK DETECTOR		CONCRETE STRUCTURE TO BE REMOVED
	NEW WORK		EXISTING MASONRY
	CONCRETE STRUCTURE TO BE REMOVED		NEW MASONRY
	BRICK DETECTOR		NEW MASONRY
	CONCRETE STRUCTURE TO BE REMOVED		NEW MASONRY

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/11/11	ISSUED FOR PERMITS

1 EXISTING BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

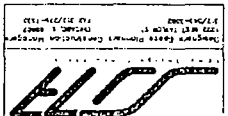
REVISIONS

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR REVIEW

Final for Publication

THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL DESIGN SERVICES PROVIDED HEREON. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

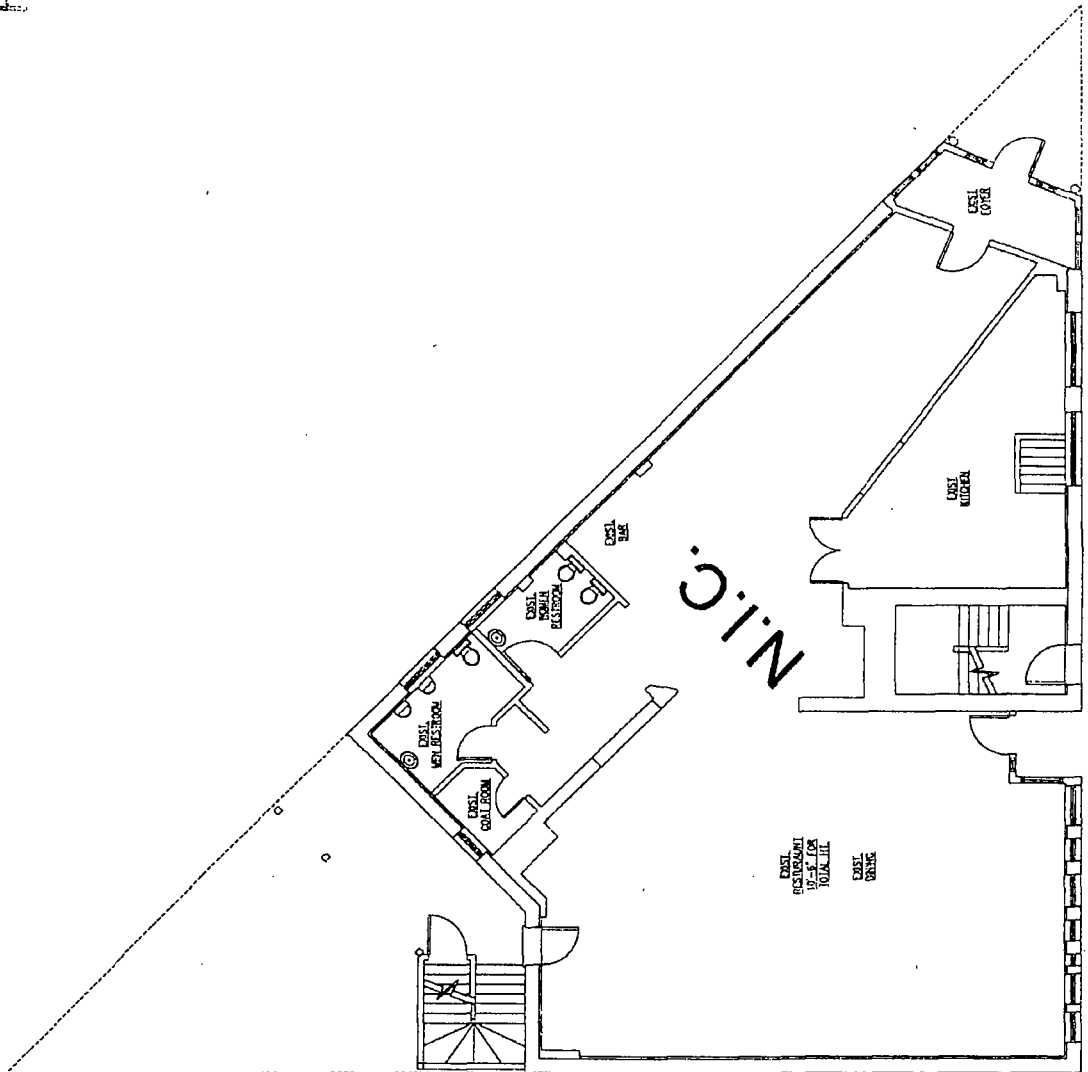
PODRUMEDZIC PROPERTIES  
 RESIDENTIAL RENOVATION  
 3661 N ELSTON AVE  
 CHICAGO, ILLINOIS 60618



CONTENTS

FLOOR PLANS AND NOTES

NO.	DESCRIPTION	SHEET NO.
1	EXISTING FIRST FLOOR PLAN	A-1.1

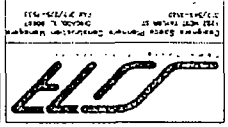


1 EXISTING FIRST FLOOR PLAN  
 SCALE 1/4" = 1'-0"

NO.	DATE	REVISIONS
1		ISSUED FOR REVIEW

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

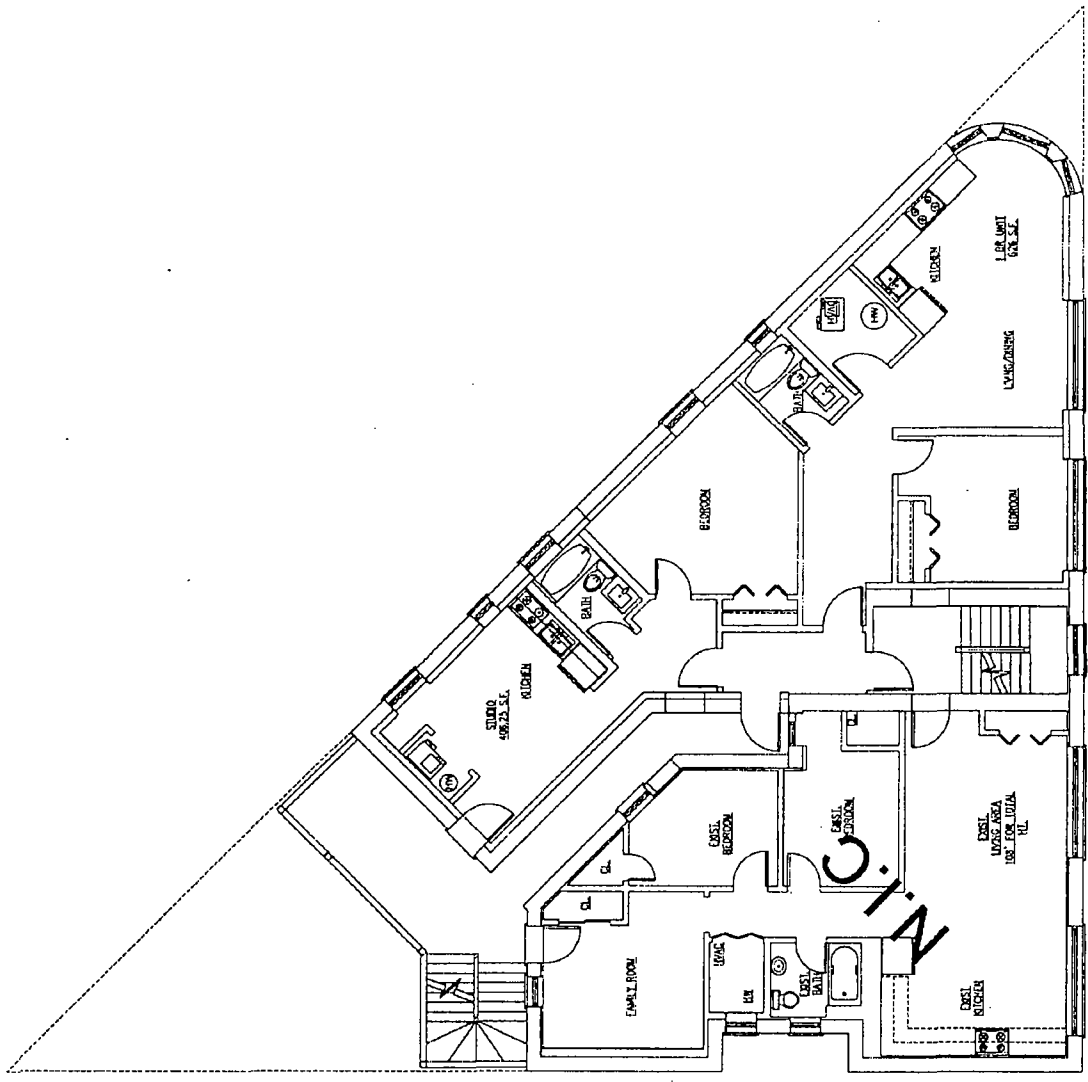
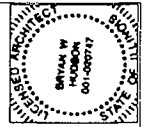
**PODRUMEDZIC PROPERTIES**  
 RESIDENTIAL RENOVATION  
 3661 N ELSTON AVE.  
 CHICAGO, ILLINOIS 60618



**CONTENTS**  
 FLOOR PLANS AND NOTES

NO.	DATE	DESCRIPTION
1	11/15/17	ISSUED FOR REVIEW
2		
3		
4		
5		

**A-1.2**



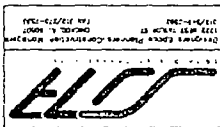
1 PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

Final for Publication

NO.	REVISIONS	DATE	BY	FOR
1	ISSUED FOR PERMIT			

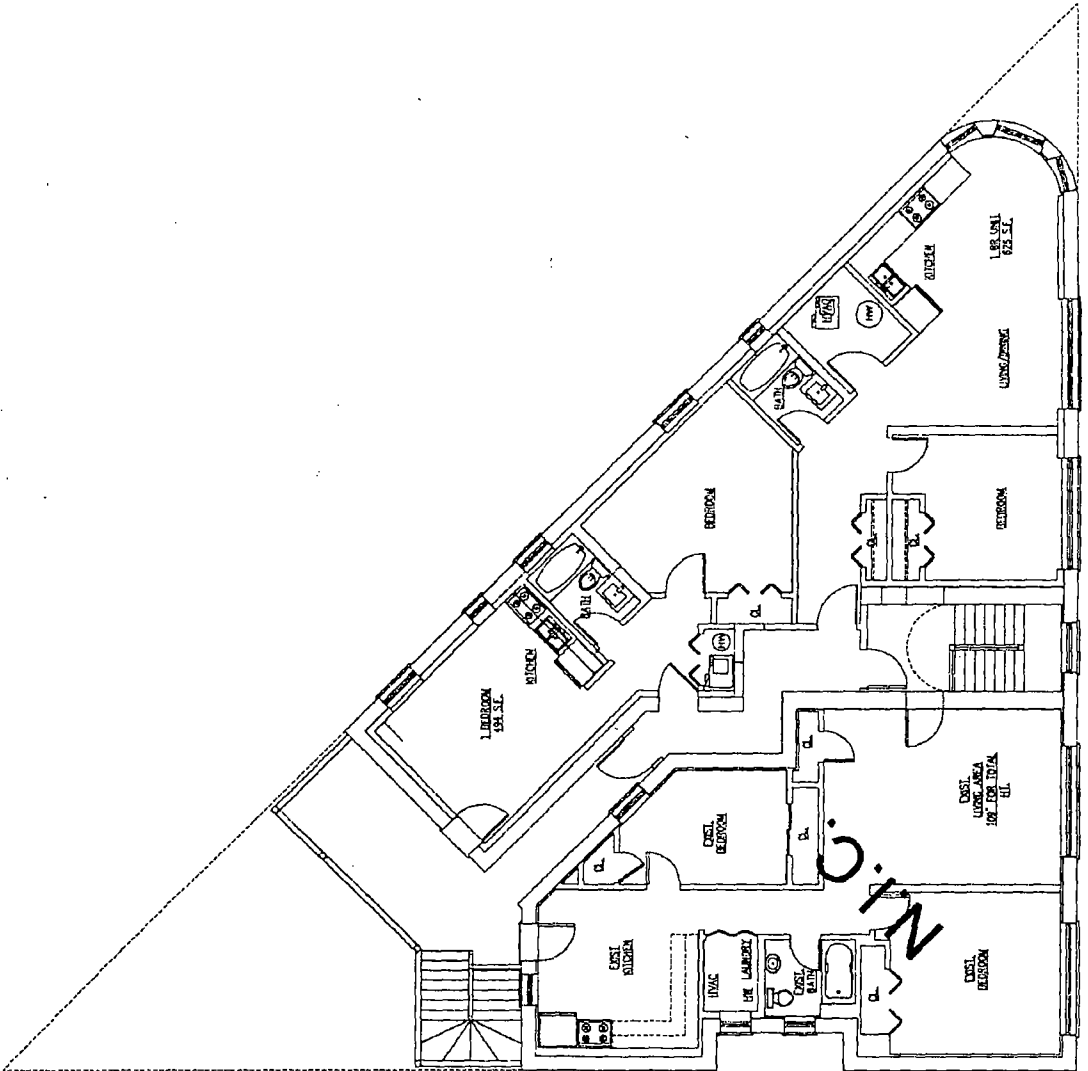
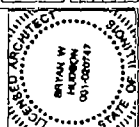
THE ARCHITECT AND ENGINEER HAS PREPARED THIS PLAN AND SPECIFICATIONS TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ARCHITECTURAL AND ENGINEERING PROFESSION. HE HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS OF THE SITE. HE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA OR THE RESULTS OF ANY TESTS OR ANALYSES CONDUCTED BY OTHERS. HE IS NOT RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. HE IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE OCCUPANTS THEREOF. HIS LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIM OR HIS FIRM.

**PODRMEDZIC PROPERTIES**  
 RESIDENTIAL RENOVATION  
 3661 N. ELSTON AVE  
 CHICAGO, ILLINOIS 60618



**CONTACTS**  
 CONTRACTOR: [Name]  
 ARCHITECT: [Name]

**DATE**  
 11/11/11  
**SCALE**  
 1/4" = 1'-0"  
**NO.**  
 A-13



1 PROPOSED THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"