



City of Chicago



SO2021-3076

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-L at 5120 N Elston Ave - App No. 20776T1
Committee(s) Assignment:	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 B3-1 Community Shopping District symbols as shown on Map No. 13-L
in the area bounded by:

North Elston Street; a line 200 feet northwesterly of and parallel to West Carmen Avenue; the public alley southwesterly of and parallel to North Elston Avenue; and a line 225 feet northwesterly and parallel to West Carmen Avenue.

To those of a B2-2 Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

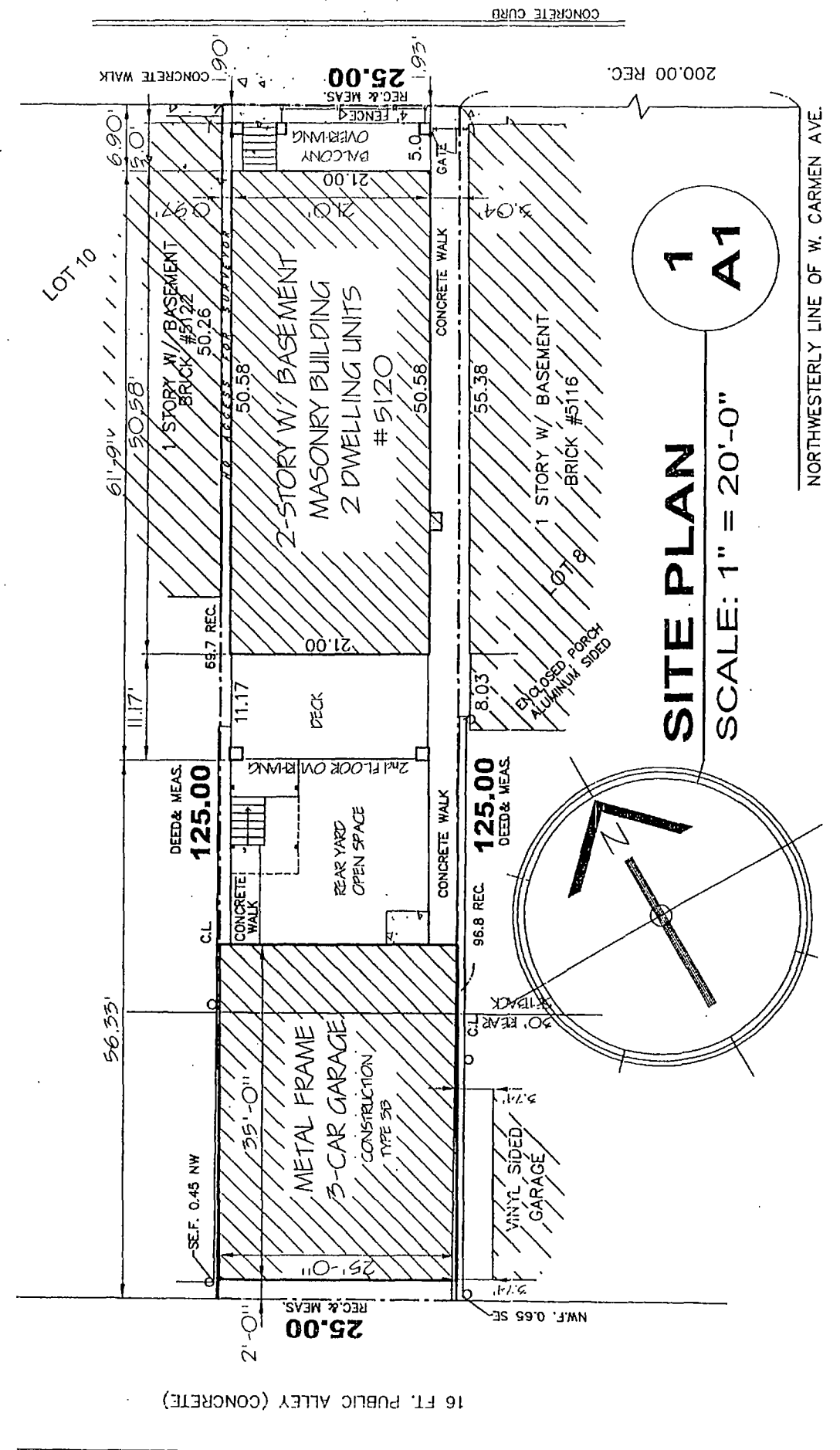
Common address of property: 5120 North Elston Avenue, Chicago

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 ZONING MAP AMENDMENT FOR 5120 NORTH ELSTON AVE FROM B3-1 TO B2-2

The subject property is currently improved with an older one-story commercial building. The Applicant intends to build a second story addition to the existing building and establish 2 dwelling units within the building, with the ground floor unit duplexed to the basement level. The Applicant needs a zoning change to comply with the minimum lot area per unit requirements of the Ordinance.

Project Description:	Zoning Change from a B3-1 Community Shopping District to a B2-2 Neighborhood Mixed-Use District
Use:	Residential building with 2 dwelling units
Floor Area Ratio:	.8
Lot Area:	3,125 Square Feet
Building Floor Area:	2,320 Square Feet
Density:	1,562 Square Feet per Dwelling Unit
Off- Street parking:	3 car garage
Set Backs:	Front Setback: 1.90' Side Setbacks: North: 0.97' / South: 3.04' Rear Setback: 56.33'
Building height:	27'-10"

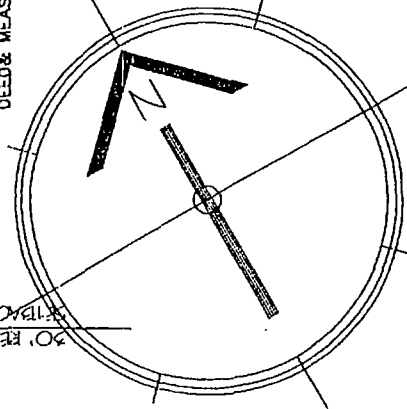
N. ELSTON AVE.



1
A1

SITE PLAN

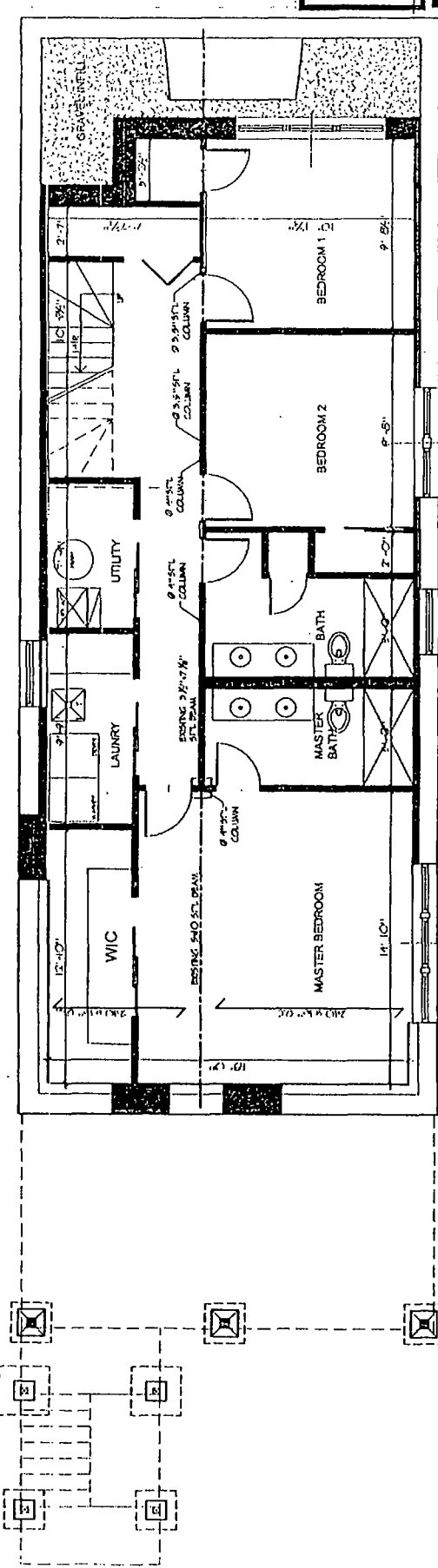
SCALE: 1" = 20'-0"



NORTHWESTERLY LINE OF W. CARMEN AVE.

16 FT. PUBLIC ALLEY (CONCRETE)

1011111111 1111111111

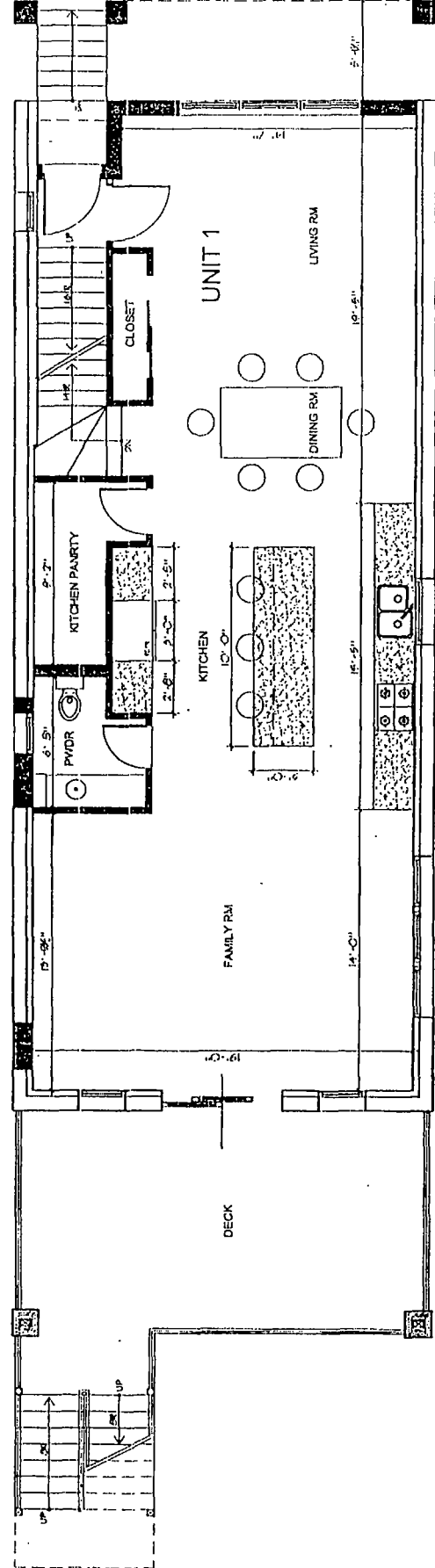


1
A2
DUPLEX DOWN
BASEMENT PLAN - proposed
SCALE: 3/16" = 1'-0"

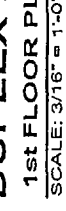


PROJECT ARCHITECT			PROJECT ARCHITECT		
5120 N ELSTON AVE, CHICAGO			5120 N ELSTON AVE, CHICAGO		
JULY 2024			JULY 2024		
DATE			DATE		
DESCRIPTION			DESCRIPTION		
PROGRAM			PROGRAM		
DRAWINGS			DRAWINGS		
ISSUE DATES			ISSUE DATES		

SHEET NO
A2




2
A2
DUPLEX DOWN
1st FLOOR PLAN - proposed
SCALE: 3/16" = 1'-0"



DRAWING LIST			DRAWING LIST		
BASEMENT PLAN			BASEMENT PLAN		
1st FLOOR PLAN			1st FLOOR PLAN		
JOB NO. 20024			JOB NO. 20024		
ISSUE DATE			ISSUE DATE		
DESCRIPTION			DESCRIPTION		
PROGRAM			PROGRAM		
DRAWINGS			DRAWINGS		
DATE			DATE		
DESCRIPTION			DESCRIPTION		
PROGRAM			PROGRAM		
DRAWINGS			DRAWINGS		
ISSUE DATES			ISSUE DATES		

SHEET NO
A2

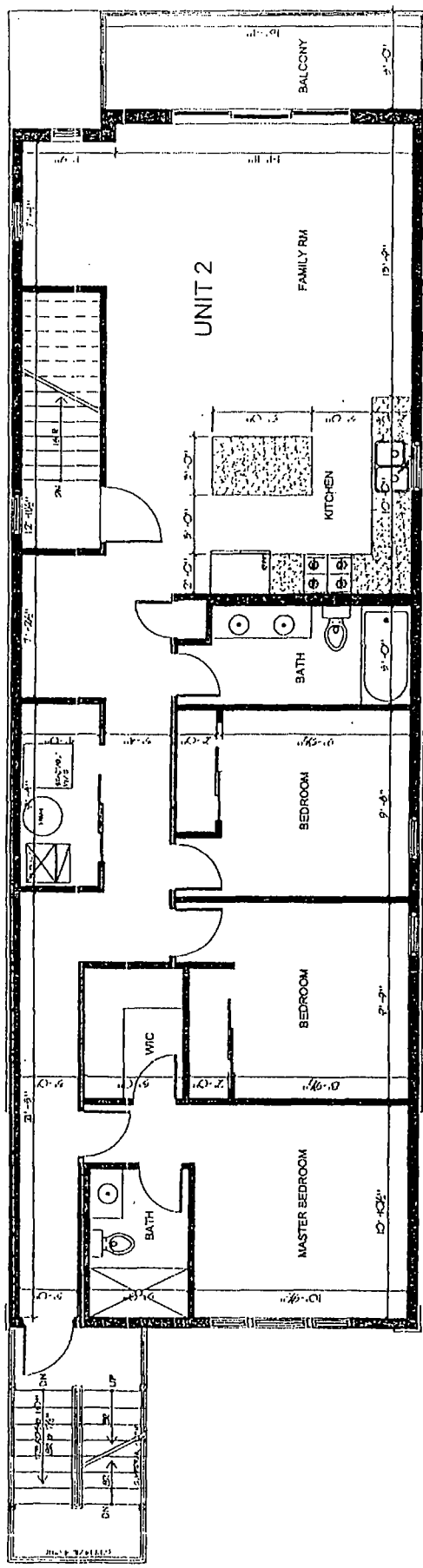
ISSUE DATES		 PRO. PLAN ARCHITECTS, P.C. 705 W. WASHINGTON ST. # 2075 CHICAGO, IL 60610 WWW.PROPLANARCHITECTS.COM
DATE	DESCRIPTION	
04 08 2024	PRELIMINARY	
06 15 2024	REVISIONS	
01 18 2024	REVISIONS	

2-DWELLING UNITS BUILDING
 5120 N ELSTON AVE, CHICAGO

2ND FLOOR PLAN

200 NO. 20224
 DRAWN BY: MARY KATE FREYER
 DATE: 04/08/2024

SHEET NO
A3



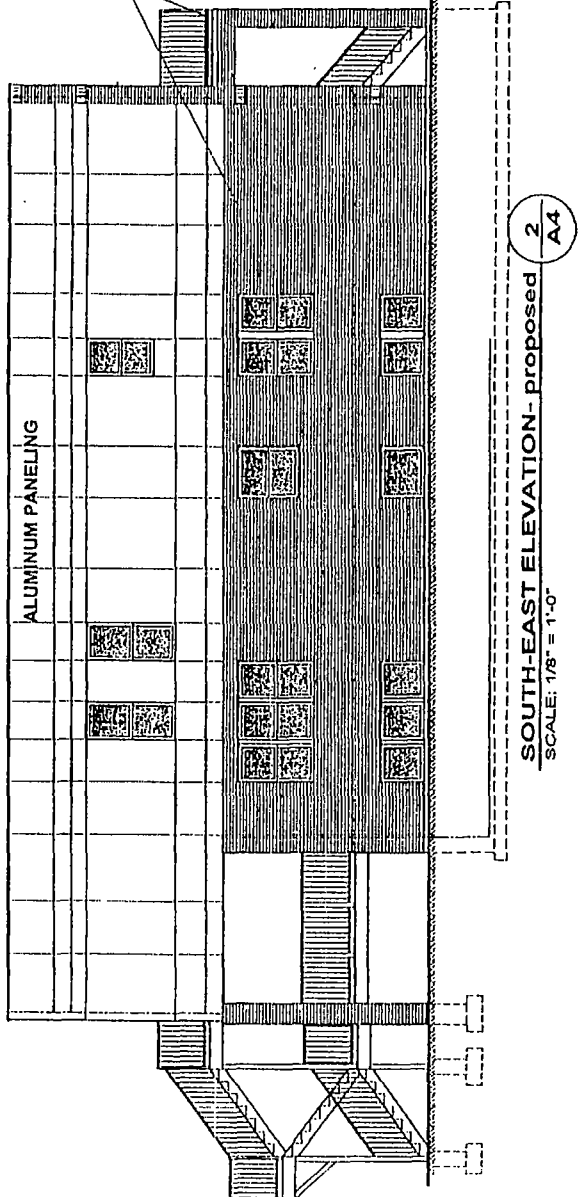
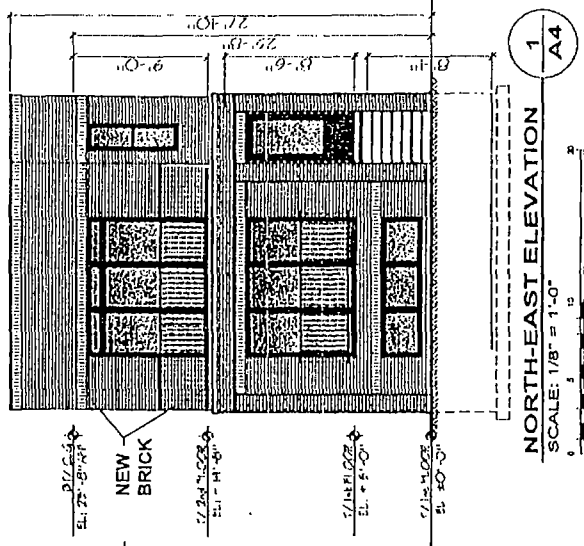
SIMPLEX 1
 2nd FLOOR PLAN - proposed
 SCALE: 3/16" = 1'-0"

1
 A3

5120 N ELSTON AVE, CHICAGO
 2-DWELLING UNITS BUILDING
 PROPOSED ELEVATIONS
 DRAWING LIST
 JOB NO. 20024
 DRAWN BY ANDY KAL PRZYBYLSKI
 CHECKED BY
 ARCHITECT ANDY KAL PRZYBYLSKI
 1000 N LA SALLE ST. CHICAGO, IL 60610
 TEL. 773.733.2070
 WWW.ANDYKALARCHITECTS.COM

ISSUE DATES	DESCRIPTION	DATE	BY
09/15/2021	REVISION #1	09/15/2021	ANDY KAL PRZYBYLSKI
02/08/2020	ISSUE FOR PERMITTING	02/08/2020	ANDY KAL PRZYBYLSKI

SHEET NO. **A4**



JOB NO. 20024		PROPOSED ELEVATIONS	
PROJECT: ANDY KOPRZYNSKI		DRAWING LIST	
5120 N ELSTON AVE, CHICAGO			
2-DWELLING UNITS BUILDING			
PROF. PLAN ARCHITECTS, P.C.			
1000 N. LA SALLE ST. CHICAGO, IL 60610			
TEL: 312.467.7300 FAX: 312.467.7305			
WWW.PROFPLANARCHITECTS.COM			
ISSUE DATES	DESCRIPTION	DATE	BY
06.15.2021	ISSUANCE		
03.03.2021	PRELIMINARY		
01.10.2021	REVISION #2		

SHEET NO
A5

