



City of Chicago



O2021-1208

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-K at 4865 N Elston Ave - App No. 20662T1
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 the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No.13-K in the area bounded by

The alley next northwest of and parallel to North Elston Avenue; a line 106.38 feet northwest of and parallel to North Kilbourn Avenue; North Elston Avenue; and a line 136.38 feet northwest of and parallel to North Kilbourn 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: 4865 North Elston Avenue

NARRATIVE AND PLANS FOR THE PROPOSED VOLUNTARY TYPE 1 REZONING

AT

4865 N. Elston Ave., Chicago, IL 60630
39th Ward

The Applicant intends to change the zoning from the existing C1-1 to a C1-3 to erect a new 3 story building with commercial and residential components that are situated on a rectangular lot measuring 3,750 sq. ft. There will be 4 dwelling units with 4 accommodating parking spaces. The building height will be approximately 36 feet. This establishment is described as:

ZONING: C1-3

LOT AREA: 3,750 SF

MIN. LOT AREA PER DWELLING UNIT: 937.5 SF

COMMERCIAL SPACE AREA (25% OF 3,750 SF → 937.5 SF): PROPOSED 965 SF

FLOOR AREA RATIO: 2.26

1st FLOOR AREA: 3,060 SF

2nd FLOOR AREA: 2,700 SF

3rd FLOOR AREA: 2,700 SF

OFF-STREET PARKING: 4

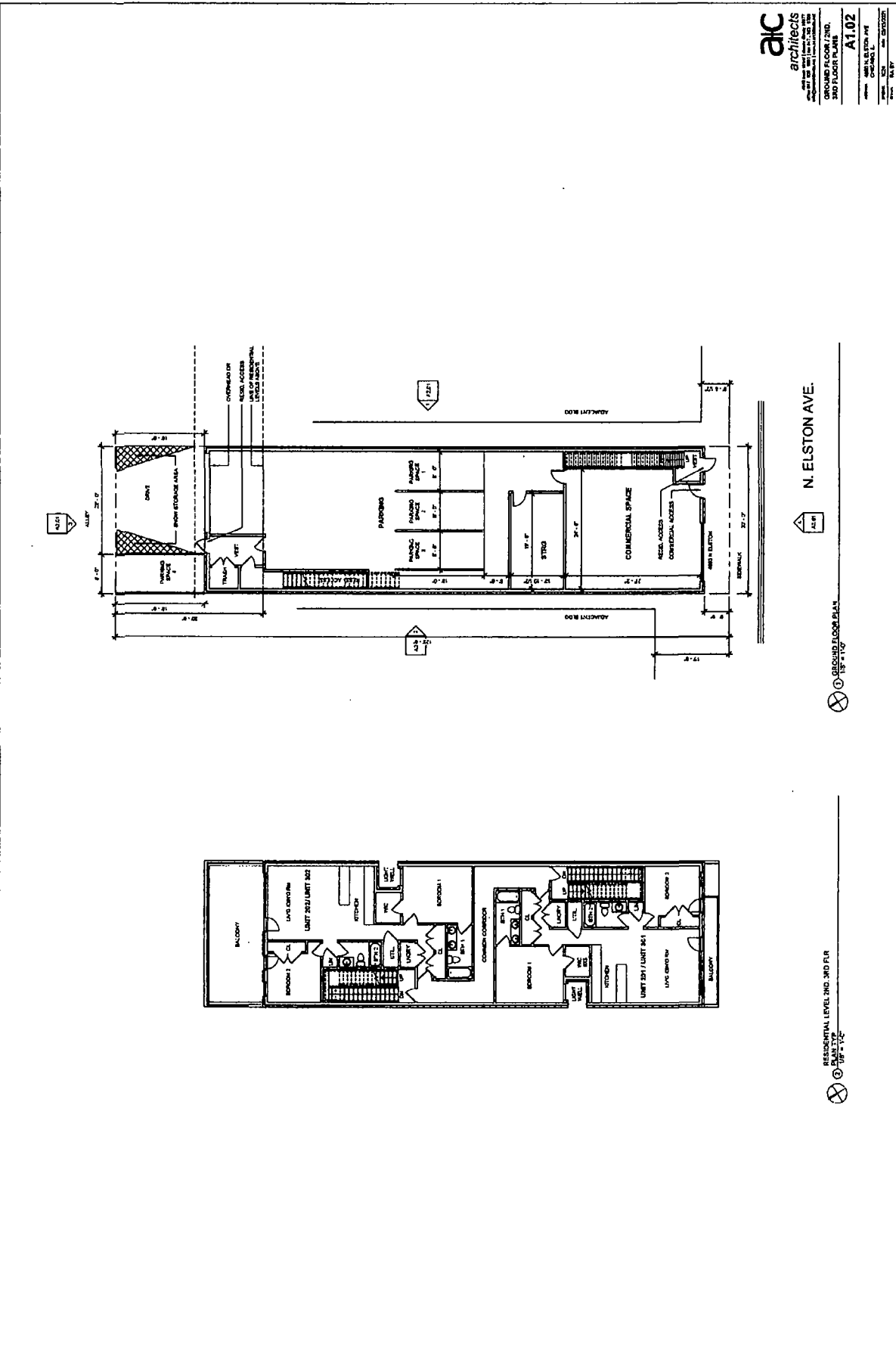
FRONT SETBACK: 5 FT

REAR SETBACK: 18 FT COMMERCIAL GROUND FLR / 30 FT RESIDENTIAL UPPER

SIDE SETBACK: 0 FT

BUILDING HEIGHT: 36FT

Attachments included.



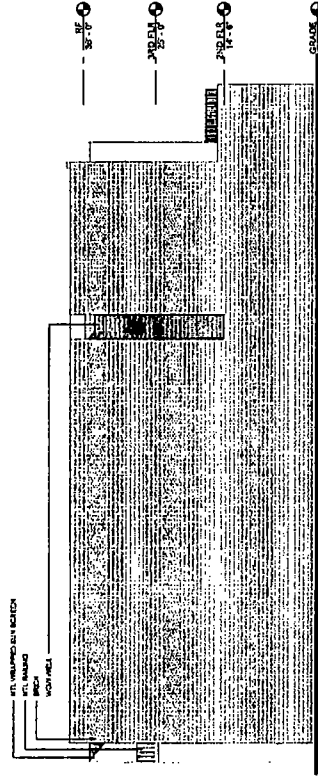
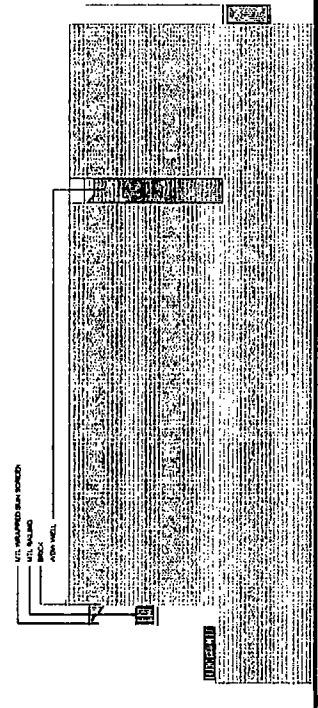
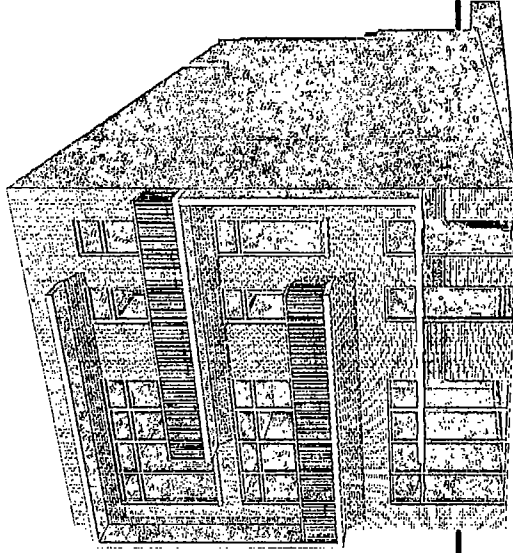
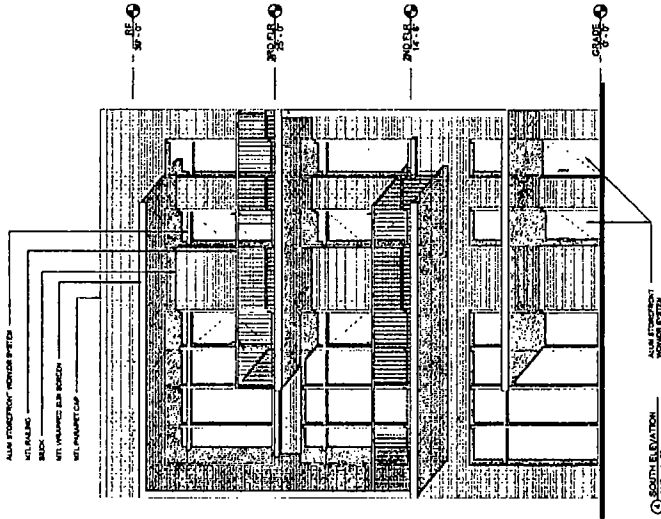
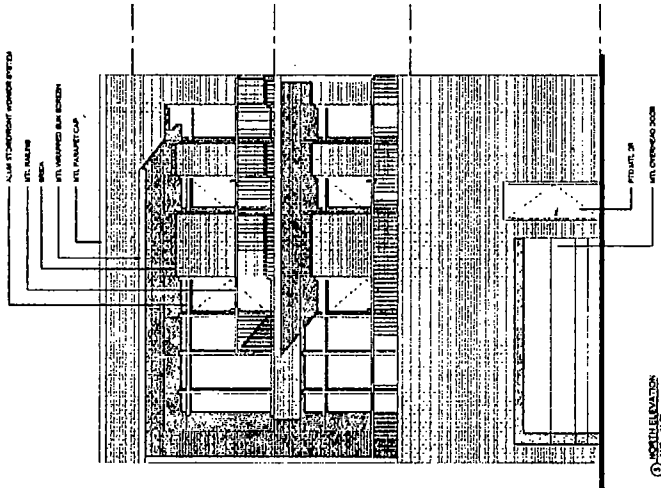
aic
 architects
 1000 WEST 10TH AVENUE, SUITE 100
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 WWW.AICARCHITECTS.COM

GROUND FLOOR / 2ND
 AND FLOOR PLANS
A1.02
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 DATE: 10.17.17

N. ELSTON AVE.

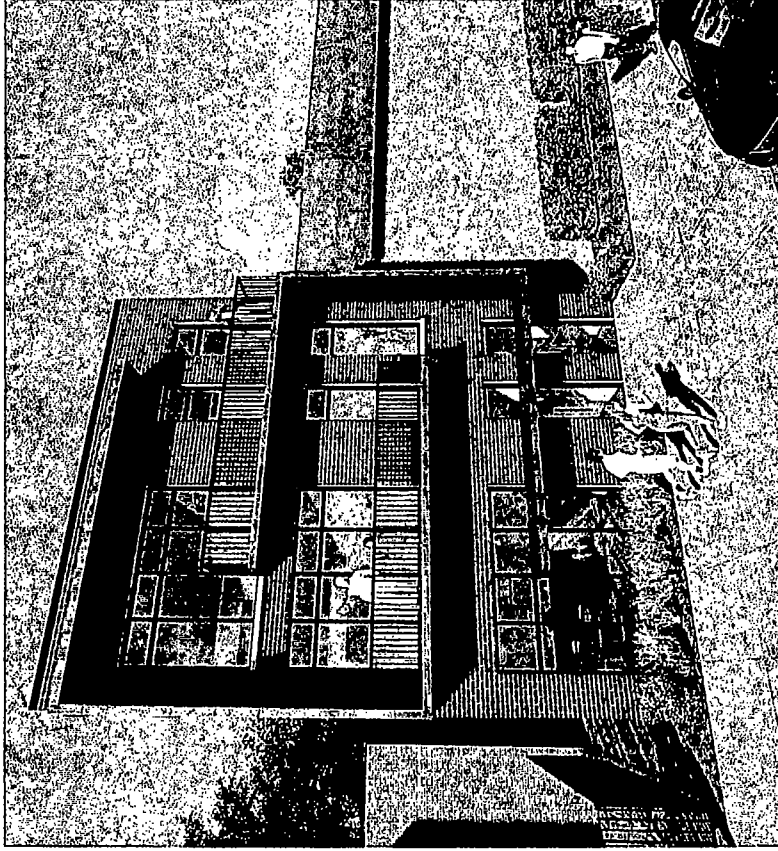
RESIDENTIAL FLOOR PLAN
 1000 WEST 10TH AVENUE

RESIDENTIAL LEVEL 2ND FLOOR
 1000 WEST 10TH AVENUE



aic
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ELEVATIONS / VIEW
A2.01
DATE: 08/14/14
DRAWN BY: J. [unreadable]
CHECKED BY: [unreadable]
SCALE: 1/8" = 1'-0"



RENDERING VIEW 1

aic

architects

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RENDERING VIEW

A2.02

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