



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 CI-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.

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