



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

**address of property: f>120 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"

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