



Office of the City Clerk

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Legislation Text

File #: SO2021-3076, Version: 1

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: 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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