



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2021-1208  
**Type:** Ordinance  
**File created:** 3/24/2021  
**Status:** Passed  
**In control:** City Council  
**Final action:** 4/21/2021  
**Title:** Zoning Reclassification Map No. 13-K at 4865 N Elston Ave - App No. 20662T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-K  
**Attachments:** 1. O2021-1208 (V1).pdf, 2. O2021-1208.pdf

Date	Ver.	Action By	Action	Result
4/21/2021	1	City Council	Passed	Pass
4/20/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/24/2021	1	City Council	Referred	

## 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 CI-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 CI-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:

## Final for Publication

**NARRATIVE AND PLANS FOR THE PROPOSED  
VOLUNTARY TYPE 1 REZONING  
AT**

4865 N. Elston Ave., Chicago, TL 60630 39<sup>th</sup> Ward

The Applicant intends to change the zoning from the existing Cl-1 to a Cl-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: Cl-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

**1<sup>st</sup> FLOOR AREA: 3,060 SF**

2<sup>nd</sup> FLOOR AREA: 2,700 SF

3<sup>rd</sup> 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: OFT BUILDING HEIGHT: 36FT

Attachments included.