



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-3076
Type: Ordinance
File created: 7/21/2021
Status: Passed
In control: City Council
Final action: 9/14/2021
Title: Zoning Reclassification Map No. 13-L at 5120 N Elston Ave - App No. 20776T1
Sponsors: Misc. Transmittal
Indexes: Map No. 13-L
Attachments: 1. O2021-3076.pdf, 2. SO2021-3076.pdf

Date	Ver.	Action By	Action	Result
9/14/2021		City Council	Passed as Substitute	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2021	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 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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