



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-3152
Type: Ordinance
File created: 7/21/2021
Status: Passed
In control: City Council
Final action: 9/14/2021
Title: Zoning Reclassification Map No. 9-J at 3661-3663 N Elston Ave - App No. 20793T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-J
Attachments: 1. O2021-3152 (V1).pdf, 2. O2021-3152.pdf

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

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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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 9-J in the area bounded by

A line 80 feet northwesterly as measured along the north easterly line of North Elston Avenue and North Spaulding Avenue perpendicular thereto; North Spaulding Avenue; and North Elston Avenue

to those of a C1-3 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:

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 C1-1 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 EXISTING 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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