



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-4065
Type: Ordinance **Status:** Passed
File created: 9/14/2021 **In control:** City Council
Final action: 10/14/2021
Title: Zoning Reclassification Map No. 11-J at 3919-3925 W Cullom Ave/4251-4257 N Harding Ave/4271 N Elston Ave - App No. 20827T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-J
Attachments: 1. O2021-4065.pdf, 2. O2021-4065 (V1).pdf

Date	Ver.	Action By	Action	Result
10/14/2021	1	City Council	Passed	Pass
10/12/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	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 current CNI Neighborhood Commercial District symbols and indications as shown on Map No. 11-J in the area bounded by:

West Cullom Avenue; a line 68.76 feet east of and parallel to North Harding Avenue; a line from a point along a line 68.76 feet east of and parallel to North Harding Avenue and 48.00 feet south of West Cullom Avenue running southwest and perpendicular to North Elston Avenue for a distance of 73.00 feet; North Elston Avenue; and North Harding Avenue

to those of a B3-3 Community Shopping District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 3919-25 West Cullom Avenue / 4251-57 North Harding Avenue / 4271 North Elston Avenue

Final for Publication

NARRATIVE AND PLANS

3919-25 West Cullom Avenue / 4251-57 North Harding Avenue / 4271 North Elston Avenue

TYPE I REGULATIONS

Narrative: The subject property is improved with a 5,433.0 square foot lot that is improved with a one-story residential building with approximately 5,000 square feet of commercial space. The property has no parking. The existing height of the building is 15'-9" feet. The Applicant proposes to rezone the property from a C1-1 Neighborhood Commercial District to a B3-3 Community Shopping District to rehabilitate the existing building and add a second floor to the existing building that will contain two residential dwelling units. The proposed first-floor commercial space will be approximately 5,003.13 square feet. The Applicant will provide two parking spaces. The proposed height of the building will be 26'-6" feet.

Lot Area: 5,433 square feet

FAR: 1.47

Floor Area: 8,030.97 square feet

Residential Dwelling Units: 2

MLA: 2,716.5 square feet

Height: 26'-6" feet

Automobile Parking: 2

Setbacks:

Front (North Harding Avenue): North Side (West Cullorn Avenue): Southwest Side (North Elston Avenue): Rear (alley):

0.0 feet (existing) 0.0 feet (existing) 0.0 feet (existing)

At-grade: 0.0 feet (existing) 2mi F1. 8>_7» (proposed)*

A set of plans is attached.

* The Applicant will seek a Variation to reduce the rear yard setback from the required 30.0 feet to 8'-7" feet.

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