



City of Chicago



O2022-2795

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-K at 2453 N Cicero Ave - App No. 21148T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No.7-K in the area bounded by

A line 74.50 feet south of and parallel to West Altgeld Street; a line 120 feet east of and parallel to North Cicero Avenue; a line 107.67 feet south of and parallel to West Altgeld Street; and North Cicero Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

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

Common address of property: 2453 North Cicero Avenue

PROJECT NARRATIVE FOR TYPE 1 ZONING CHANGE – 2453 N. CICERO AVENUE

The address of the parcel is 2453 N. Cicero Avenue. The current zoning of the parcel is B1-1 and no parking is required for the establishment. The Zoning Change to C2-1 is required to permit an automobile storage and “car wrap” facility in compliance with the Chicago Zoning Code. “Car Wrapping” is the customized application of vinyl graphics directly on a vehicle (i.e. advertising). The building is a one (1) story brick building.

Lot area: 3980.4 sq. ft.

a) FAR: .63 EXIST

Building area: 2513.31 sq. ft.

b) Off Street Parking Spaces: No Parking Required

c) Proposed Setbacks Existing

Front Setback: -0-

Rear Setback: 43.58

Sidyard: -0- (North)

Sidyard: -0- (South)

Building Height: 16.25

N. CICERO AVE

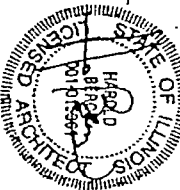
LOT AREA: 3980.40 S.F.
 BUILDING AREA = 2,547.93 S.F.
 EXISTING ZONING B1-1

16 FT. PUBLIC ALLEY

1 SITE PLAN
 SCALE 3/32"=1'-0"

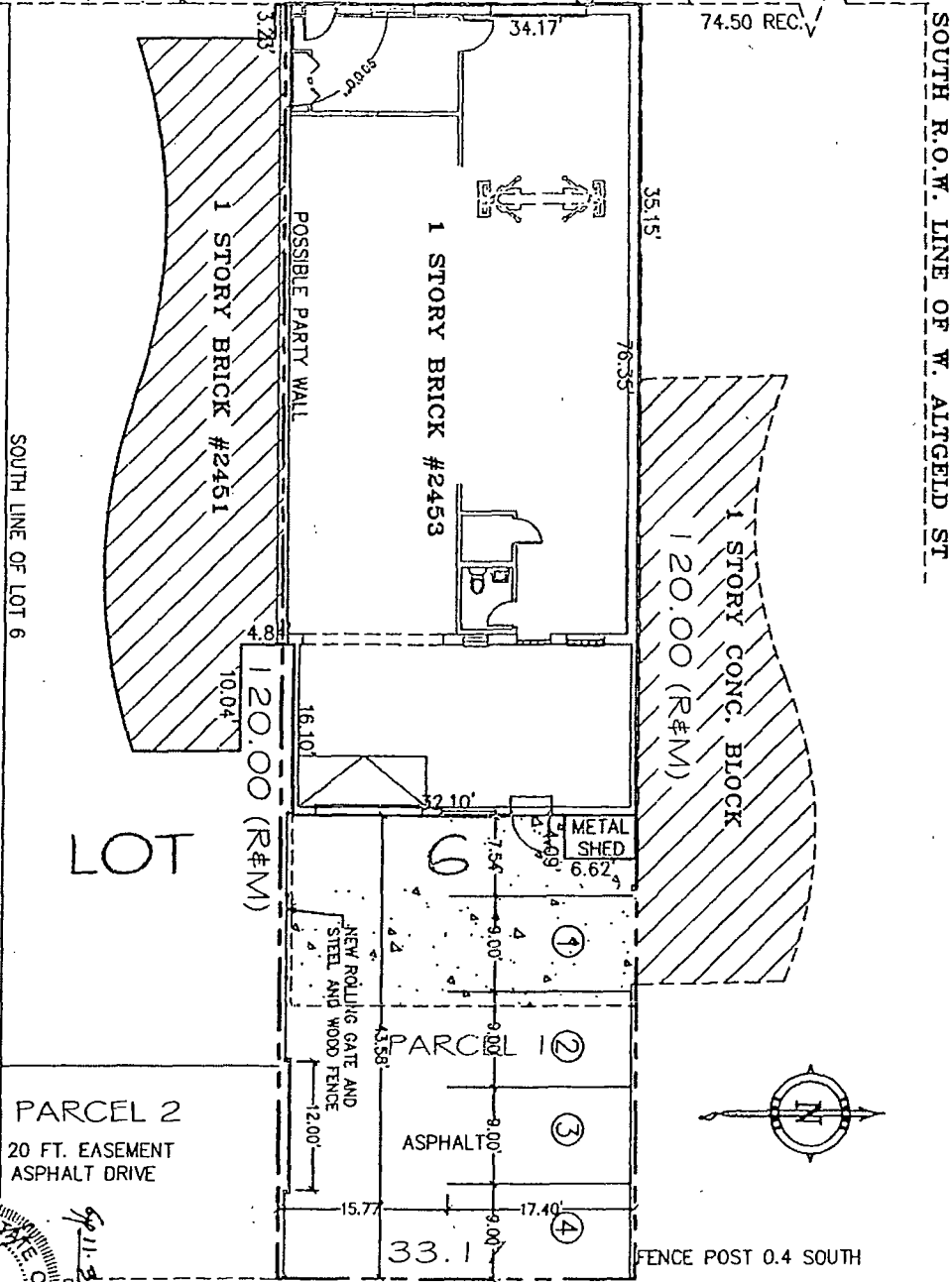


DESIGN FIRM LICENSE
 No. 184.007748-0001



DATE 9/11/2022

PARCEL 2
 20 FT. EASEMENT
 ASPHALT DRIVE



WEST FACE OF WOOD FENCE IS 0.5 EAST

WEST FACE OF WOOD FENCE IS 0.4 EAST

CAR WRAPPING & STORAGE
 2453 N CICERO AVENUE
 CHICAGO, ILLINOIS 60639

Final Application

