



City of Chicago



SO2020-3123

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 6/17/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 9-L at 3701-3710 N Cicero Ave - 20430T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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, as shown on Map 9-L in the area bounded by:

North Cicero Avenue; a line 231.64 feet South of and parallel to West Warwick Avenue; the alley next West of and parallel to North Cicero Avenue; and a line 132.32 feet South of and parallel to West Warwick Avenue.

To those of **B2-3 Neighborhood Mixed-Use District.**

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

Common Address of Property: 3704-3710 North Cicero Avenue, Chicago, IL

FINAL FOR PUBLICATION

**SUBSTITUTE
NARRATIVE AND PLANS
FOR THE PROPOSED ZONING AMENDMENT
TYPE I APPLICATION
AT
3704-3710 NORTH CICERO AVENUE**

The Application is to change zoning for 3704-3710 North Cicero Avenue from B3-1 to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a 4-Story Building with seventeen (17) residential dwelling units (one of which will be an Affordable Requirements Ordinance Unit), and a large commercial space on the ground floor. The commercial space is approximately 2,475 square feet. There will be a total of twenty-one (21) parking spaces located at the rear of the property. The footprint of the building shall be approximately 99 feet 3 ½ inches by 80 feet in size. The Building height shall be 59 feet high, as defined by City Code.

LOT AREA: 12,415 SQUARE FEET

FLOOR AREA RATIO: 3.0

BUILDING AREA: 37,125 SQUARE FEET

DENSITY, per DWELLING UNIT: 730.29 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE TWENTY-ONE OFF-STREET PARKING SPACES PROVIDED.

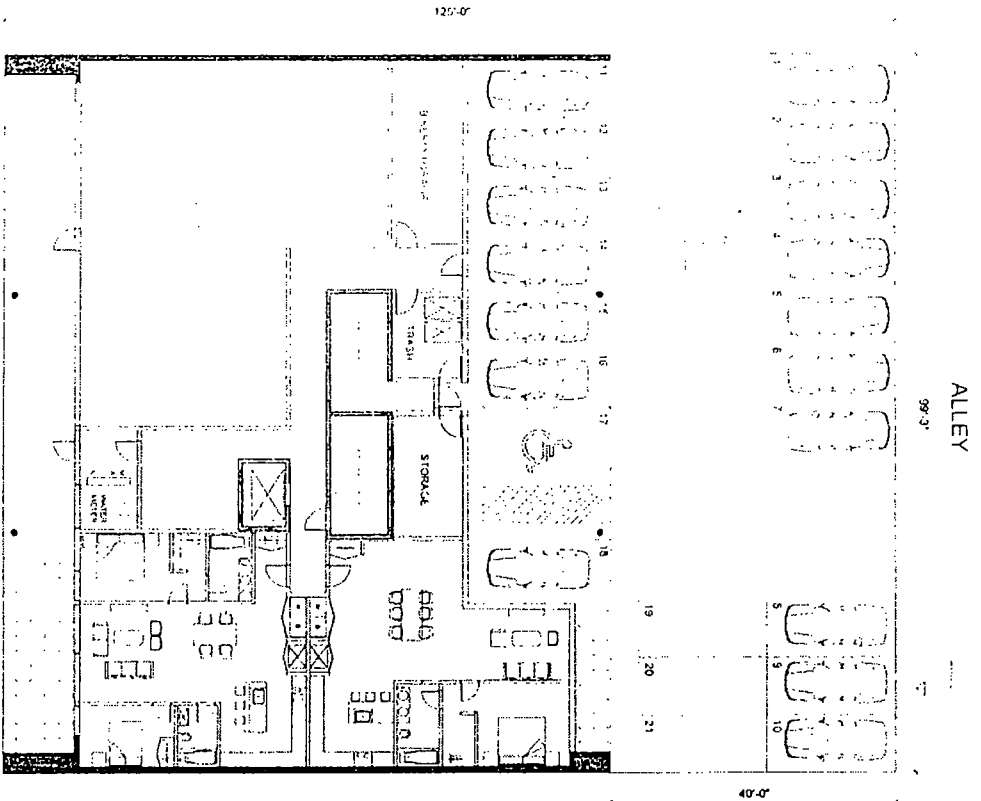
FRONT SETBACK: ZERO

REAR SETBACK: 40 FEET

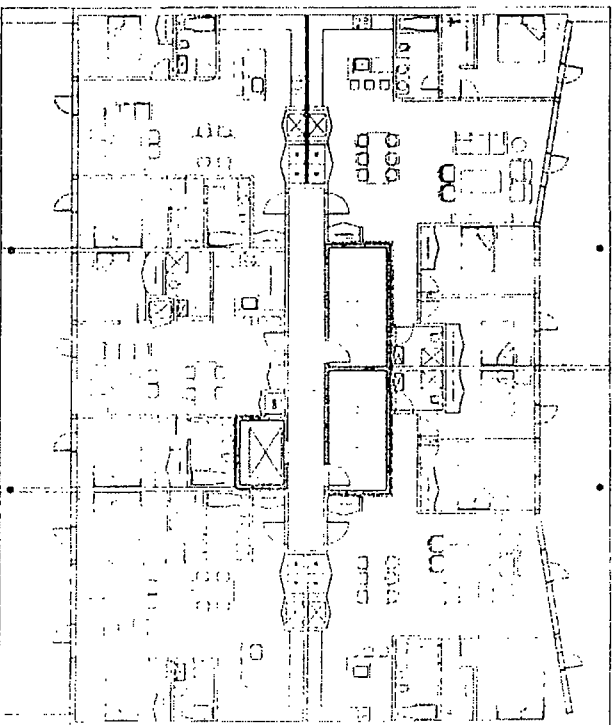
SIDE SETBACKS: ZERO

BUILDING HEIGHT: 59 FEET

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GROUND FLOOR



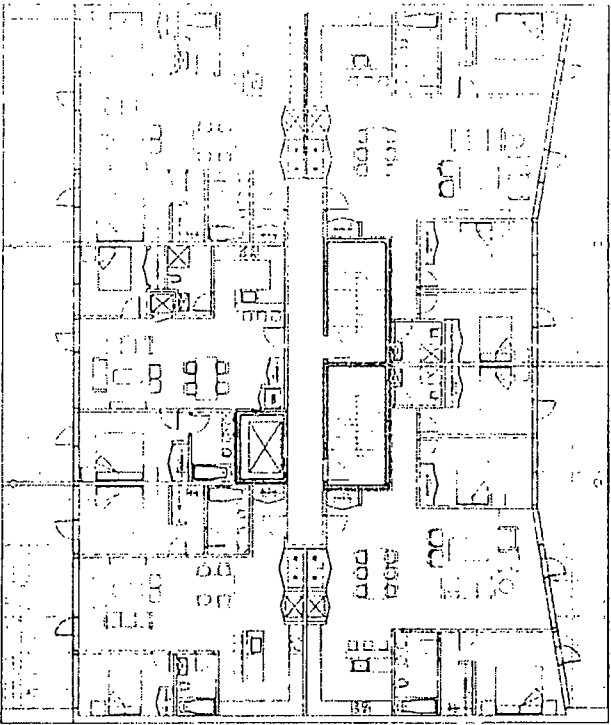
2ND FLOOR

G-7 INVESTMENT LLC
CHICAGO

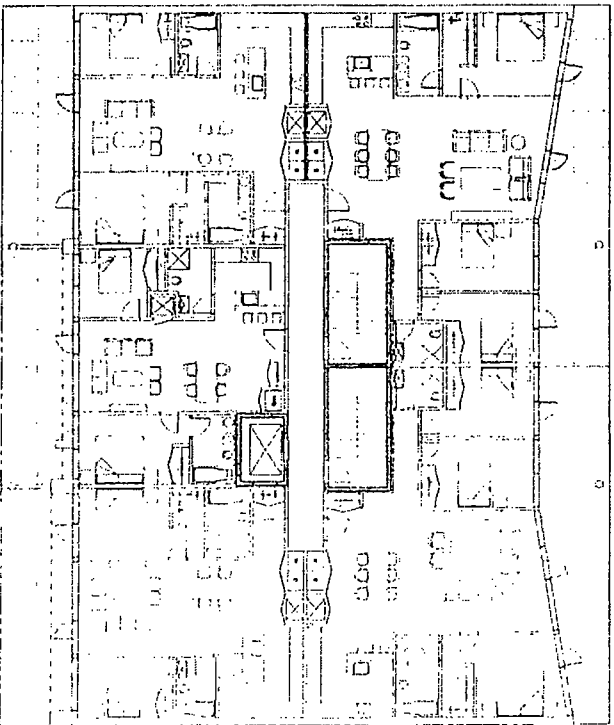
3704-10 N. CICERO AVE
SCALE: 1/16" = 1'

STUDIO SYM DESIGN
ARCHITECTURE • MASTERPLANNING
407 S. JAMES STREET, SUITE 1201, CHICAGO, ILLINOIS 60605
JUNE 10 2020

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3RD FLOOR



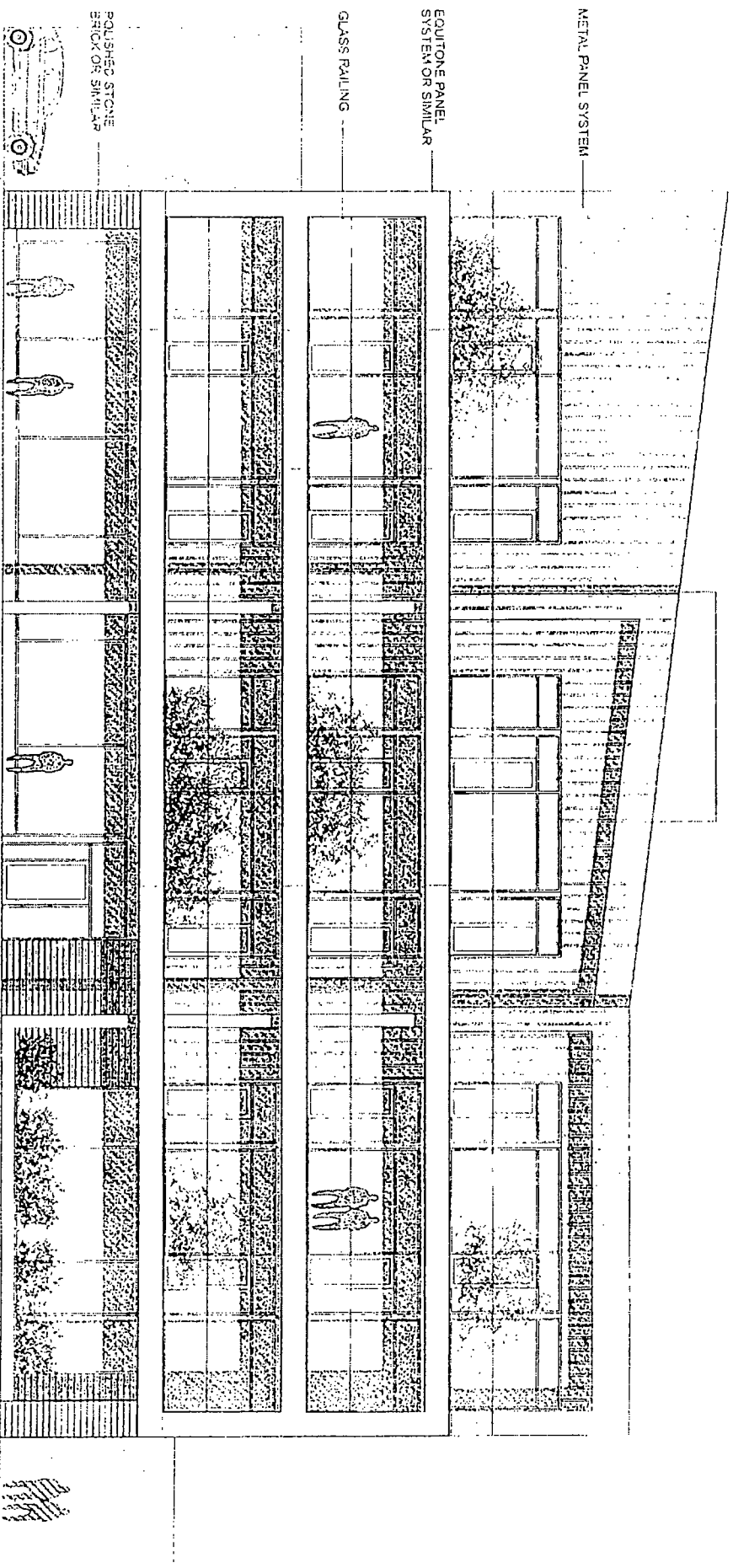
4TH FLOOR

G-7 INVESTMENT LLC
CHICAGO

3704-10 N. CICCERO AVE
SCALE: 1/16" = 1'

STUDIO SYM DESIGN
ARCHITECTURE + MASTERPLANNING
401 S. DEARBORN, SUITE 1201 CHICAGO, ILLINOIS 60605
JUNE 10, 2020

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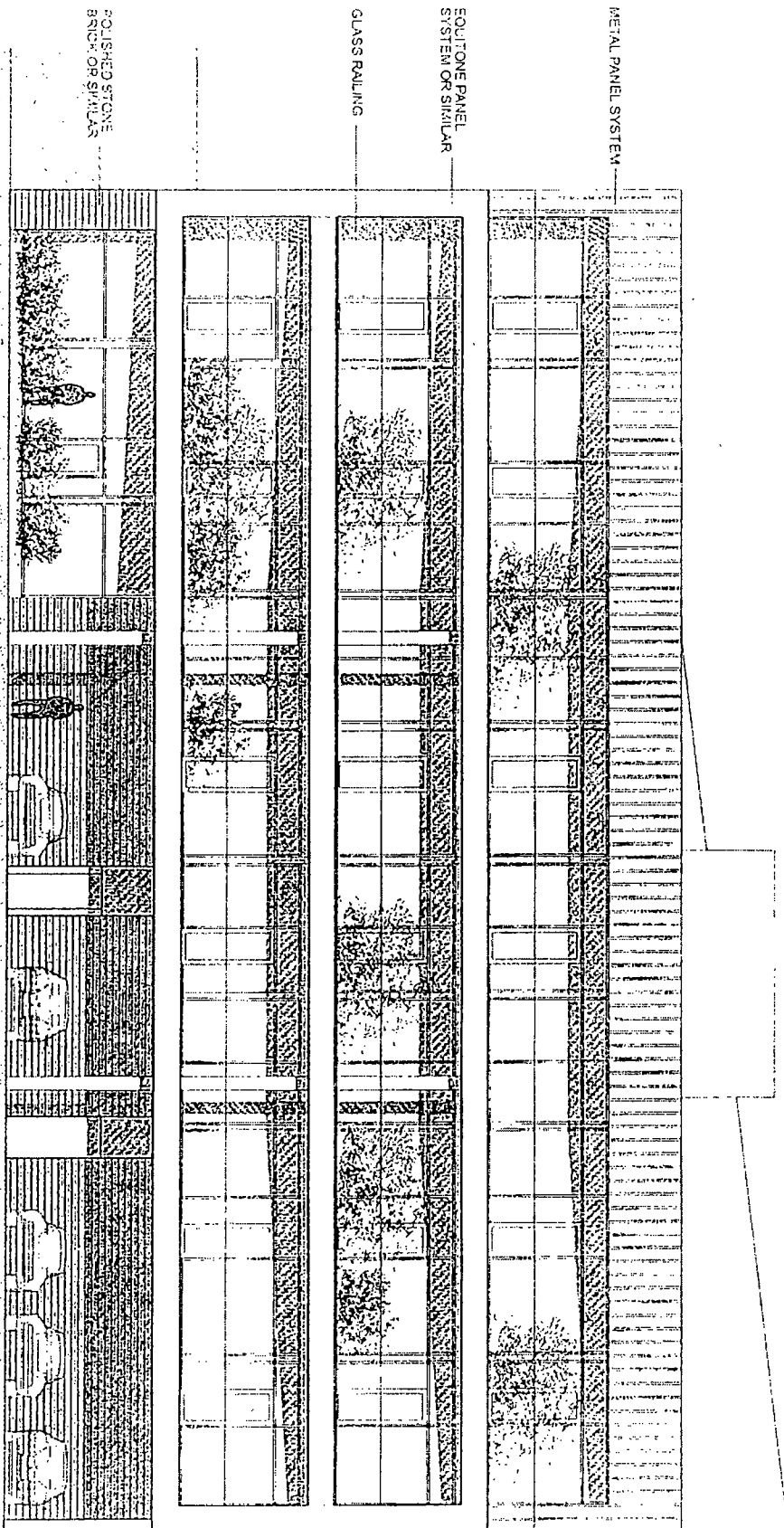


G-7 INVESTMENT LLC
CHICAGO

EAST ELEVATION
(N. CINCERO AVE.)

STUDIO SYM DESIGN
ARCHITECTURE + MASTERPLANNING
401 S. LA Salle Street, Suite 1201 Chicago, Illinois 60605
JUNE 10 2020

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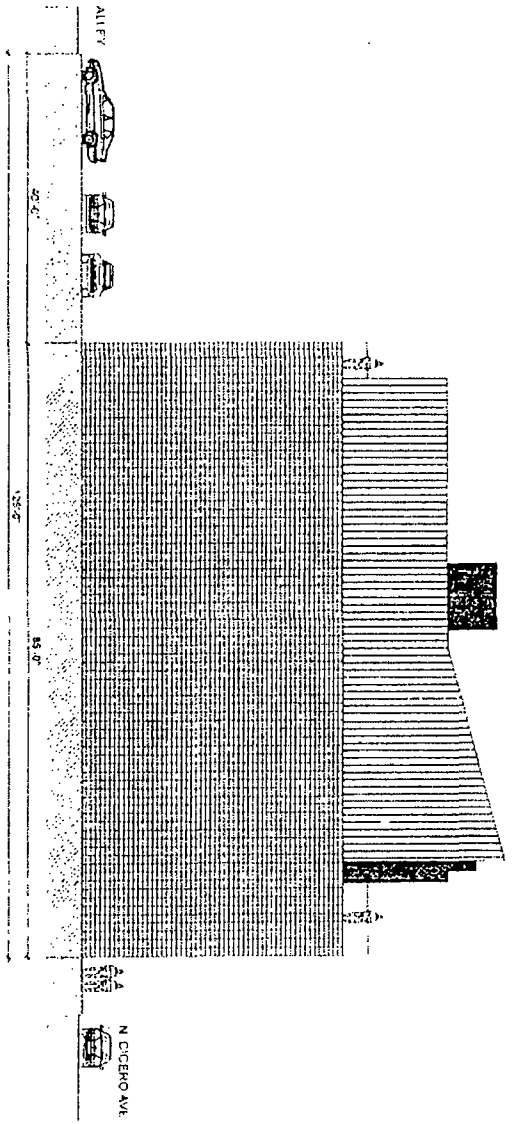
G-7 INVESTMENT LLC
CHICAGO

WEST ELEVATION
(ALLEY)

STUDIO SYM DESIGN
ARCHITECTURE - MASTERPLANNING
401 S. LEXINGTON STREET, SUITE 1201, CHICAGO, ILLINOIS 60605
JUNE 10 2020

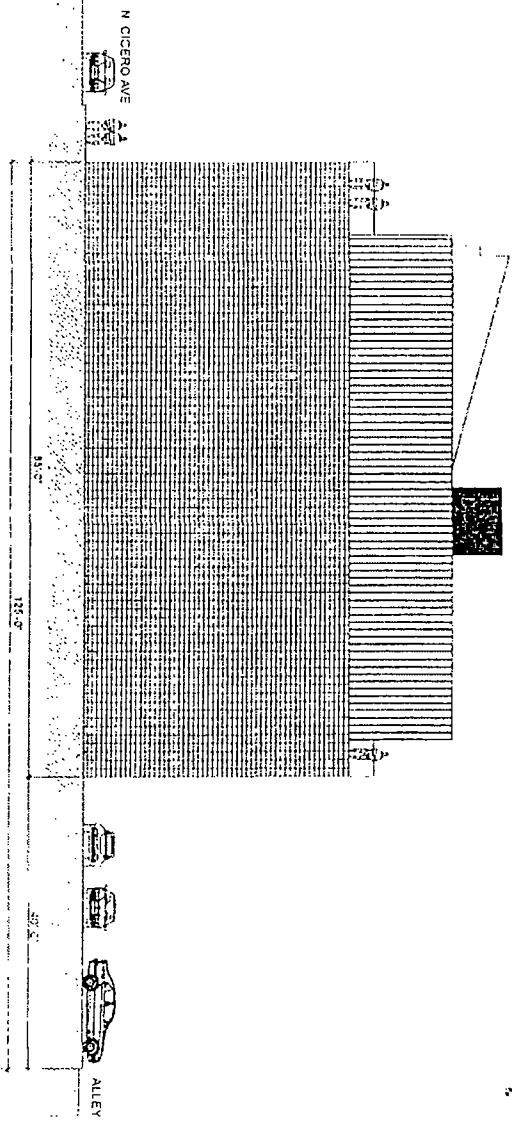
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500 JAMES STREET + 10.0
PREFECTION



SOUTH ELEVATION

MAXIMUM HEIGHT - 45' UP
RESTRICTION
TOP FINISH - 59' 1"

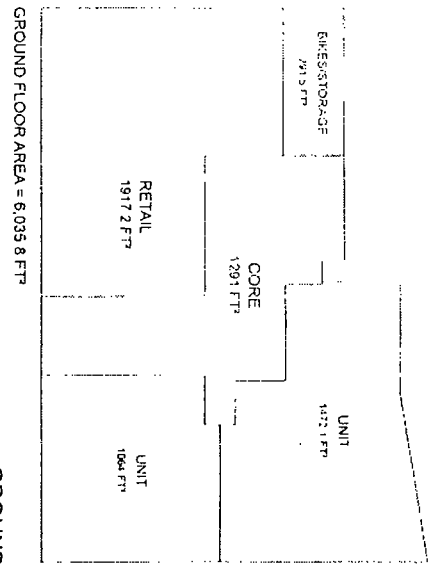


NORTH ELEVATION

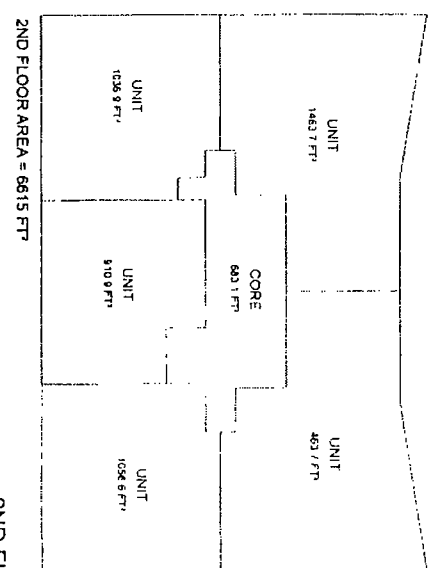
STUDIO SYM DESIGN
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407 S. LAUREL STREET, SUITE 207 CHICAGO, ILLINOIS 60605
JUNE 10 2020

G-7 INVESTMENT LLC
CHICAGO

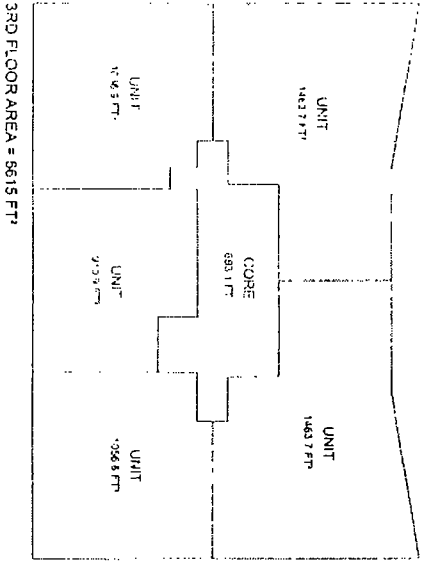
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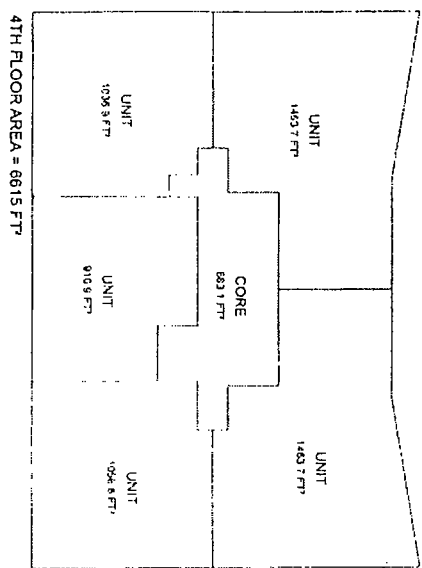
GROUND FLOOR
(2 UNITS)



2ND FLOOR
(5 UNITS)



3RD FLOOR
(5 UNITS)



4TH FLOOR
(5 UNITS)

- 1) TOTAL FLOOR AREA
6035.8 + (3 x 6615)
25,680.8 ft²
- 2) TOTAL # OF UNITS
17 UNITS
- 3) TOTAL # OF PARKING
21

G-7 INVESTMENT LLC
CHICAGO

3704-10 N. CICCERO AVE

STUDIO SYM DESIGN
ARCHITECTURE • MASTERPLANNING
4811 Madison Street, Suite 100 Chicago, Illinois 60630
JUNE 10 2020