



City of Chicago



O2021-5716

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/15/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-L at 3714 N Cicero Ave - App No. 20889T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 B3-1 Community Shopping District, as shown on Map 9-L in the area bounded by:

North Cicero Avenue; a line 100.32 feet South of and parallel to West Warwick Avenue; the Public 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: 3714 North Cicero Avenue, Chicago, Illinois 60641

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**NARRATIVE AND PLANS
FOR THE PROPOSED ZONING MAP AMENDMENT
TYPE 1 APPLICATION
AT
3714 NORTH CICERO AVENUE**

The Application is for a Zoning Map Amendment to change the District of 3714 North Cicero Avenue from B3-1 to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a 4-Story Building with six (6) residential dwelling units above a commercial space on the ground floor. The commercial space is approximately 2,500 square feet. There will be a total of six (6) parking spaces located at the rear of the property including two (2) spaces partially under the rear of the Building. The footprint of the building shall be approximately 81 feet length by 32 feet width in size. The Building height shall be 52 feet high, as defined by City Code.

LOT AREA: 4,000 SQUARE FEET

FLOOR AREA RATIO: 2.34

BUILDING AREA: 9,350 SQUARE FEET

DENSITY, per DWELLING UNIT: 667 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE SIX (6) ON-SITE PARKING SPACES PROVIDED.

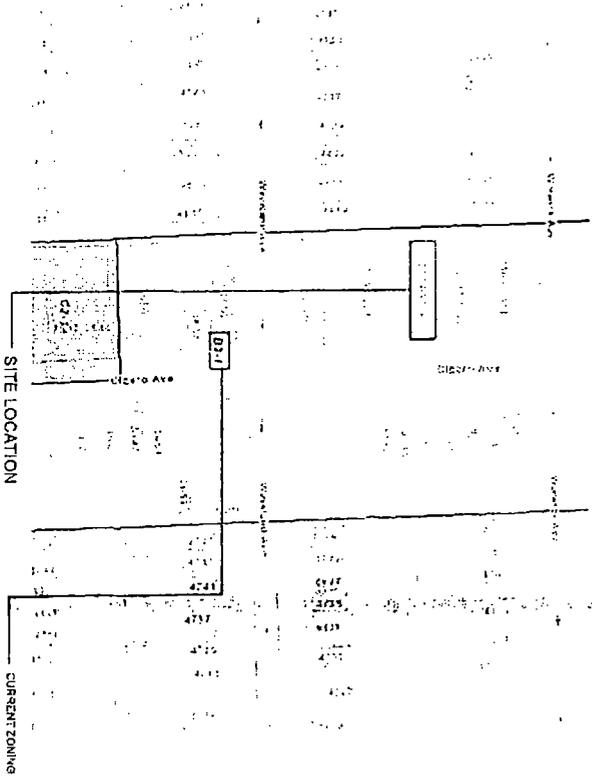
FRONT SETBACK: ZERO

REAR SETBACK: 44 FEET

SIDE SETBACKS: ZERO

BUILDING HEIGHT: 52 FEET

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3714 N. CICERO AVE.

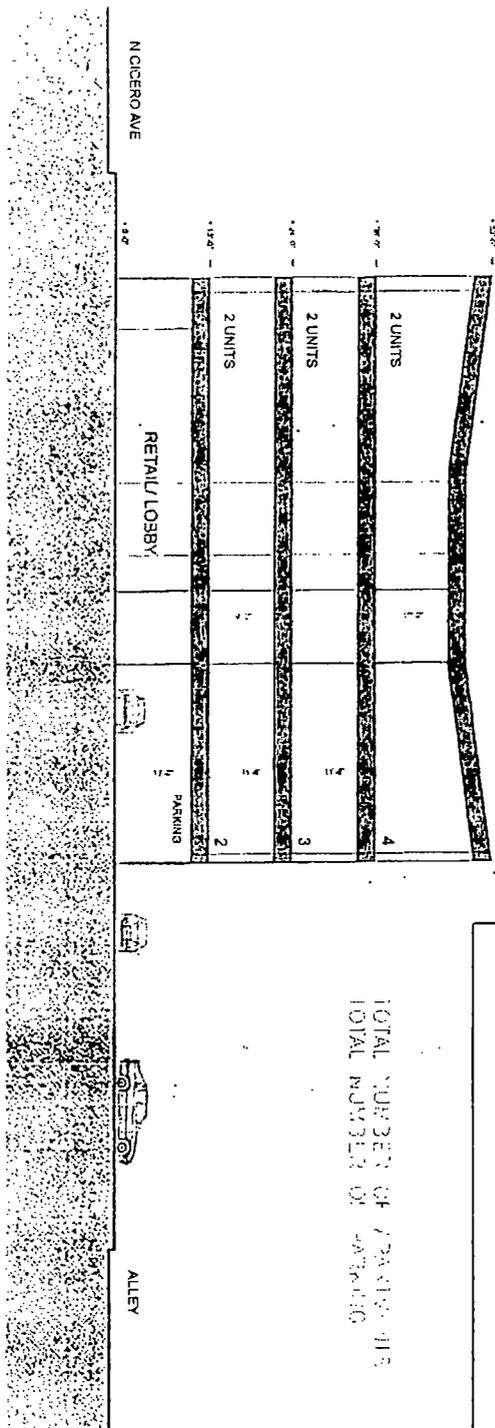
PROPOSED ZONING	32-3
SITE (32' x 125')	4,000 SF
POTENTIAL DEVELOPMENT (3 X 4,000 SF)	12,000 SF
LOT AREA PER UNIT	400 SF
MAX # UNITS (4000/400)	10 UNITS.
PARKING REQUIREMENT	1 SPACE/ UNIT
MIN FL/FL HEIGHT/ GROUND FLOOR	13 FT
20% RETAIL OF LOT AREA	800 SF
MAX BUILDING HEIGHT	65 FT.
CURRENT ZONING	03-1

G7 INVESTMENTS LLC
CHICAGO

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FAR CALCULATION	
FLOOR	AREA (SF)
GROUND FLOOR	1,670 SF
SECOND FLOOR	2,560 SF
THIRD FLOOR	2,560 SF
FOURTH FLOOR	2,560 SF
TOTAL	9,350 SF (FAR)

TOTAL NUMBER OF PARKING SPACES
TOTAL NUMBER OF UNITS

G7 INVESTMENTS LLC
CHICAGO

3714 N. CICERO AVE

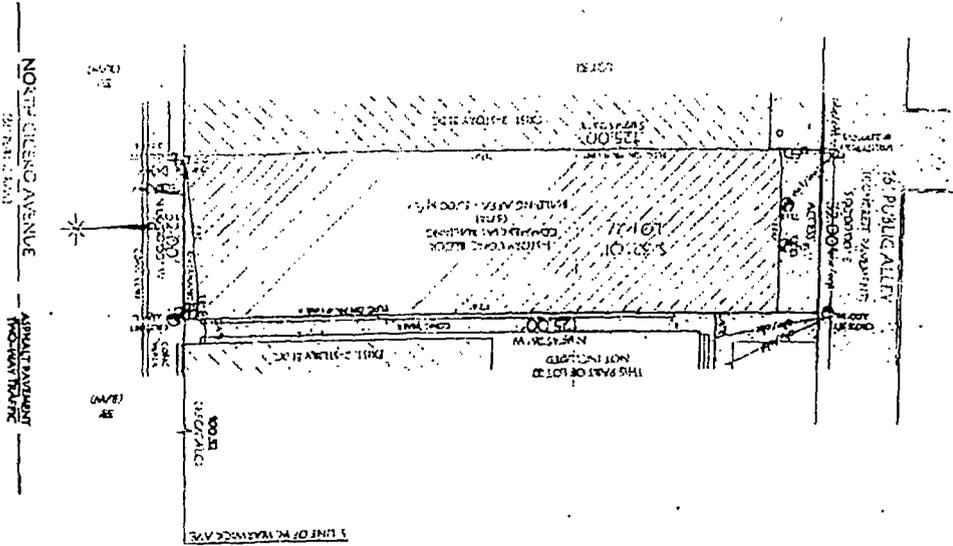
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IN PROGRESS

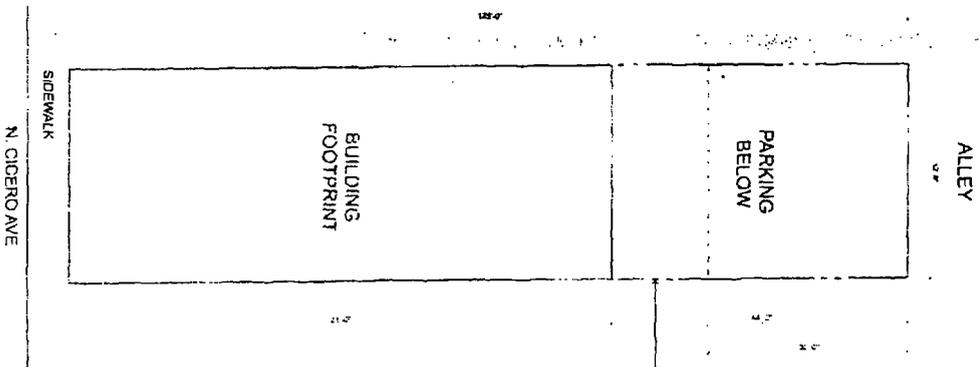
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3714 N. CICERO AVE

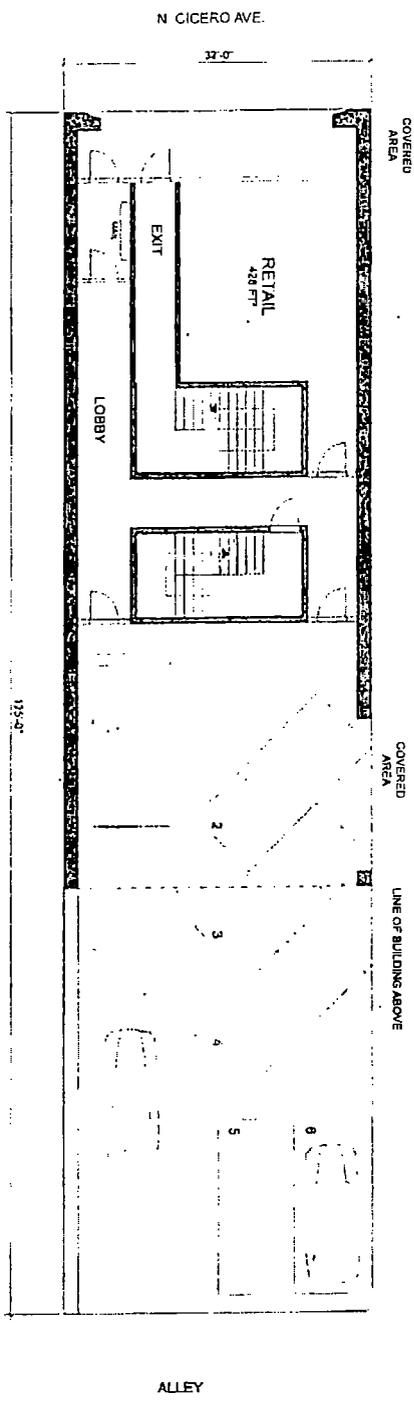


SCALE : 1 Inch = 20 feet
 Graphic Scale



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GROUND FLOOR
3/32" = 1'-0"

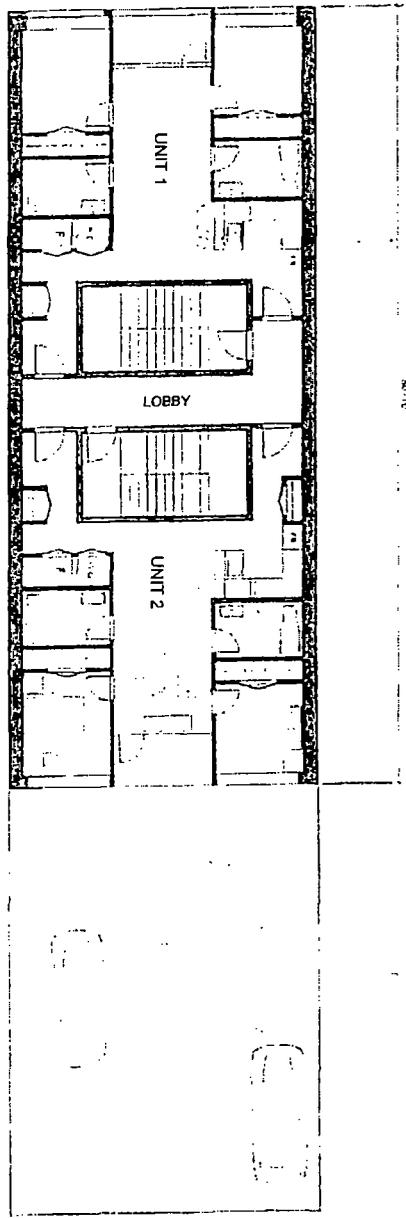
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3714 N. CICERO AVE

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N. CICERO AVE.



TYPICAL FLOOR (FLOOR 2,3,4)
3/32" = 1'-0"

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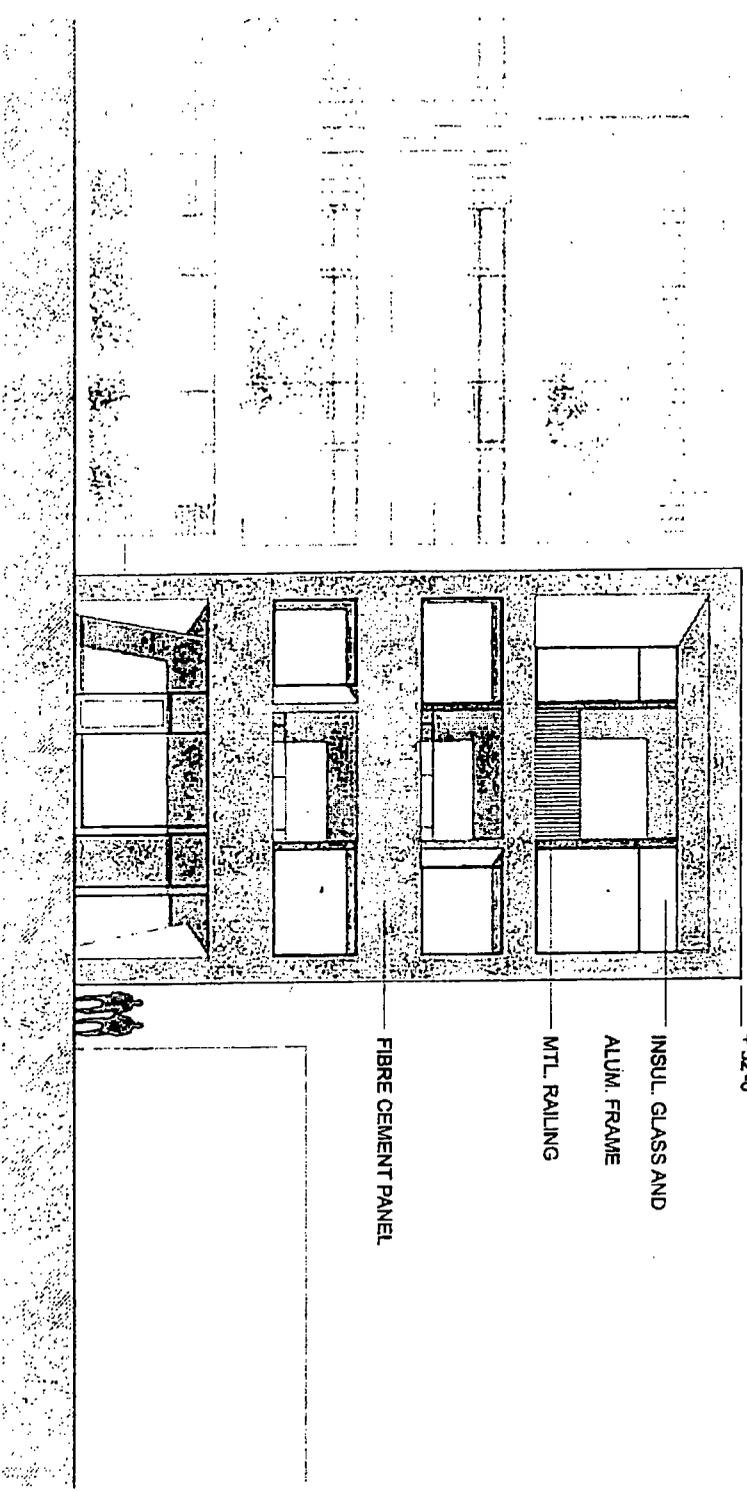
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3714 N. CICCERO AVE

EAST ELEVATION
3/32" = 1'-0"



+ 52'-0"

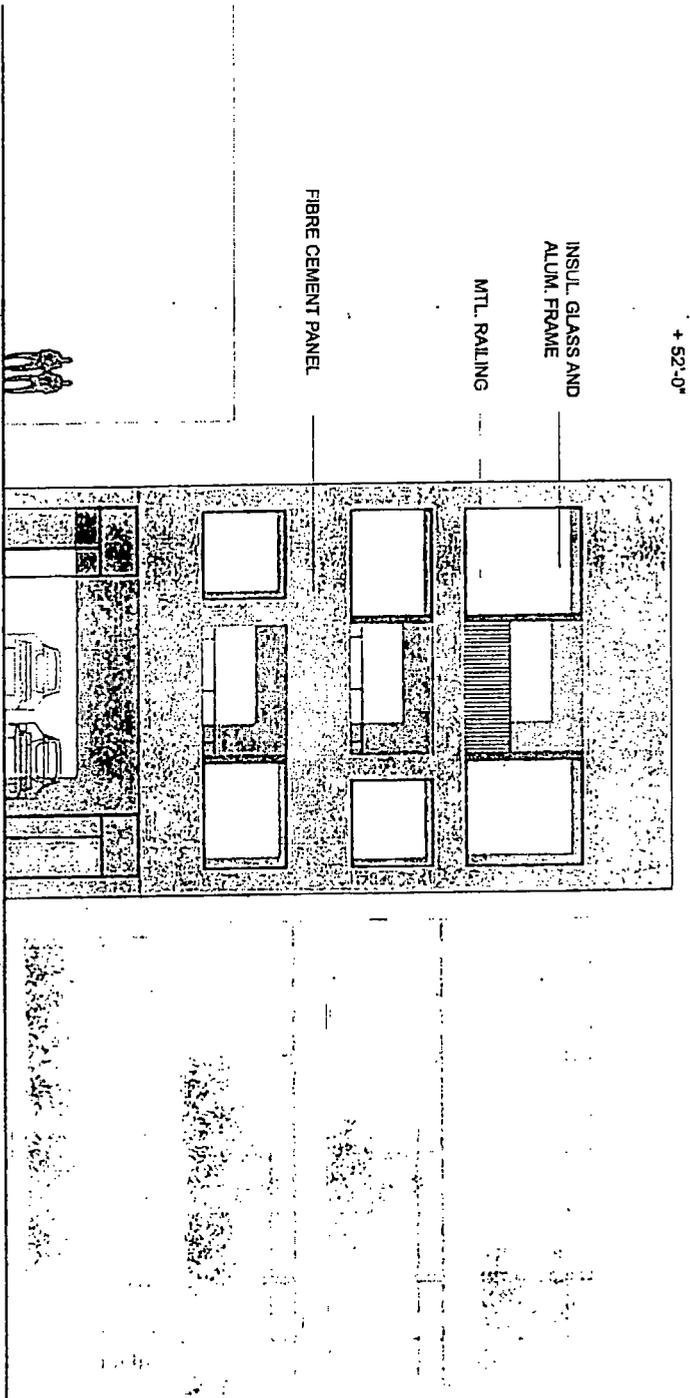
INSUL. GLASS AND
ALUM. FRAME

MTL. RAILING

FIBRE CEMENT PANEL

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WEST ELEVATION (ALLEY)
3/32" = 1'-0"
3714 N. CIGERO AVE

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