



City of Chicago



O2019-5690

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-L at 1906-1908 N Cicero Ave - App No. 20129T1
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 of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-L in the area bounded by:

A line 108.37 feet north of and parallel to West Cortland Street; North Cicero Avenue; a line 58.37 feet north of and parallel to West Cortland Street; a public alley next west of and parallel to North Cicero Avenue.

To those of a C2-2, Motor Vehicle-Related Commercial District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1906-08 North Cicero Avenue, Chicago

A NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 1906-08 NORTH CICERO AVENUE, CHICAGO, IL

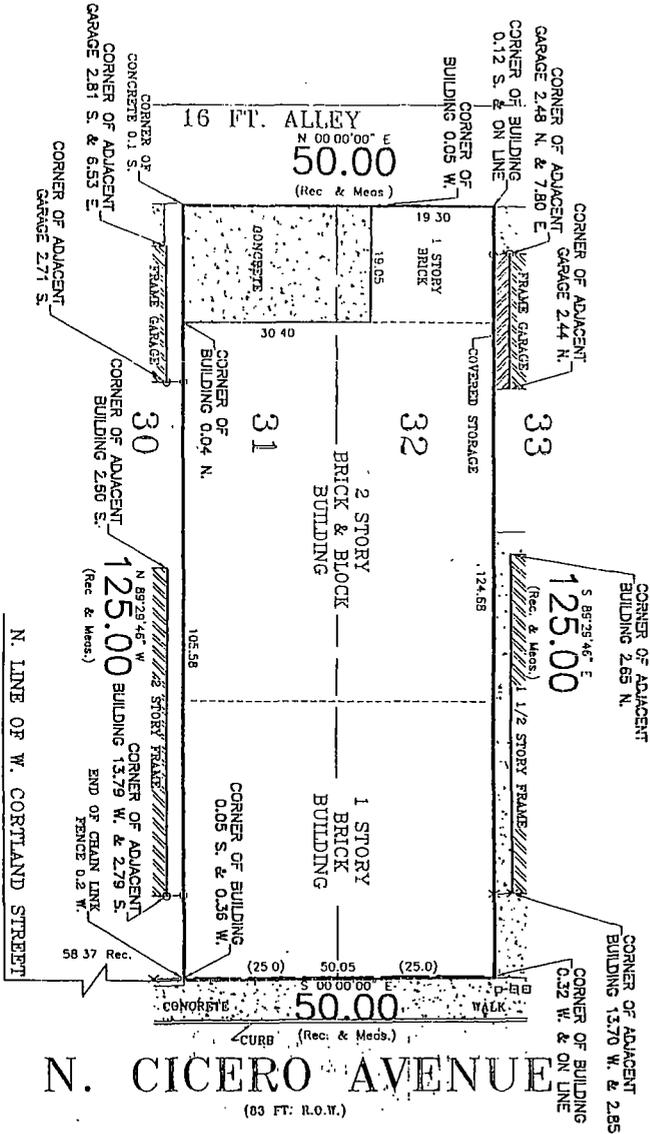
The subject property is currently improved with an existing one and two-story mixed-use building with a commercial unit on the ground floor and one dwelling unit on the second floor. The Applicant needs a zoning change in order to continue commercial use on the ground floor of the existing building and to operate an awning / sign fabricating company at the subject property, within the existing commercial space. No changes to the existing height or the existing floor area are being proposed.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to a C2-2, Motor Vehicle-Related Commercial District
Use:	Mixed-use building: commercial on the ground floor and one dwelling unit on the second floor.
Floor Area Ratio:	Existing: 1.3
Lot Area:	6,250 Square Feet
Building Floor Area:	Existing: approximately 8,000 Square Feet
Density:	6,250 Square Feet per the existing one Dwelling Unit
Off- Street parking:	Parking spaces: 2
Set Backs:	Existing Front: 0 Feet Existing Side: 0 Feet Existing Rear: 0 Feet
Building height:	Existing 2-story (approx. 20 feet high), no change proposed

of
 LOTS 31 AND 32 (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING OF CICERO AVENUE IN CASE NUMBER 8815918) IN BLOCK 1 IN LYFORD AND MANN'S ADDITION TO CHAGIN IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 ADDRESS: 1906-08 N. CICERO AVENUE, CHICAGO, ILLINOIS
 P.L.N. 13-33-403-039

SITE PLAN ^{N.T.S.} Final for Publication

SCALE: 1" = 20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND PERMITS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY THE LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) IF STATING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Professional Design Registration #184-002793

Preferred Survey, Inc.
 7946 N. 79TH STREET, BRIDGEVIEW, IL, 60455
 Phone 708-458-7845 / Fax 708-458-7855
 www.preferredsurvey.com

Field Work Completed	01/16/19	TD CRW	AM2/15
Field Area Surveyed	6,248.8 Sq. Ft.	CA0	SH
Drawn & Revised			

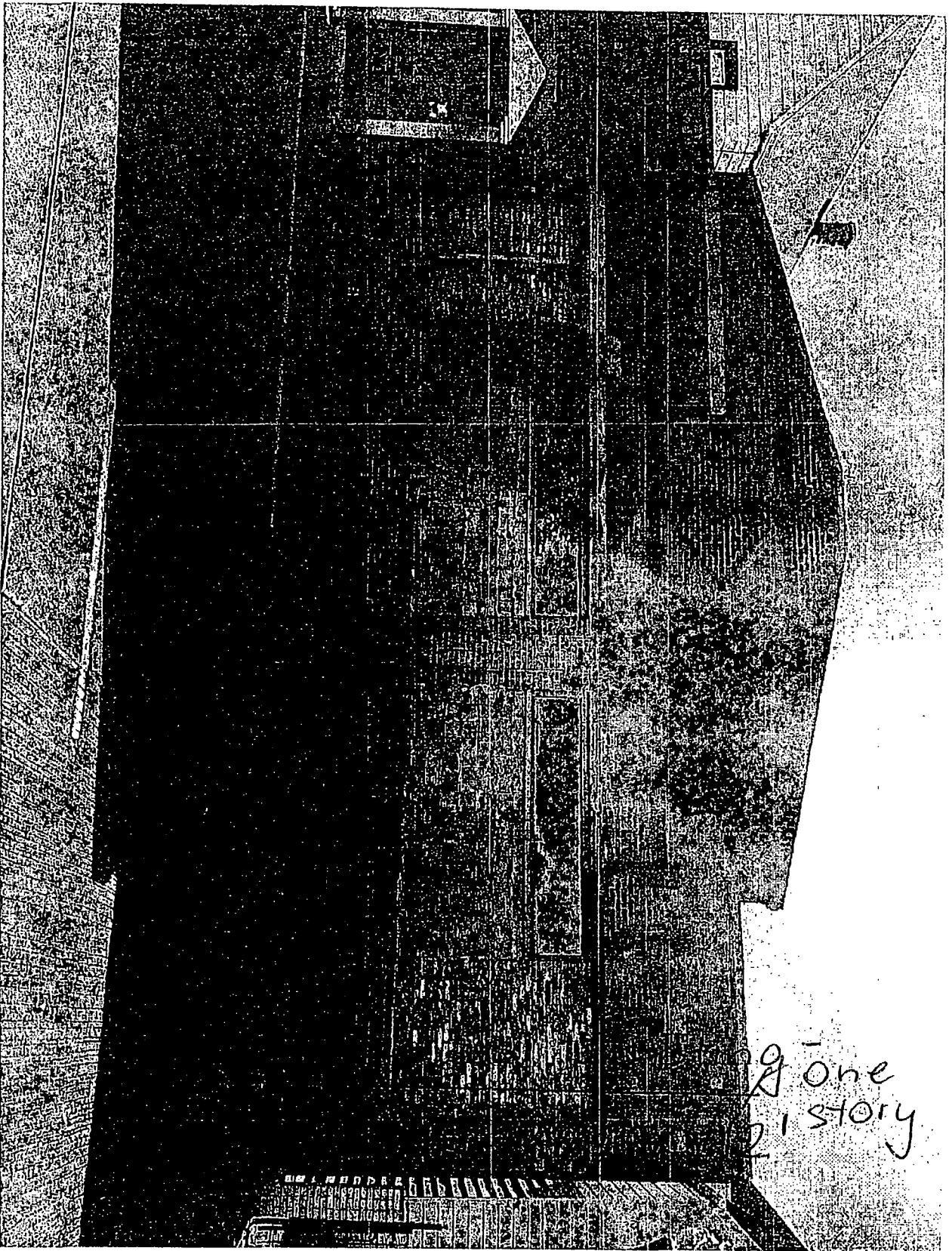


STATE OF ILLINOIS)
 COUNTY OF COOK)



SURVEY ORDERED BY: PINZUR, COHEN & KERR, LTD.
 I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY, INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY DIMENSIONS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
 GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF JANUARY, A.D. 2019.
 MICHAEL J. LOPEZ
 PROFESSIONAL SURVEYOR
 LICENSE NO. 3229
 BY DEPUTY SURVEYOR
 P.S.I. NO. 190054
 EXPIRES ON 11/30/20

Final for Publication



Front of the subject property

First View



Existing 20.0'

EXISTING 20.0'

ROAD VIEW