



City of Chicago



O2019-6831

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-L at 3612 N Cicero Ave - App No. 20172T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

FINAL FOR PUBLICATION

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 148.15 feet South of and parallel to West Patterson Avenue; the alley next West of and parallel to North Cicero Avenue; and a line 118.15 feet South of and parallel to West Patterson 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: 3612 North Cicero Avenue, Chicago, IL

**NARRATIVE AND PLANS
FOR THE PROPOSED ZONING AMENDMENT
TYPE 1 APPLICATION
AT
3612 NORTH CICERO AVENUE**

The Application is to change zoning for 3612 North Cicero Avenue from B3-1 to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a 4-Story building with a commercial storefront on the ground floor and three (3) residential dwelling units above. There will be a three (3) car garage at the rear of the Property. The footprint of the building shall be approximately 30 feet by 95 feet in size. The Building height shall be 55 feet high, as defined by City Code.

LOT AREA: 3,750 SQUARE FEET

FLOOR AREA RATIO: 2.35

BUILDING AREA: 8,810.10 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,250 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED.

FRONT SETBACK: ZERO

REAR SETBACK: 30 FEET

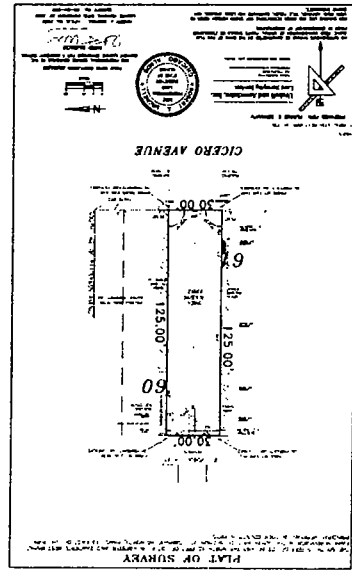
SIDE SETBACKS: ZERO

BUILDING HEIGHT: 55 FEET

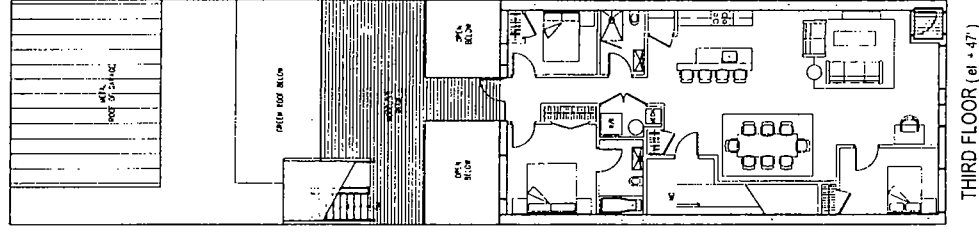
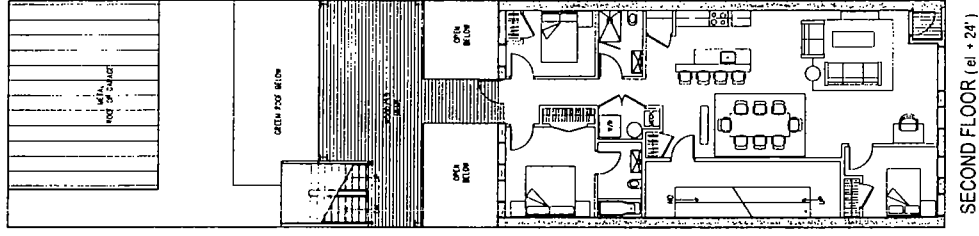
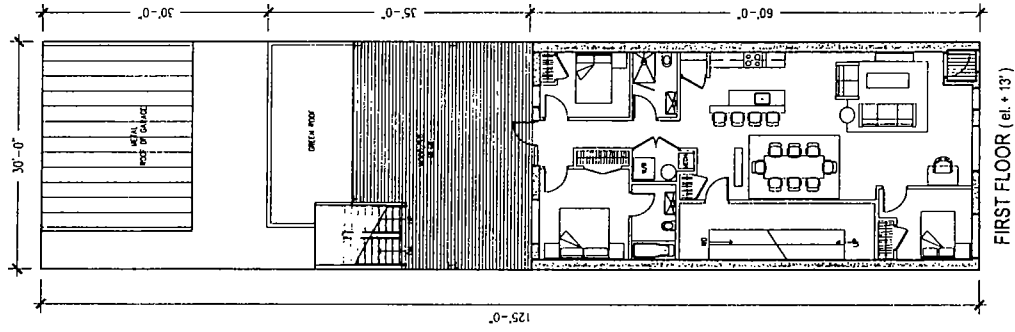
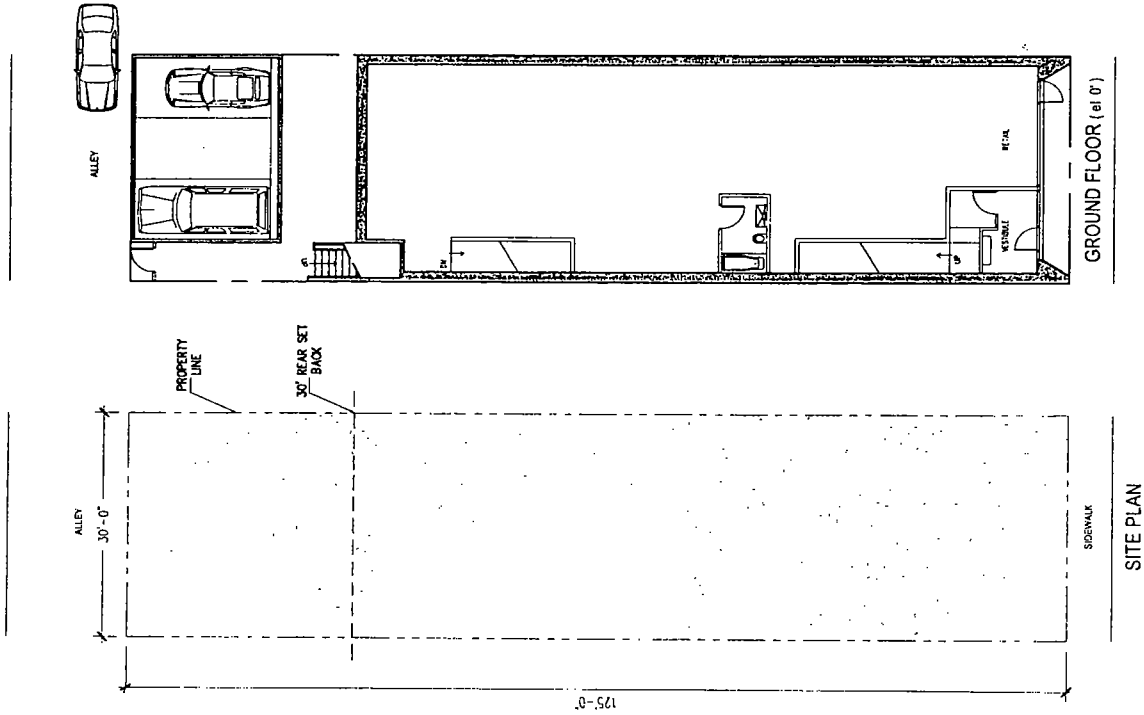
FINAL FOR PUBLICATION



--- SITE LOCATION



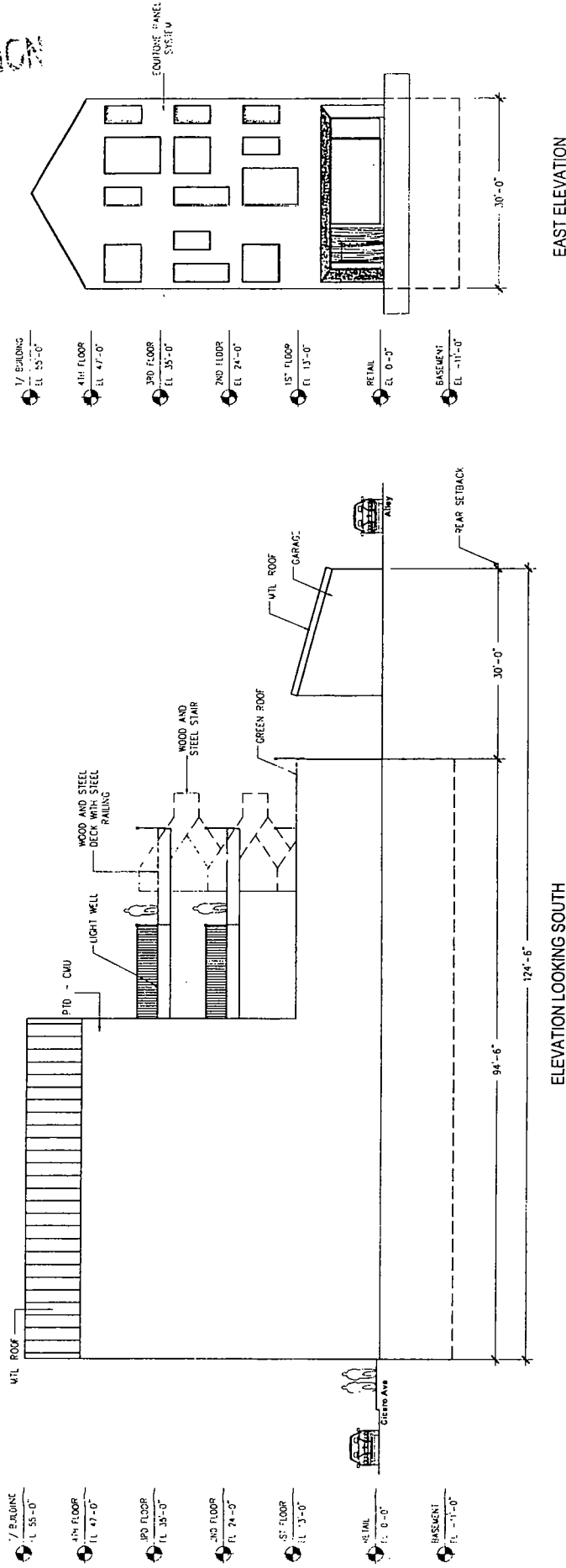
3612 Cicero Ave.



3612 Cicero Ave.

SCALE: 1/16" = 1'

FINAL FOR PUBLICATION



3612 Cicero Ave.
SCALE: 1/16" = 1'

STUDIO SYM DESIGN
ARCHITECTURAL MATERIALS
401 E. 12th St., Suite 100, Chicago, IL 60605
TEL: 312.467.1234 FAX: 312.467.1235

SEPTEMBER 5, 2019