



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-5690
Type: Ordinance
File created: 7/24/2019
Status: Passed
In control: City Council
Final action: 9/18/2019
Title: Zoning Reclassification Map No. 5-L at 1906-1908 N Cicero Ave - App No. 20129T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-L
Attachments: 1. O2019-5690.pdf (V1), 2. O2019-5690.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed	Pass
9/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	1	City Council	Referred	

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 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

Final for Publication

A NARRATIVE AND PLANS FOR TYPE I 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