



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2020-3123
Type: Ordinance
File created: 6/17/2020
Status: Passed
In control: City Council
Final action: 7/22/2020
Title: Zoning Reclassification Map No. 9-L at 3704-3710 N Cicero Ave - 20430T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-L
Attachments: 1. O2020-3123.pdf, 2. SO2020-3123.pdf

Date	Ver.	Action By	Action	Result
7/22/2020	1	City Council	Passed as Substitute	Pass
7/21/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/17/2020	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 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 FCR
PUBLICATION

v.

SUBSTITUTE
NARRATIVE AND PLANS FOR THE PROPOSED
ZONING AMENDMENT TYPE 1 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 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

ORD

(fi
H
m
"0 f
>

OT O
m

:>,'
'\x

V.\ \.:.-: V:&vⁿ^v-:>n::^

2

Oro m

m
<

O .-'
"n xzz

i-

O

5S« c> -l
I -^T. cz
' n °

m'(,.x

Mid
"ij m

s z CD
;?i z
O CD

> ?
° 00 H
rn z:

o

CO
O

CD 7J O
C
2
a

O O
,0

m -<

C73 O
O
£ Z
U O
S O ii m

O

m

m
'non

^ 81

J|S

° s q □ s t j m

ro

a
m r O O 7J

iii
i l l . . . J.-
rr r-r"ni

i

U.r
m
, ~ N""l

3}

Do
1-
~7j
O

-n cz
CD
r~

O
o
o <

.n.

o

\L-L-_V <file:///L-L-_V>" :S :

<1

co

a

in;...
'rrnr:

o o

a
■ a. .o

ct-⁴ siu:

ri . ? » Mi

"T l

oo

-si

o

8 °

i-- z

« O h m tjO

m

;;pj
,,P""n

J"-: f...!l;ijfcjli " """.EST

03"

-j\ <3 ■j/ *

k

H TI

b o

73

J.i *-I J..UN ■ TT

-;1

i o -<

S ; i -<

° 3d

O CD

s ii m

>1

grn

m

o

m >

_ H

O

wn-l
S ^ CZ

i 5" CD

■*o V -J .-, o rt ni fj

05 CP

" tJ m

ZS:
Zt=>

O

CZ ou r~;
CO

O

O O

O

O =-: > £

H

m

f
o

O O

> z gm

m -Z.
-i

O

12

«8

CO

o

i

o

OO

m

73 O

m

HOWO

73.

o ro o <z
2

HO CO-Q

oo
PD
>

O

X n

oi
CZ
HOWO
CZ CU

OO