



# Office of the City Clerk

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## Legislation Text

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File #: O2019-5690, Version: 1

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# 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