



# Office of the City Clerk

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## Legislation Text

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**File #:** O2019-6831, **Version:** 1

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### **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 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

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**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