



Office of the City Clerk

City Hall
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Room 107
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Legislation Text

File #: SO2020-3123, Version: 1

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

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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

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