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

Legislation Text

File #: O2021-5716, **Version:** 1

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 thc B3-1 Community Shopping District, as shown on Map 9-L in the area bounded by:

North Cicero Avenue; a line 100.32 feet South of and parallel to West Warwick Avenue; the Public 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: 3714 North Cicero Avenue, Chicago, Illinois 60641

NARRATIVE AND PLANS FOR TFIE PROPOSED ZONING MAP
AMENDMENT TYPE 1 APPLICATION AT
3714 NORTH CICERO AVENUE

'I he Application is for a Zoning Map Amendment to change the District of 3714 North Cicero Avenue from B3-1 to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a 4-Story Building with six (6) residential dwelling units above a commercial space^on the ground floor. The commercial space is approximately 2,500 square feet. There will be a lotal of six (6) parking spaces located at thc rear ofthe property including two (2) spaces partially under the rear of the Building. The footprint of the building shall be approximately 81 feet length by 32 feet width in size. The Building height shall be 52 feet high, as defined by City Code.

LOT AREA: 4,000 SQUARE FEET

FLOOR AREA RATIO: 2.34

BUILDING AREA: 9,350 SQUARE FEET

DENSITY, per DWELLING UNIT: 667 SQUARE FEET PER DWELLING UNIT OFF-STREET PARKING: THERE WILL BE SIX

(6) ON-SITE PARKING SPACES PROVIDED. FRONT SETBACK: ZERO REAR SETBACK: 44 FEET SD3E SETBACKS: ZERO

BUILDING HEIGHT: 52 FEET

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