

Cicero UDC Zoning Districts – Comparison Table

2.11.2022

Current Zoning Districts	Comprehensive Plan Land Use Categories	Proposed Zoning Districts
Residential Districts		
R-1: Single-family, and two-family residential where the two-family building lawfully existed prior to October 1, 1990	Traditional Neighborhood (TN) (Ref. P.47) Neighborhood Infill (NI) (Ref. P.47)	TN: Traditional Neighborhood NI: Traditional Neighborhood-Infill
R-2: Multiple-family residential	Multi-Family (MF) (Ref. P.47)	MF: Multiple-family Residential
R-3: Residential—commercial	Neighborhood Mixed-Use (NMU) (Ref. P.49)	BC-P: Business Corridor – Pedestrian Oriented
R-4: Apartment—commercial	Neighborhood Mixed-Use (NMU) (Ref. P.49)	NTO: Neighborhood Mixed Use Transit-Oriented
Commercial Districts		
C-1: Neighborhood commercial	Neighborhood Mixed-Use (NMU) (Ref. P.49)	BC-P: Business Corridor – Pedestrian Oriented
C-2: Central commercial	Commercial Corridor (CC) (Ref. P.47)	BC-P: Business Corridor-Pedestrian Oriented BC-T: Business Corridor-Transitional BC-A: Business Corridor-Auto Oriented
Manufacturing Districts		
M-1: Wholesale and warehouse	Destination Commercial (DC) (Ref. P.49) Industrial-Commercial (IC) (Ref. P.49)	BD: Destination Business IC: Industrial-Commercial
M-2: Light manufacturing	Destination Commercial (DC) (Ref. P.49) General Industrial (GI) (Ref. P.49)	BD: Destination Business LI: Light Industrial
M-3: General manufacturing	Heavy Industrial (HI) (Ref. P.50)	GI: General Industrial
Institutional-Open Space District		
NA	Institutional (I) & Parks and Open Space (OS) (Ref. P.50)	IO: Institutional-Open Space
Other Districts		
Roosevelt Road Corridor: <ul style="list-style-type: none"> • RR-P - Pedestrian-Oriented district • RR-T - Transitional district • RR-A - Auto-Oriented district 	Commercial Corridor (CC) (Ref. P.47) Industrial-Commercial (IC) (Ref. P.49)	BC-P: Commercial Corridor-Pedestrian Oriented BC-T: Commercial Corridor-Transitional BC-A: Commercial Corridor-Auto Oriented



Explanation of Proposed Zoning Districts

Overview

The overall objective of the proposed zoning district changes as part of the Zoning Code update, now referred to as the Unified Development Code, is to minimize confusion and public concern by retaining as close as possible the existing zoning district designations. The proposed zoning district designations include modest modifications to the naming of existing zoning districts to bring them into conformance with the recommended land use categories as provided for in the Town's adopted Comprehensive Plan in 2017. While the content or regulations of each new district may change to respond to issues raised by the community or in the Comprehensive Plan, the overall intent is to maintain as close as possible the original purpose of each zoning district. For instance, the R1 districts will remain primarily oriented toward preserving single-family uses.

The residential zoning districts mostly retain the existing regulations that apply to most residential land uses in Cicero neighborhoods. Generally, the commercial zoning districts lack design criteria and standards for development character, including standards for storefront treatment and configurations, appropriate materials, and site layout for on-site parking. The Roosevelt Road Form-Based Code is a model for managing new development design more effectively in other commercial corridors, such as Cermak Road, and neighborhood commercial areas, where pedestrian-oriented development design will strengthen and preserve the historic character of these areas as well as enhance the attractiveness and walkability of the commercial districts.

In general, the manufacturing and industrial zoning districts do not adequately define the types of industries permitted per industrial zoning classification, as well as any performance standards related to those industries. In addition, a wide spectrum of commercial uses is permitted, which could promote the conversion of existing industrial land, thus limiting opportunities for maintaining or even expanding Cicero's industrial base.

R1: Traditional Neighborhood, R1-A: Traditional Neighborhood-Infill

The existing R1 Single and Two-Family zoning district mainly encompass the residential neighborhoods of single-family homes and two-flats, the predominant residential development form throughout Cicero. Small-scale grocery stores, art galleries, boarding homes, gas stations, hospitals, and libraries may be allowed as a special use.

The Comprehensive Plan classifies Cicero's R1 zoning district into two types of areas: Traditional Neighborhood (TN) and Neighborhood Infill (NI). The traditional neighborhoods located north of Cermak Road between Lombard and Central Avenues and in areas south of Cermak to Pershing Road contain a mix of historic bungalows and two-flats, cape cod cottages, two-story colonial design, and raised ranches that define Cicero's predominate housing stock. The principal objective of the Traditional Neighborhood land use category is to promote the maintenance and rehabilitation of the existing housing stock and the careful redevelopment of available lots and parcels that respect the architectural scale and design character of these neighborhoods. While these neighborhoods may contain a mix of



historic single-family and historic and newer multi-family apartment blocks, the primary residential character will remain single-family.

The Comprehensive Plan identifies the residential neighborhood bounded by Roosevelt Road to the north, the Chicago Trunk Railroad to the east, Cermak Road to the south, and Laramie Avenue to the west as a Neighborhood Infill (NI) area containing a mix of traditional bungalows, two-flats, apartment blocks, and gable-front cottages. The predominant character of these neighborhoods will remain single-family with select opportunities to build a mix of single and two-flat housing that is within scale and character of the adjacent housing stock. Multi-family housing and apartment blocks are also encouraged where sufficient lot sizes are available, especially if such lots are located near Roosevelt and Cermak Roads, Cicero Avenue, and 16th Street.

Proposed Change: The R1: Traditional Neighborhood district will retain the existing regulations single-family dwellings, while classifying existing two-family uses as nonconforming with exceptions that allow them to continue. The addition of the R1-A: Traditional Neighborhood-Infill is intended to provide for a broader range of uses as recommended in the Comprehensive Plan.



Neighborhood Infill Area from Comprehensive Plan

R2: Multiple-Family Residential

The existing R-2 Multiple-Family Residential zoning district has most of the same lot requirements as the R-1 zoning district although it permits multiple units with additional square footage requirements for one, two, and three bedrooms units. This classification applies to neighborhoods that accommodate traditional multi-family buildings and that include single-family and two-flat dwellings.

The Comprehensive Plan recognizes that while traditional two-flat and apartment block buildings already exist in Cicero's traditional neighborhoods, additional multi-family development in select locations can help to add new housing units, especially near transit facilities. New multi-family construction can also take advantage of available lots and existing infrastructure, as well as support the revitalization of Cicero's commercial districts, especially the Cermak Road commercial corridor. These areas are generally located just east and west of the 54th Avenue Industrial Corridor and along Laramie and Central Avenues.

Proposed Change: The R2: Multiple-Family Residential district will be tailored for two-family and allow up to 4-unit buildings. Existing multiple-family buildings will remain as nonconforming uses with exceptions that allow them to continue.

R3: Neighborhood Mixed Use; R4: Neighborhood Mixed Use Transit-Oriented; C1: Commercial Mixed-Use

The current R-3 Residential-Commercial district lot and use requirements are generally the same as the R-1 and R-2 districts and are meant to accommodate the traditional mixed-use building with commercial uses allowed on the first floor with upper-story residential. Permitted commercial uses are those that are allowed in the C-1 Commercial zoning district, including specialty retail, restaurants, banks, and professional services. Small-scale apartment buildings less than two-and-a-half stories in height are also permitted. The R-3 Residential-Commercial zoning classification largely accommodates the mixed-use nature of Cicero's traditional commercial districts.

The current R-4 Apartment-Commercial zoning district is mostly located along Cermak Road on blocks consisting of some of Cicero's larger-scale mixed-use buildings. The purpose of the zoning district is to permit mixed-use developments on lots over 15,000 square feet with density bonuses permitted for open space, bike paths, courtyards or plazas, and school sites provided as part of the development plan. Although only a small number of blocks along Cermak Road are zoned R-4, the R-4 district is meant to be applied for areas near the Metra and CTA stations to encourage TOD opportunities; the zoning designation could potentially be applied to other areas along Cicero Avenue and Ogden Avenue to accommodate higher density development near shopping and employment centers.

The current C-1 Neighborhood Commercial zoning district is mainly located along several of Cicero's smaller neighborhood commercial districts. Permitted uses in the C-1 district include neighborhood retail stores, personal services, and banks and financial institutions. All uses permitted in the R-1 to R-3 zones are also permitted in the C-1 districts except for ground-floor residential. Single-family homes are also permitted. Gas stations, drive-through facilities, hardware stores, small groceries, theaters, and medical facilities are classified as special uses.



The Comprehensive Plan recognizes the overlapping purpose between the R-3, R-4, and C-1 in that each district provides for a limited range of mixed uses intended to serve local neighborhoods. The Neighborhood Mixed Use (NMU) land use classification reinforces the role smaller neighborhood commercial districts provide for independent businesses to serve the needs of local residents; creative uses of ground-floor commercial storefronts for new restaurants, live/work arrangements, coffee shops, and galleries, and artist spaces. It is important in these areas that new development respects the commercial district's historic design character, height, and pedestrian-oriented scale. Sites fronting corner lots should be mixed-use to better define corner locations and intersections as important nodes of commercial activities. In the smaller neighborhood commercial districts, many traditional commercial buildings have been converted to ground-floor residential use; future conversions may be permitted as long as the storefronts can be converted back to future commercial use in certain locations and with conditions that seek to preserve the original commercial use.

Proposed Change: The proposed R3: Neighborhood Mixed Use; R4: Neighborhood Mixed Use Transit-Oriented; C1: Commercial Mixed Use districts are intended to retain the original mixed-use purpose of each district while bringing them into conformance with the recommendations of the Comprehensive Plan. Furthermore, each district will be restructured to incorporate the model Form-Based Coding approach and design standards established for the Roosevelt Road corridor to insure the character of these districts is maintained. Other specific changes include:

- Establishing location criteria for local neighborhood-oriented commercial uses, such as small grocery stores, to minimize conflicts within residential blocks.
- Establishing limits on the size of wholesale, warehouse and distribution uses in the R3 district to ensure compatibility with residential uses.
- Eliminating the point system for density bonuses in the R4 district as existing bonuses are typical development requirements and should not be subject to points. However, adding density bonus incentives for the elimination of nonconforming uses is recommended. Furthermore, the existing R4 bulk standards would not permit a 12-story building to be constructed at the 5.0 FAR allowed. According to Town staff, no building in Town can exceed 9 stories due to the limitations of current firefighting equipment. Any building over 9 stories would only be allowed as a special use subject to Town review.
- Eliminate the ability to build single-family uses in the C-1 district.
- Remove the following uses as they conflict with the neighborhood-oriented purpose of the C-1 district and limited parking availability: auto service stations and laundries, banquet halls located on the first floor or over a certain size, stone slab fabricating, and drive-in and drive-through facilities.
- Only allow residential uses on the first floor as a special use if commercial spaces remain vacant for more than 6 months and the owner provides evidence of unsuccessful marking efforts.

C2-P: Commercial Corridor-Pedestrian Oriented; C2-T: Commercial Corridor-Transitional; C2-A: Commercial Corridor-Auto Oriented

The current C-2 Central Commercial district allows for all uses permitted in the C-1 district along with the larger-scale commercial establishments such as hotels, hospitals, retirement homes, garden supply stores, bowling alleys, and private gyms. The C-2 Central Commercial district is located along portions of the Cermak Road and Cicero Avenue commercial corridors.

The Comprehensive Plan identifies the traditional Commercial Corridors (CC) of Roosevelt and Cermak Roads, and the western blocks of Cicero Avenue north of Cermak Road, as having potential for both new development and the rehabilitation and reuse of traditional commercial and mixed-use buildings. With their zero setbacks, open storefronts, and upper-stories used for both offices and residential uses, traditional commercial buildings define the predominant development patterns within these corridors; therefore, new development design should respect the existing character, scale, and massing of the existing building fabric.

Proposed Change: The Form-Based coding provisions adopted for the Roosevelt Road corridor provide the model for the proposed revisions to the current C-2 district. Therefore, the proposed C2-P: Commercial Corridor-Pedestrian Oriented; C2-T: Commercial Corridor-Transitional; C2-A: Commercial Corridor-Auto Oriented districts will be similar to subdistricts adopted for the Roosevelt Road corridor. The Form-Based Coding approach and design standards established for the Roosevelt Road corridor ensure the character of these districts is maintained.

M1: Manufacturing-Commercial

The current M-1 Wholesale and Manufacturing district is mostly located in discrete areas of the Town. The M-1 districts permit small-scale manufacturing and fabricating, and wholesaling and warehousing operations on lots not less than 50 feet in width. Several commercial uses are also permitted, including gas stations, open sales lots, and greenhouses, lumber yards, animal hospitals, machinery sales, and currency exchanges. Some permitted wholesaling, manufacturing, and commercial uses conflict with the adjacent residential neighborhoods in terms of both their development character and in the performance of manufacturing processes — whether such processes emit noise or odors.

The Industrial-Commercial (IC) land use classification in the Comprehensive Plan reflects the mix of commercial and light industrial uses that exist along several streets and corridors in Cicero, including Ogden Avenue from Cicero to Lombard Avenues and portions of Laramie and Cicero Avenues. The primary objectives of this land use classification are to support light industrial and manufacturing and associated commercial and office uses that accommodate a wide range of employment activities.

Proposed Change: The new M1: Manufacturing-Commercial district will carry forward the current standards in the M-1 district while implementing the recommended mix of uses in the Industrial-Commercial category in the Comprehensive Plan. Other specific changes include:

- Eliminate single-family uses on single lots.



M2: Light Manufacturing; C3: Destination Commercial

The current M-2: Light Manufacturing district permits all uses in the M-1 Districts, railroad terminals and facilities, and larger-scale manufacturing and warehousing. Shopping centers and public facilities, such as police and fire stations, are also permitted. The M-2 district prohibits certain manufacturing uses that have the potential to emit noise and pollutants. Currently, the M-2 districts function essentially as the zoning for the larger-scale commercial, big-box areas along south Cicero Avenue. All of the commercial activity along Cicero Avenue except for a few blocks is currently zoned M-2.

The General Industrial (GI) land use category in the Comprehensive Plan provides for a broad range of industrial, warehousing and manufacturing activities that have a minimal environmental impact. This classification is suitable for industrial areas located adjacent to residential districts and neighborhoods as a transitional use and with substantial landscape buffers and setbacks. Commercial uses are restricted in General Industrial zones.

The Destination Commercial (DC) land use category in the Comprehensive Plan applies to those portions of Cicero Avenue south of Cermak Road that have significant concentrations of larger-sized big box and strip center retail developments that attract a regional customer base. The Destination Commercial classification also reflects the particular design characteristics of large-scale, auto-oriented developments which require deep setbacks and large parking areas.

Proposed Change: The new M2: Light Manufacturing district will carry forward the current standards in the M-2 district while eliminating commercial uses that compete with and interfere with the future development/redevelopment of properties in the M2 district that are important to the employment base of the Town. A new C3: Destination Commercial district is proposed to implement the recommendations of the Comprehensive Plan that provide for a specific zoning district for large-scale and auto-oriented uses.

M-3: General Manufacturing

The current M-3 General Manufacturing district, located within the 54th Avenue Industrial Corridor and along the east side of Cicero Avenue south of 35th Street, permits all industrial and manufacturing uses permitted in the M-1 and M-2 districts, although the M-3 district does not expressly outline what types of specific industrial uses are permitted in the M-3 districts as opposed to the other industrial districts.

The Comprehensive Plan identifies manufacturing enterprises with the potential for more significant land use and environmental impacts, parking, loading, and outdoor storage needs, as Heavy Industrial (HI). As with the light manufacturing districts, commercial uses are prohibited.

Proposed Change: The new M3: Manufacturing-Commercial district will carry forward the current standards in the M-3 district while implementing the recommended uses in the Heavy Industrial category in the Comprehensive Plan.

IO: Institutional-Open Space

Currently, does not have a unique zoning district for the regulation and development of institutional and open space/park uses. These uses are currently listed as either permitted or special uses in other zoning districts.

The Comprehensive Plan establishes an Institutional (I) land use category for schools, religious buildings, police and fire stations, public works facilities, and government buildings. The Institutional land use classification is intended to allow the Town of Cicero to plan for the future location and expansion of institutional facilities where needed. An Institutional land use district is suggested for the area bounded by 16th Street, Cermak Road, and 55th and Laramie Avenues to accommodate the potential addition of new educational and civic facilities. Similarly, the Parks and Open Space (OS) land use designation in the Comprehensive Plan encompasses the park spaces found within Cicero and new parks and park facilities suggested in this Comprehensive Plan.

Proposed Change: The new IO: Institutional-Open Space district will implement the mix of uses existing and new institutional and open space and parks areas as recommended in the Comprehensive Plan.