The purchase of a brick bungalow was viewed as a definite symbol of upward mobility in the 1920s. Bungalows, in fact, blurred the traditional distinction between blue-collar and middle-class families. Often costing less than $4,000, homes like these helped fulfill many people’s dream of a single-family residence equipped with all the latest conveniences.
WESTERN ELECTRIC LOOKING SO. FROM 22ND ST. CHICAGO
Like many inner-ring suburbs, Cicero faces industrial decline, rising unemployment and poverty rates, and environmental contamination.
FORECLOSURE CRISIS OF LOST HOMES AND LOST JOBS
FORECLOSURE CRISIS OF INDUSTRIAL CONTAMINATION
The Opportunity:

1. REVITALIZE (support cottage industry)

2. REMEDIATE/REUSE (phytoremediation)

3. REIMAGINE (combined live/work/play)
Over time, Cicero’s bungalows have been subdivided into smaller units residents can afford.
What if housing could be sorted, shuffled, and reassembled to better match families and living spaces?
Houses are combined, stacked, and recombined in vertical neighborhoods where living, working, and playing are integrated.
SITE 3
5645 West 31st Street
The foreclosed factory is a rich source of materials and land for new construction.
Concrete cores containing utilities and circulation comprise the primary vertical structure.
Reclaimed trusses span the cores
Forming a network of shared community spaces.
Private live-and-work units are mounted above and below the trusses and can be reconfigured as families come, go, shrink, and grow.
Houses are combined, stacked, and recombined in vertical neighborhoods where living, working, and playing are integrated.
Food

Trigen Plant
Waste is burned in the digester producing heating, cooling, and electricity.

Fertilizer Production
Excess sludge from the digester is sold as nutrient-rich fertilizer or reused in the site's gardens.

Allotment Gardens
Compost is reused in the allotment gardens.

Market
From the market, food is sold to consumers on and off-site.

Culinary Incubator
Food prepared in the culinary incubator is sold in restaurants on-site.

Production Garden
Vegetables are grown for the culinary incubator and hops are processed at the brewery.

South Tower
Following consumption, food is either composted or disposed of as waste.

North Tower
Following consumption, food is either composted or disposed of as waste.

Brewery
Hops grown on site are processed into beer.

Distribution Spine
Food arrives off-site and is distributed to the market or culinary incubator.

Residential Cycle

AN ORDINANCE ESTABLISHING ZONING REGULATIONS FOR THE TOWN OF CICERO, ILLINOIS

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES AS FOLLOWS:

Sec. 1. - Title, Intent and purpose.

Sec. 2. - General provisions.

Sec. 3. - Zoning districts.

Sec. 4. - Residential districts.

Sec. 5. - Commercial districts.

Sec. 6. - Manufacturing districts.

Sec. 7. - Off-street loading and off-street parking.

Sec. 8. - Administration.

Sec. 9. - Planned developments.

Sec. 10. - Fees.

Sec. 11. - Architectural Review Committee.

Sec. 12. - Violation and penalty.

Sec. 13. - Severability.

Appendix I. - Zoning map amendment.

I. Title, Intent and purpose.

A. Title. This ordinance shall be known as the "Cicero Zoning Ordinance." It is hereby enacted and adopted as an Ordinance of the Town of Cicero, Illinois.

B. Intent and purpose. This ordinance is adopted for the purpose of:

1. Promoting the public health, safety, comfort, convenience, and general welfare.

2. Providing for the systematic and orderly development of the Town of Cicero.

3. Preventing the deterioration of the environment.

4. Preserving the natural beauty and scenic value of the Town of Cicero.

5. Encouraging the balanced growth of the Town of Cicero.

II. Purpose and intent. The purpose of this ordinance is to establish a comprehensive plan for the development and use of land in the Town of Cicero, in order to promote the health, safety, and general welfare of the citizens of the Town, and to provide for the orderly and efficient growth of the Town.

III. Zoning districts. The Town of Cicero is divided into the following zones:

A. Residential districts

B. Commercial districts

C. Manufacturing districts

D. Off-street loading and off-street parking districts

E. Planned developments

IV. Administration. The administration of this ordinance shall be the responsibility of the Town Administrator, who is hereby authorized to adopt and enforce rules and regulations necessary to carry out the provisions of this ordinance.

V. Severability. If any provision of this ordinance is found to be unconstitutional or invalid, the remaining provisions shall remain in effect.

VI. Violation and penalty. Any person who violates any provision of this ordinance shall be guilty of a misdemeanor, and shall be punishable by a fine not exceeding $1,000.00 or by imprisonment for a term not exceeding six months, or both.

VII. Effective date. This ordinance shall become effective upon its adoption.

VIII. Codification. This ordinance shall be codified and published in the Town of Cicero Code of Ordinances.
NEW ZONING FOR CICERO

Cicero’s zoning narrowly defines what is a "household" and prohibits the live-work housing and its density, that would support this project and the growth of the town.

Mix commercial, light industrial, and public uses for economic vitality. Allow for a diversity of housing types and mixed-use programs.

courage diversity
allow additions and alterations
Options:
97/2011-17 02:36 PM
97/2011-16 13:27 PM
NEW ZONING FOR CICERO

Cicero's zoning normally defines what is "sustainable" and prohibits or limits warehousing, heavy industry, and other uses that would support this project and the growth of the area.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING (117)

AN ORDINANCE ESTABLISHING ZONING REGULATIONS FOR THE TOWN OF CICERO, ILLINOIS

I. PURPOSES OF THE PROVISIONS AND Objects of Ordinance to Include Considering-

Sec. 1 - Title, content and purpose.

Sec. 2 - General purposes.

Sec. 3 - Zoning districts.

Sec. 4 - Residential, Commercial, and Manufacturing districts.

Sec. 5 - Off-street loading and off-street parking.

Sec. 6 - Administrative.

Sec. 7 - Planned developments.

Sec. 8 - Trees.

Sec. 9 - Building permit fees.

Sec. 10 - Building zone change.

Sec. 11 - Compliance and penalties.

Sec. 12 - Supplementary provisions.

Appendix A - Zoning map amendments.

Sec. 1 - Zoning map amendments.

Purpose: This ordinance shall be known as the Zoning Ordinance of

and shall be referred to as the "Cicero Zoning Ordinance.

Sec. 2 - Title, content and purpose.

Title: This ordinance shall be known as the Zoning Ordinance of

and shall be referred to as the "Cicero Zoning Ordinance.

Sec. 3 - Zoning districts.

I. GENERAL PROVISIONS:

1. Purpose: The purpose of this chapter is to provide for the health,

safety, order, and general welfare of the inhabitants of the

City of Cicero, Illinois.

2. Jurisdiction: The provisions of this chapter shall apply within the

corporate limits of the City of Cicero, Illinois.

3. Definitions: The following terms shall have the meanings

hereinafter assigned to them:

a. "Zoning districts" means the areas of the city designated for

specific uses.

b. "Building permits" means permits issued by the

building department for the construction or

alteration of a building.

4. Building permits shall be issued by the

building department for the construction or

alteration of a building.

5. The issuance of a building permit shall be subject to the

following conditions:

a. The building shall be erected, altered, or repaired in accordance

with the plans and specifications submitted with the

building permit.

b. The building shall be erected, altered, or repaired in accordance

with the standards and regulations established by the

building department.

6. The building department shall have the power to inspect all

buildings and alterations made in violation of the

ordinance, and to correct any violations.

7. Any person who violates any provision of this chapter shall be

subject to a penalty of not less than $500 or more than

$1,000 for each violation.

8. This chapter shall be enforced by the building department.

9. Any person who violates any provision of this chapter shall be

subject to a penalty of not less than $500 or more than

$1,000 for each violation.

10. This chapter shall be enforced by the building department.
The high cost of a private home includes the subsidies of public infrastructure. Shared equity trusts and co-ops collect these subsidies instead, passing them along as increased affordability and flexibility.
THE FORECLOSED FACTORY

is purchased by a Limited Equity Cooperative (LEC), remediated, and rebuilt to accommodate communal forms of live, work and play. The LEC strives to guarantee affordable housing to Cicero's current residents and future arrivals.

FORECLOSED HOUSES

are purchased from the banks by the LEC, joining a cooperative network established by the Federal Housing Finance Agency.

INFRASTRUCTURE

The LEC owns and manages communal spaces, revenue-generating activities, and infrastructure supplying energy, water and waste treatment.

LIVE WORK PLAY

Residents own private live-and-work spaces and pay for services. All shares are bought and sold through the trust, guaranteeing stable prices and liquidity.

LAND

The LEC owns the land, capping the costs of homeownership. It is never permitted to sell, and its board is comprised of residents, neighbors, and public and private officials.