



City of Chicago



SO2014-6783

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-I at 2412-2416 W Cermak Rd - App No. 18142T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 the M2-3 Light Industry District and B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 4-1 in the area bound by

a line 120.8 feet north of and parallel to West Cermak Road; the alley next west of and parallel to South Western Avenue; West Cermak Road; and a line 100.32 feet west of the alley next west of and parallel to South Western Avenue

to those of a B1-1 Neighborhood Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

MVB
MVA
FILE

Common address of property: 2412-2416 West Cermak Road

SUBSTITUTE NARRATIVE

17-13-0303-C (1) Narrative Zoning Analysis – 2412-2416 West Cermak Road

Proposed Zoning: B1-1 Neighborhood Shopping District

Lot Area: 12,160 sq. ft.

The applicant seeks a zoning change to permit additional commercial uses that are not permitted in the current zoning district, and to create a zoning lot that does not have a split zoning. There are no dwelling units proposed. The applicant proposes a new strip mall containing 5,377 square feet of commercial space to serve a restaurant and other retail uses. Parking will be provided for 18 vehicles with one of the spaces dedicated for people with disabilities. The height of the building will be 23'-0".

- (a) Floor area ratio: 0.44 FAR (sq. ft.)

- (b) The amount of off-street parking: : 18

- (c) Setbacks:
 - a. Front Setback: 63'

 - b. Rear Setback: 0'

 - c. Side Setbacks:
 - East Side: 0'

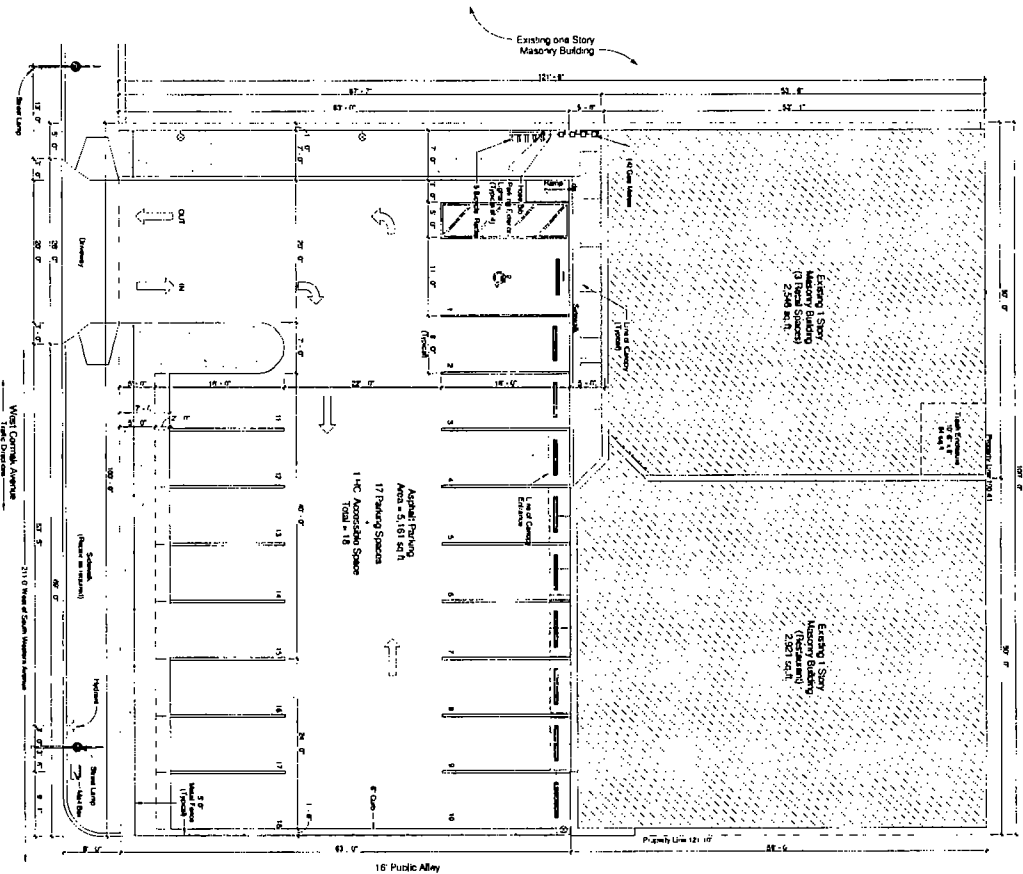
 - West Side: 0'

- (d) Building Height: 23'-0"

FINAL FOR PUBLICATION

2412-16 West Cermak Ave. Chicago, Illinois 60608

FINAL FOR PUBLICATION



1 Proposed Site Plan
1/16/14

CS-100

Site Plan

CHICAGO ILLINOIS
2412-16 West
Cermak Ave.

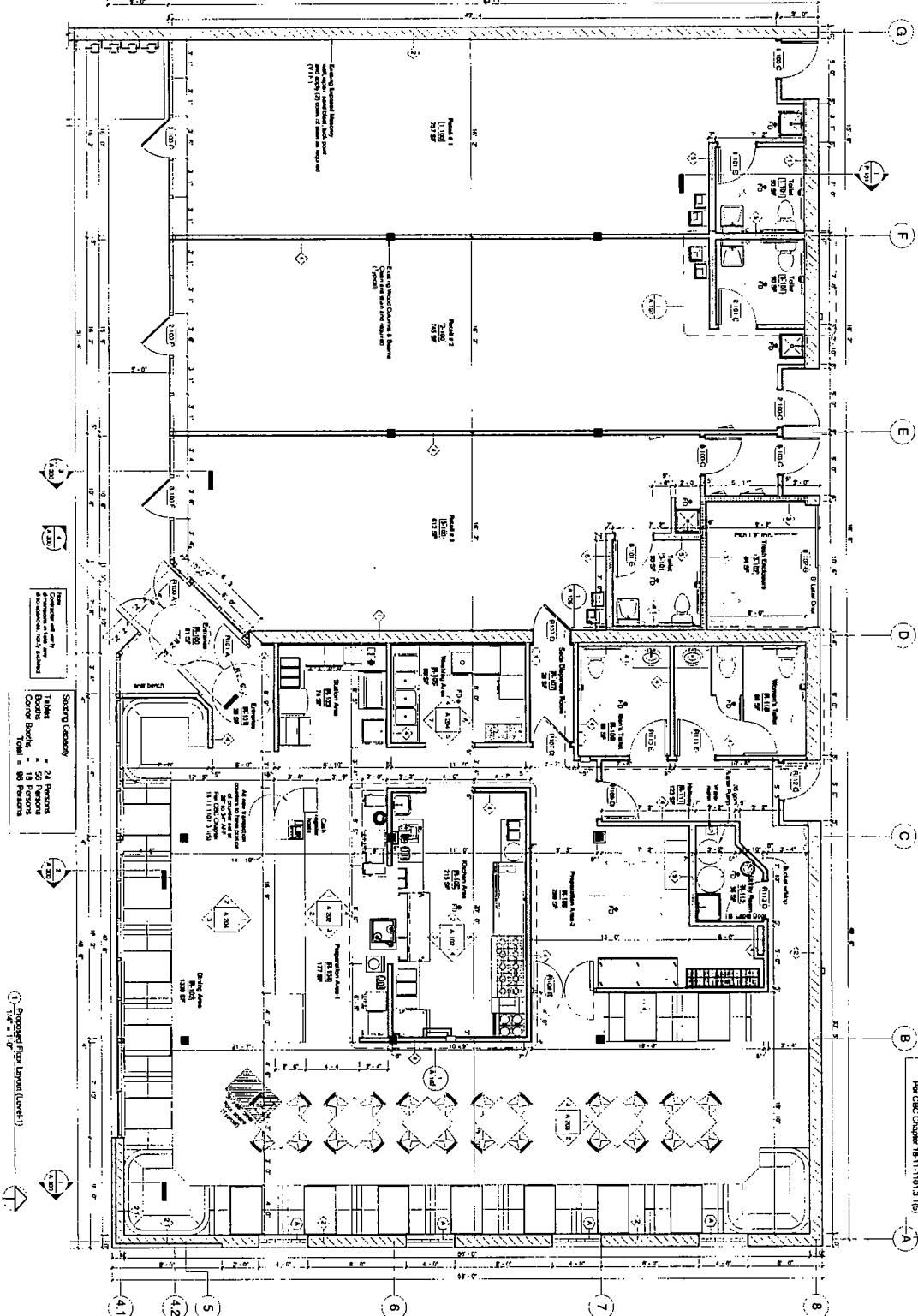
NO.	DESCRIPTION	DATE
1	Site Plan	1/16/14
2	Site Plan	1/16/14
3	Site Plan	1/16/14
4	Site Plan	1/16/14
5	Site Plan	1/16/14
6	Site Plan	1/16/14
7	Site Plan	1/16/14
8	Site Plan	1/16/14
9	Site Plan	1/16/14
10	Site Plan	1/16/14
11	Site Plan	1/16/14
12	Site Plan	1/16/14
13	Site Plan	1/16/14
14	Site Plan	1/16/14
15	Site Plan	1/16/14
16	Site Plan	1/16/14
17	Site Plan	1/16/14
18	Site Plan	1/16/14
19	Site Plan	1/16/14
20	Site Plan	1/16/14

CHICAGO ILLINOIS
131 N. LAUREL ST. SUITE 100
CHICAGO, IL 60642
TEL: 312.467.1100
WWW.LAMINTEGRITY.COM

ARCHITECTS/CONSULTANTS
131 N. LAUREL ST. SUITE 100
CHICAGO, IL 60642
TEL: 312.467.1100
WWW.LAMINTEGRITY.COM



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Seating Capacity

Tables	24 Persons
Conference Rooms	18 Persons
Total	96 Persons

- GENERAL NOTES:**
1. ALL NEW OR ALTERED INSTALLATION CONDITIONS TO BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE.
 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO ELECTRICAL CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO MECHANICAL CODE.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO PLUMBING CODE.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FIRE CODE.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO SAFETY CODE.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO HEALTH CODE.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO ENVIRONMENTAL CODE.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO COMMUNITY DEVELOPMENT CODE.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO LABOR CODE.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO CONSUMER PROTECTION CODE.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO PUBLIC UTILITIES CODE.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO TRANSPORTATION CODE.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO INFRASTRUCTURE CODE.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO ENERGY CODE.
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO CLIMATE CODE.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO AIR QUALITY CODE.
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO WATER QUALITY CODE.
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO SOIL CONSERVATION CODE.
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO WILDFIRE PREVENTION CODE.
 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO DISASTER PREPAREDNESS CODE.
 22. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO RESILIENCE CODE.
 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO SUSTAINABILITY CODE.
 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO GREEN BUILDING CODE.
 25. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO LEED CERTIFICATION CODE.
 26. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO WELL-BEING CODE.
 27. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO EQUITY CODE.
 28. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO JUSTICE CODE.
 29. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO TRANSPARENCY CODE.
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 31. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO INTEGRITY CODE.
 32. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO ETHICS CODE.
 33. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO PROFESSIONAL CONDUCT CODE.
 34. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO PUBLIC INTEREST CODE.
 35. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO COMMON GOOD CODE.
 36. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO HUMAN DIGNITY CODE.
 37. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF EXPRESSION CODE.
 38. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF INFORMATION CODE.
 39. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF ACCESS CODE.
 40. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF MOVEMENT CODE.
 41. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF ASSOCIATION CODE.
 42. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF RELIGION CODE.
 43. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF CONSCIENCE CODE.
 44. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF CHOICE CODE.
 45. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF PARENTAL CHOICE CODE.
 46. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF EDUCATION CODE.
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 50. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF IDENTITY CODE.
 51. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF PERSONALITY CODE.
 52. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF SELF-DETERMINATION CODE.
 53. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF DEVELOPMENT CODE.
 54. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF WELL-BEING CODE.
 55. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF HAPPINESS CODE.
 56. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF PEACE CODE.
 57. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF JUSTICE CODE.
 58. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF EQUITY CODE.
 59. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF DIGNITY CODE.
 60. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF RESPECT CODE.
 61. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF TOLERANCE CODE.
 62. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF UNDERSTANDING CODE.
 63. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF COMPASSION CODE.
 64. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF KINDNESS CODE.
 65. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF MERCY CODE.
 66. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF GRACE CODE.
 67. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF HOPE CODE.
 68. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF FAITH CODE.
 69. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF LOVE CODE.
 70. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF LIFE CODE.
 71. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF DEATH CODE.
 72. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF AFTERLIFE CODE.
 73. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF SPIRITUALITY CODE.
 74. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF RELIGIOUS FREEDOM CODE.
 75. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF CONSCIENTIOUS OBJECTOR CODE.
 76. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF MENTAL HEALTH CARE CODE.
 77. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF PHYSICAL HEALTH CARE CODE.
 78. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF ACCESS TO HEALTH CARE CODE.
 79. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF AFFORDABLE HEALTH CARE CODE.
 80. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF QUALITY HEALTH CARE CODE.
 81. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF PERSONALIZED HEALTH CARE CODE.
 82. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF PREVENTIVE HEALTH CARE CODE.
 83. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF PROMOTIVE HEALTH CARE CODE.
 84. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF CURATIVE HEALTH CARE CODE.
 85. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF PALLIATIVE HEALTH CARE CODE.
 86. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF END-OF-LIFE CARE CODE.
 87. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF BODILY INTEGRITY CODE.
 88. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF REPRODUCTIVE FREEDOM CODE.
 89. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF SEXUAL FREEDOM CODE.
 90. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF GENDER FREEDOM CODE.
 91. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF ORIENTATION FREEDOM CODE.
 92. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF TRANSGENDER FREEDOM CODE.
 93. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF INTERSEX FREEDOM CODE.
 94. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF TWO-SPIRIT FREEDOM CODE.
 95. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF TRIPLE-SPIRIT FREEDOM CODE.
 96. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF QUAD-SPIRIT FREEDOM CODE.
 97. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF PENT-SPIRIT FREEDOM CODE.
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 99. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF SEPT-SPIRIT FREEDOM CODE.
 100. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FREEDOM OF OCT-SPIRIT FREEDOM CODE.

LUIS A. MARTINEZ ASSOCIATES INC.

ARCHITECTS-ENGINEERS
 112 N. MARIEN ST., SUITE 4100
 CHICAGO, ILLINOIS 60602
 PH: 312.329.1100 FAX: 312.329.1101
 WWW.LAMARTINEZ.COM

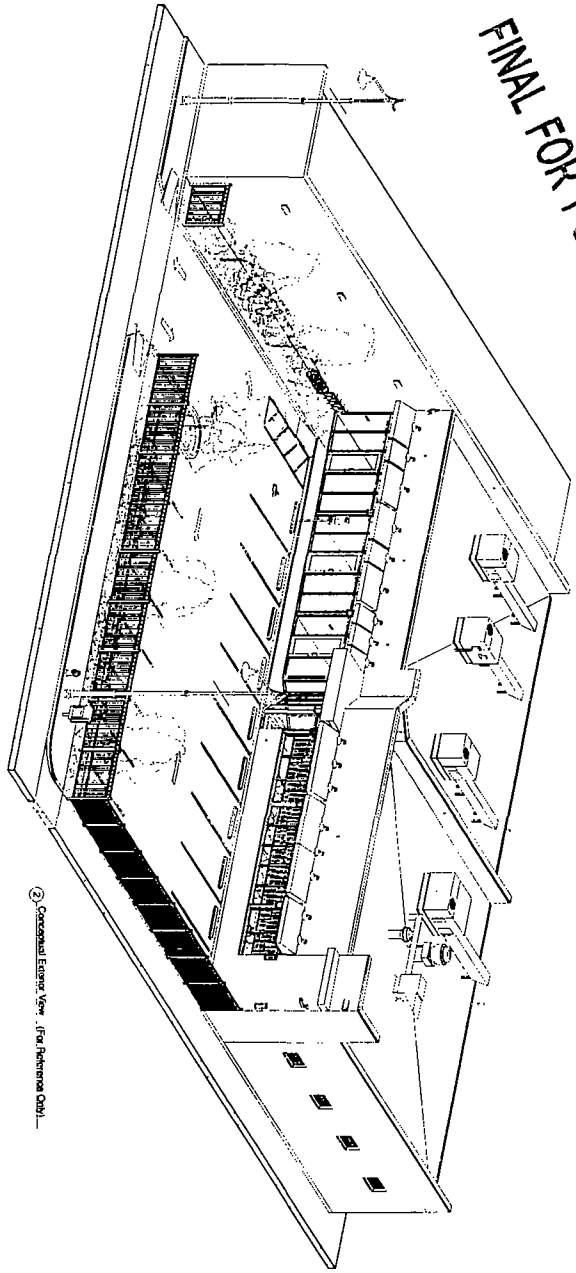
PROJECT: 2412-16 West Cermak Ave.
 SHEET: A-100

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 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

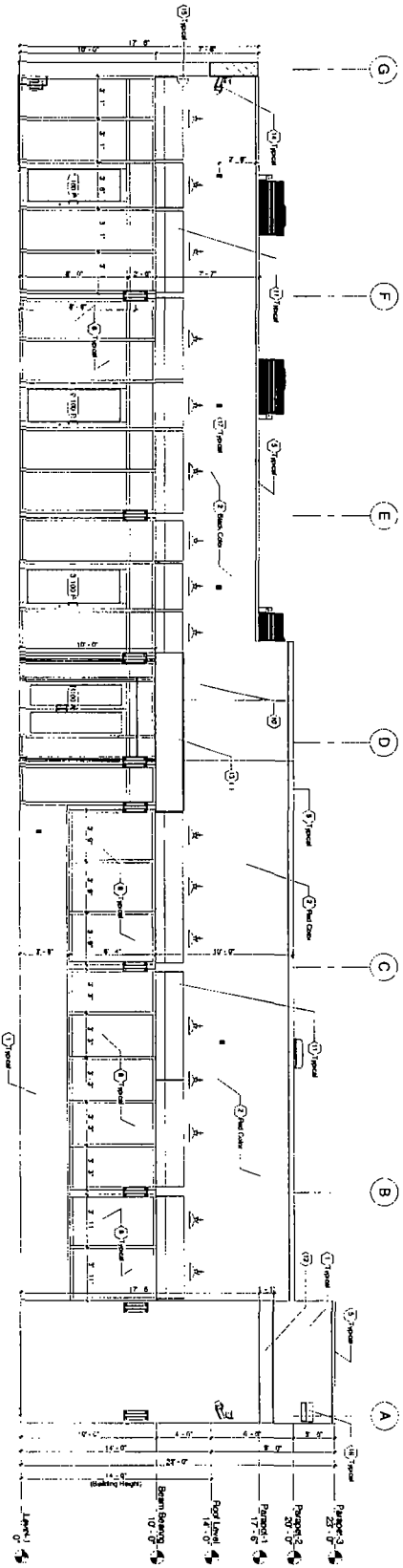
CHICAGO ILLINOIS
 2412-16 West Cermak Ave.
 Proposed Floor Layout (Level-1)
 A-100

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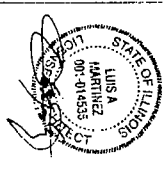


2 Conceptual Exterior View - (First Preliminary Only)



1 South Elevation
1/4" = 1'-0"

- EXTERIOR SECTION OF WORK**
1. Main Entrance Door, Glass, Steel, Aluminum, 10'-0" x 8'-0"
 2. Main Entrance Door, Glass, Steel, Aluminum, 10'-0" x 8'-0"
 3. Main Entrance Door, Glass, Steel, Aluminum, 10'-0" x 8'-0"
 4. Main Entrance Door, Glass, Steel, Aluminum, 10'-0" x 8'-0"
 5. Main Entrance Door, Glass, Steel, Aluminum, 10'-0" x 8'-0"
 6. Main Entrance Door, Glass, Steel, Aluminum, 10'-0" x 8'-0"
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ARCHITECT-CONSULTANTS
 123 N. MADISON ST. SUITE 6100
 CHICAGO, ILLINOIS 60602
 PHONE: (312) 555-1234
 FAX: (312) 555-5678
 E-MAIL: lmartinez@lami.com

LAM
 ASSOCIATES INC.
 LUIS A. MARTINEZ

2412-16 West
 Cermak Ave.
 CHICAGO ILLINOIS

South Elevation &
 Exterior
 Conceptual View

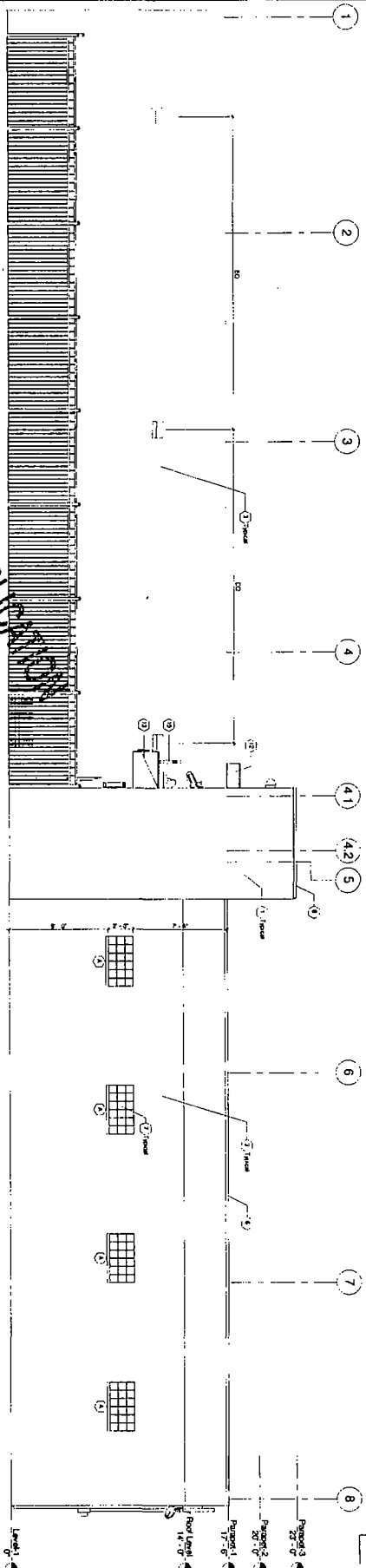
A-200

No.	Description	Date

TABLE 101.11 - 1000 SQ. FT. INTERIOR FINISHES SCHEDULE

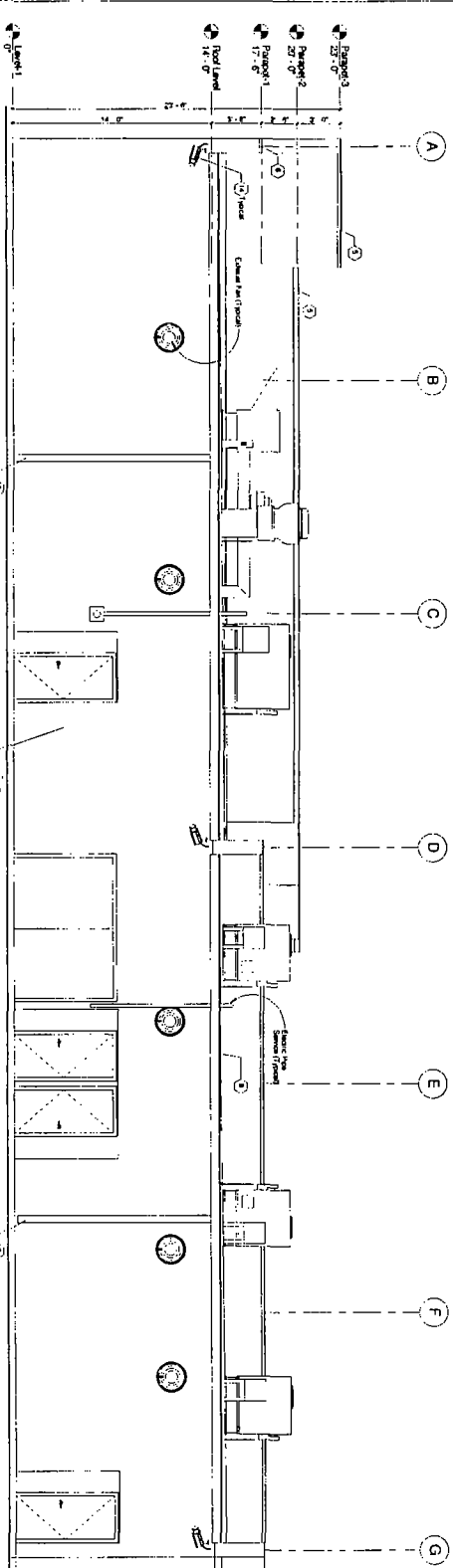
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
101.11.01	Interior Wall Finish	SQ. FT.	1000	1.00	1000.00
101.11.02	Interior Ceiling Finish	SQ. FT.	1000	1.00	1000.00
101.11.03	Interior Floor Finish	SQ. FT.	1000	1.00	1000.00
101.11.04	Interior Door Finish	SQ. FT.	1000	1.00	1000.00
101.11.05	Interior Window Finish	SQ. FT.	1000	1.00	1000.00
101.11.06	Interior Stair Finish	SQ. FT.	1000	1.00	1000.00
101.11.07	Interior Balcony Finish	SQ. FT.	1000	1.00	1000.00
101.11.08	Interior Utility Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.09	Interior Mechanical Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.10	Interior Electrical Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.11	Interior Storage Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.12	Interior Office Finish	SQ. FT.	1000	1.00	1000.00
101.11.13	Interior Conference Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.14	Interior Reception Area Finish	SQ. FT.	1000	1.00	1000.00
101.11.15	Interior Corridor Finish	SQ. FT.	1000	1.00	1000.00
101.11.16	Interior Restroom Finish	SQ. FT.	1000	1.00	1000.00
101.11.17	Interior Break Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.18	Interior Storage Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.19	Interior Utility Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.20	Interior Mechanical Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.21	Interior Electrical Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.22	Interior Storage Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.23	Interior Utility Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.24	Interior Mechanical Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.25	Interior Electrical Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.26	Interior Storage Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.27	Interior Utility Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.28	Interior Mechanical Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.29	Interior Electrical Room Finish	SQ. FT.	1000	1.00	1000.00
101.11.30	Interior Storage Room Finish	SQ. FT.	1000	1.00	1000.00

NOTE: SEE GENERAL NOTES FOR FINISHES SCHEDULE.



2 East Elevation
1/8" = 1'-0"

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1 North Elevation
1/8" = 1'-0"

- EXTERIOR SCHEDULE OF WORKS**
1. Masonry: Brick, 8" thick, common bond, laid in mortar, finished with 1/2" thick, light-colored, glazed brick.
 2. Masonry: Concrete block, 8" thick, laid in mortar, finished with 1/2" thick, light-colored, glazed brick.
 3. Masonry: Concrete block, 8" thick, laid in mortar, finished with 1/2" thick, light-colored, glazed brick.
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LUIS A. MARTINEZ ASSOCIATES INC.

ARCHITECTS-CONSULTANTS

423 N. MADISON ST., SUITE 8122
 CHICAGO, ILLINOIS 60610
 PHONE: 312.467.1234 FAX: 312.467.1235
 E-MAIL: LAM@LAMART.COM

ARCHITECT'S SEAL/STAMP

LUIS A. MARTINEZ
 LICENSE NO. 007-014535

STATE OF ILLINOIS
 ARCHITECTS BOARD

2412-16 West
 Cermak Ave.
 CHICAGO ILLINOIS

East & North
 Elevations

A-201