



City of Chicago



SO2022-1939

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 2236 W Cermak Rd - App No 21078T1
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 current B3-2 Community Shopping District symbols and indications as shown on Map No. 4-H in the area bounded by:

the public alley next north of and parallel to West Cermak Road; a line 251.2 feet east of and parallel to South Oakley Avenue; West Cermak Road; and a line 226.2 feet east of and parallel to South Oakley Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

Address: 2236 West Cermak Road

SUBSTITUTE NARRATIVE AND PLANS TYPE I Rezoning Attachment 2236 West Cermak Road

The Project

The subject property is part of a double zoning lot that measures 50x125 known as 2236 West Cermak Road (lot 82) and 2238 West Cermak Road (lot 81). The lot known as 2236 West Cermak Road is a vacant lot. The lot known as 2238 West Cermak Road (lot 81) is improved with an existing one-story commercial building that includes approximately 2,000 square feet of commercial space.

2236-38 W Cermak, LLC (the "Applicant"), proposes to rezone the property to allow the subdivision of one improved zoning lot measuring 50' X 125' into two zoning lots measuring two 25' X 125' with one commercial building to remain and one zoning lot will be razed to accommodate a new a 3 story and six dwelling unit residential building with 3 paved parking spaces. The proposed height of the building is 37'-0". The Applicant seeks Type I zoning parking relief under the Transit Served Location guidelines Section 17-10-0102-B.1 of the Chicago Zoning Ordinance to reduce three additional parking spaces. There are no proposed changes to the existing improvements at 2238 West Cermak Road.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of Section 17-13-0302-A of the Zoning Ordinance in order to qualify for reduction of Parking under Section 17-10-0102-B.1 of the Zoning Ordinance. The property sits in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 1,108.0 feet southeast from the CTA Western-Cermak Pink Line Train Station entrance.

To qualify for parking reduction of these standards, the project as per section 17-13-0905-F:

- (a) Must be located in a transit-served location; which it is, as set forth above;
- (b) Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets; the accompanying drawings show that the proposed building will feature prominent ground floor windows on Cermak Road;
- (c) Must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission; the Transit Friendly Development Guide defines "transit friendly development" on page 2 as "Development which is oriented towards and integrated with adjacent transit. The subject property will provide three parking surface spaces and eight bicycle spaces and is located north of the CTA Damen Train Station entrance.
- (d) Must actively promote public transit and alternatives to automobile ownership; the Applicant will provide six bicycle spaces;
- (e) Must include enhancements to the pedestrian environment that are not otherwise required; the Applicant proposes to develop a vacant and underutilized lot on Cermak Road. A developed lot with residential use will increase pedestrian activity and enhance the aesthetic of the block and increase safety.

The Site

The subject property is located on the north side of Cermak Road between South Oakley Avenue and South Leavitt Street in a Transit Served Location to the Western-Cermak Pink Line Train. The immediate area along Cermak Road includes residential and commercial improvements. The subject property is a vacant lot. The Applicant proposes to rezone the property to construct a three story residential building with six dwelling units and three

parking spaces. The proposed height of the building is 37'-0". In addition, the Applicant will provide three rear surface parking spaces. The Applicant seeks Type I zoning parking relief under the Transit Served Location guidelines of the Chicago Zoning Ordinance to reduce three additional required parking spaces.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,125 square feet
FAR:	1.73
Floor Area:	5,415 square feet
Residential Dwelling Units:	6
MLA:	520.83 square feet
Height:	37'-0"
Bicycle Parking:	0
Automobile Parking:	3*
Setbacks (proposed):	
Front (West Cermak Road):	0.00'
East Side :	3.00'
West Side:	3.00'
Rear (Alley):	30.00'

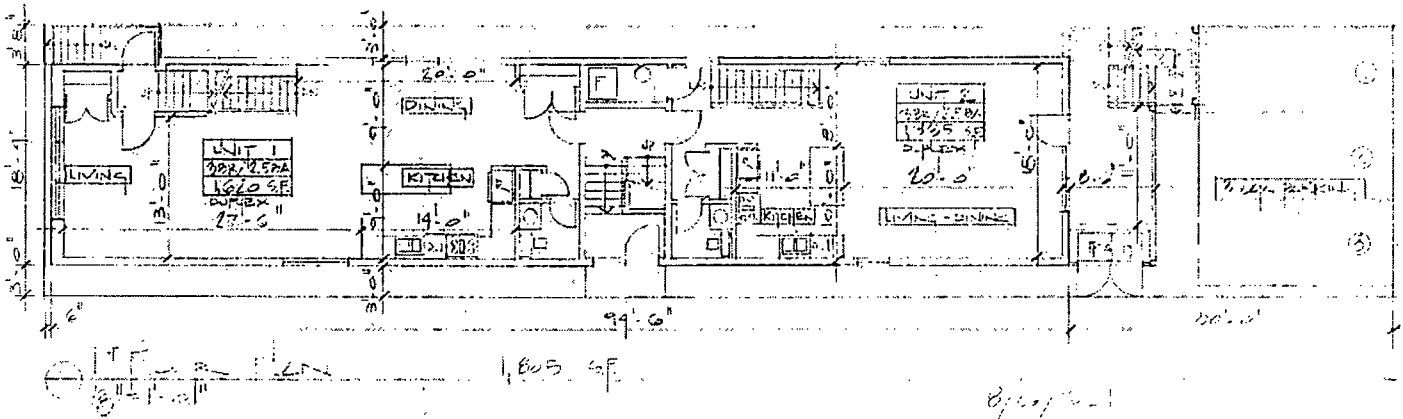
A set of plans is attached.

*The subject property is approximately 1,108.0 feet southeast from the CTA Western-Cermak Pink Line Train Station entrance

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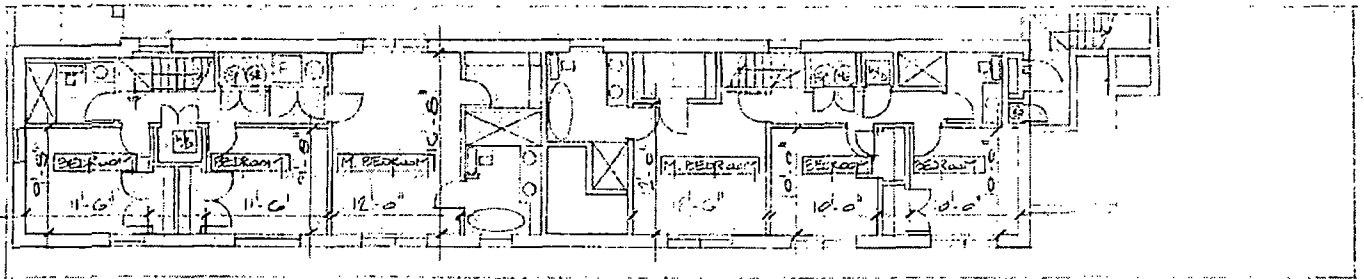
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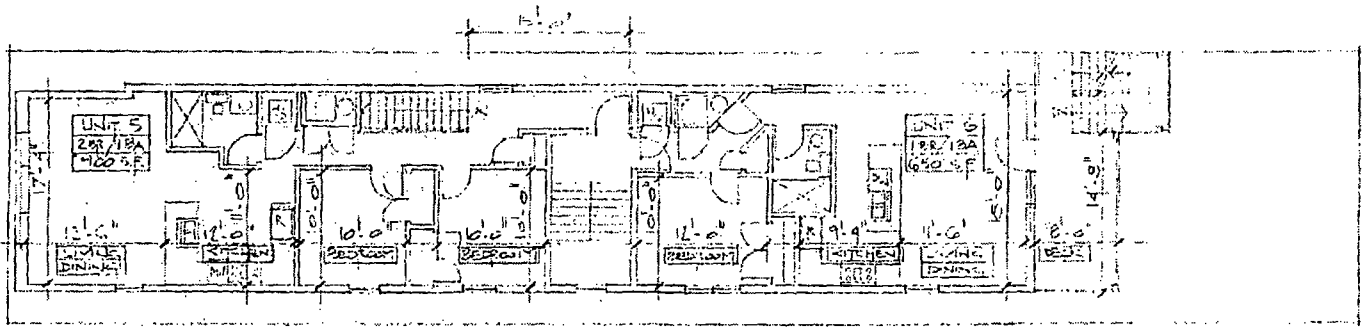
CHICAGO FLOOR PLAN
11'-0"

10/14/2021

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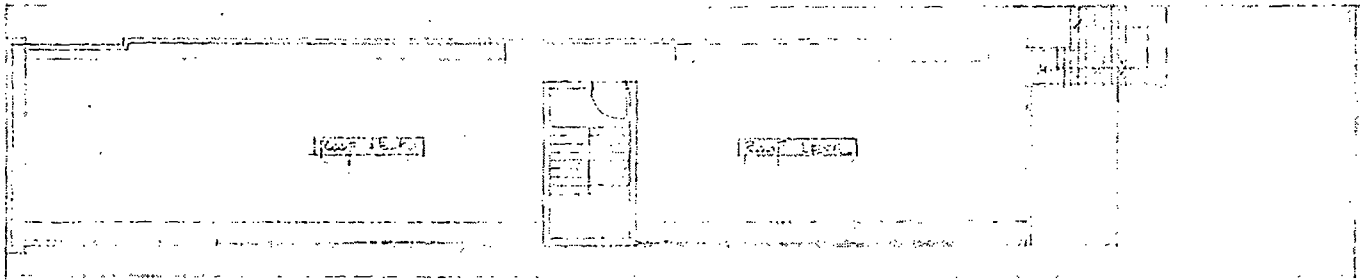


1805 SF 0/10/2021

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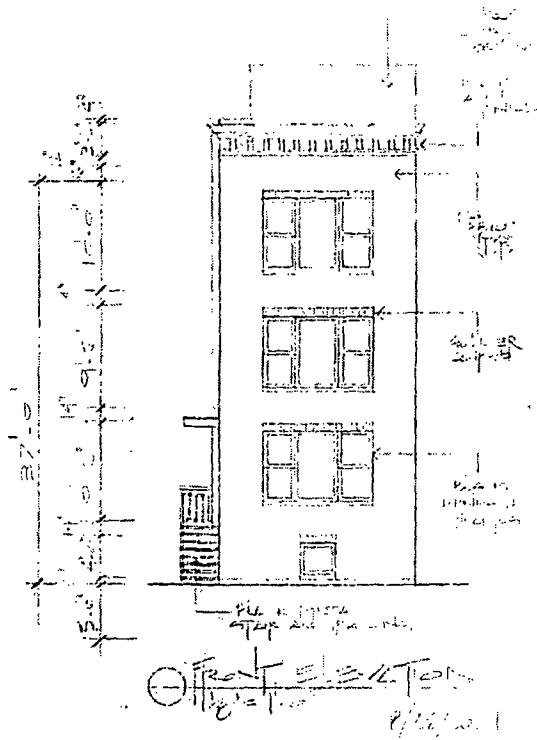
PLAN

8/2/20

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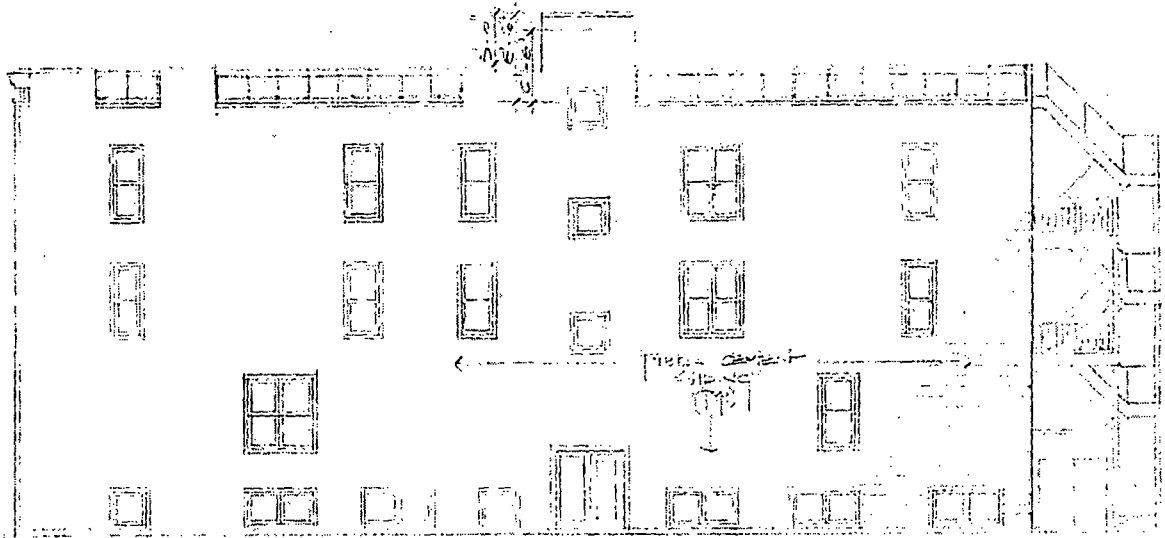
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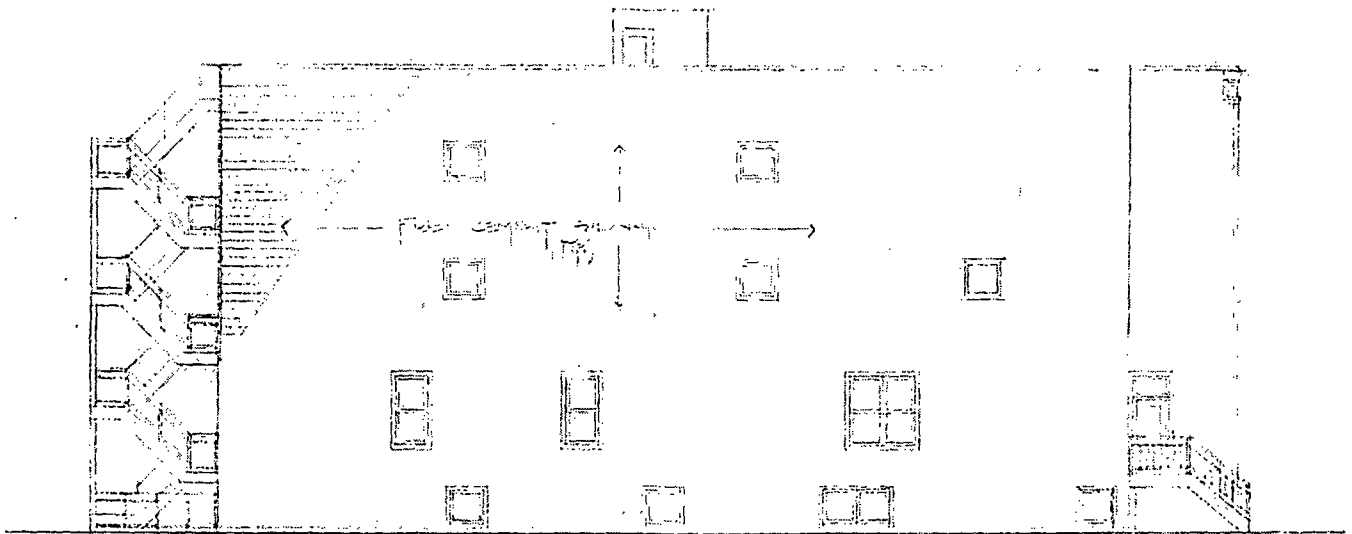


WEST ELEVATION
1/8" = 1'-0"

8/24/2021

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WEST ELEVATION
1/8" = 1'-0"

6/22/21