



# City of Chicago



O2021-3971

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-I at 2720 W Cermak Rd - App No. 20832T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## 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 B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 4-I in the area bounded by:

the public alley next north of and parallel to West Cermak Road; a line 73.00 feet east of and parallel to South Fairfield Avenue; West Cermak Road; and a line 49.00 feet east of and parallel to South Fairfield 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: 2720 West Cermak Road

# Final for Publication

## NARRATIVE AND PLANS

2720 West Cermak Road

TYPE I REGULATIONS

Narrative: The property is improved with a three-story building that sits at the back of the subject lot and includes four residential dwelling units and a two car garage. The property is located in a Transit Served Location and is approximately 800.0 feet southeast from the CTA Pink Line California Station entrance. The Applicant proposes to construct a front four-story addition that will include two additional dwelling units for a total of six residential dwelling units on the property and will include one 711.00 square foot ground-floor commercial unit facing Cermak Road. The existing garage will be demolished and three surface parking spaces will be provided. The Applicant is seeking to rezone the subject property from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District and must seek a mandatory Type-1 to revise the plans passed by City Council in 2019 to ask for Type 1 zoning parking relief under the Transit Served Location guidelines of the Chicago Zoning Ordinance to reduce any additional parking requirements. The proposed height is 38'-6".

Lot Area:	3,096 square feet
FAR:	3.0
Floor Area:	9,288 square feet
Residential Dwelling Units:	6
Commercial Unit:	1
MLA:	516.0 square feet
Height:	38'-6"
Automobile Parking:	3*
Setbacks:	
Front (West Cermak):	3.0 feet
East Side:	3.6 feet
West Side:	2.0 feet
Rear (alley):	19.1 feet

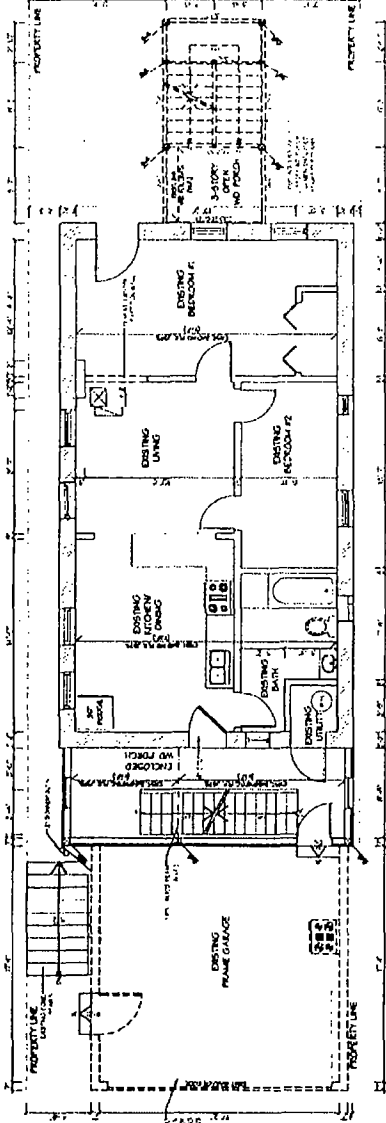
A set of plans is attached.

\* The property is located approximately 800.0 feet from the CTA Pink Line California Station entrance

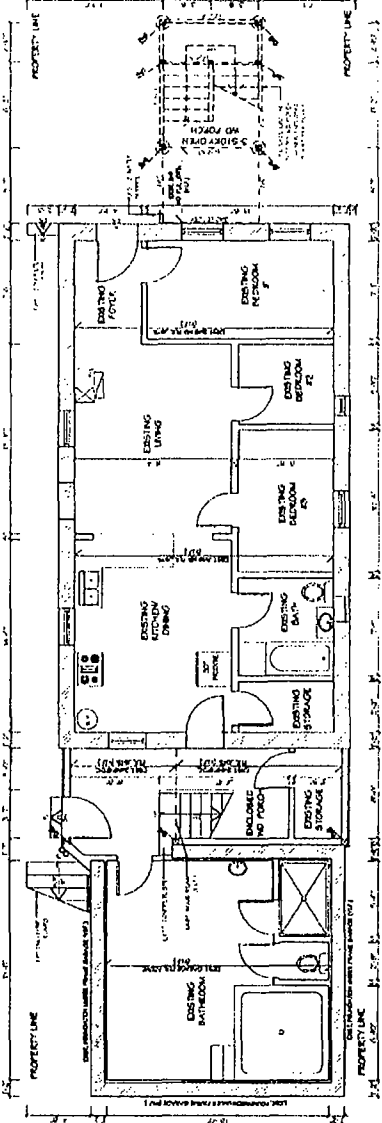


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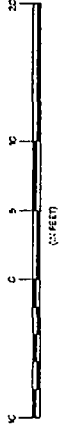
THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THESE PLANS. I AM NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THESE PLANS. I AM NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.



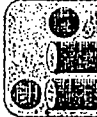
EXISTING FIRST FLOOR PLAN (N)



EXISTING BASEMENT PLAN (N)



PROFESSIONAL DESIGN FIRM  
LIC# 184 07884



IR DESIGN FIRM  
1720 W. CERMAK RD.  
CHICAGO, IL 60608  
TEL: 773-784-9755  
FAX: 773-784-9753

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

CHECKED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

4-STORY FRONT ADDITION TO ADD (I) D.U. AND (II) COMMERCIAL VANILITY MASSONRY BLDG. 4/4 BSMT 2720 W. CERMAK RD CHICAGO, IL 60608

Project No: 10087772  
2720 W. CERMAK RD.

NO.	DATE	DESCRIPTION
1		
2		
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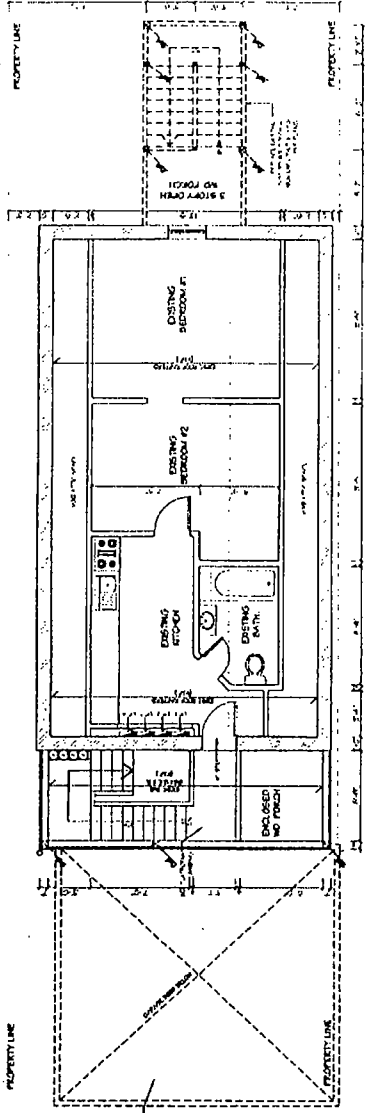
EXISTING MASSONRY 4-STY FLOOR PLAN

**A-1.0**

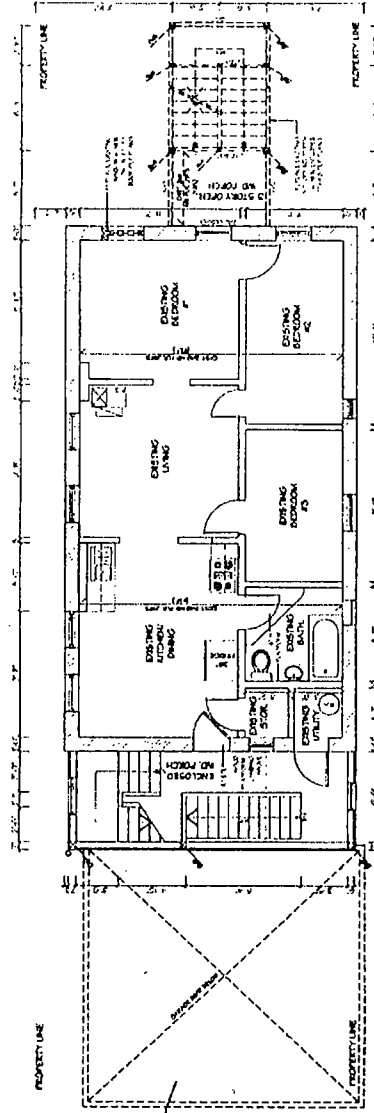
Sheet No. \_\_\_\_\_

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THIS PLAN AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT AND ENGINEER AND ARE TO BE USED FOR THE CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE ADEQUACY OF THE DESIGN FOR THE PROJECT DESCRIBED HEREIN. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ADEQUACY OF THE DESIGN FOR THE PROJECT DESCRIBED HEREIN. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ADEQUACY OF THE DESIGN FOR THE PROJECT DESCRIBED HEREIN.



EXISTING THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**PROFESSIONAL DESIGN FIRM**  
LIC# 184-007984

**IR DESIGN FIRM**  
155 S. LAUREL ST. SUITE 200  
CHICAGO, IL 60608  
TEL: 773-784-9755  
FAX: 773-784-9755

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

TITLE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

4-STORY FRONT ADDITION  
TO ADD (1) D.U. AND (1)  
COMMERCIAL VANITY  
MASONRY BLDG. # 8524  
2720 W. CERMAK RD.  
CHICAGO, IL 60608

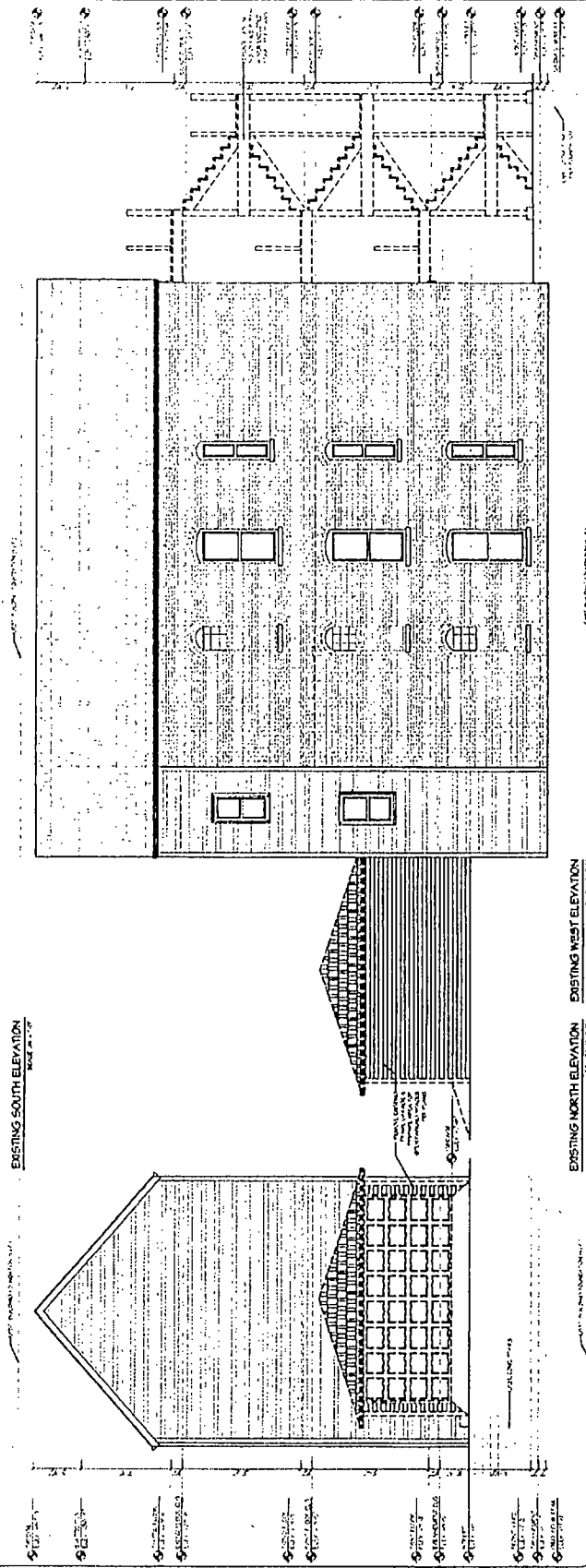
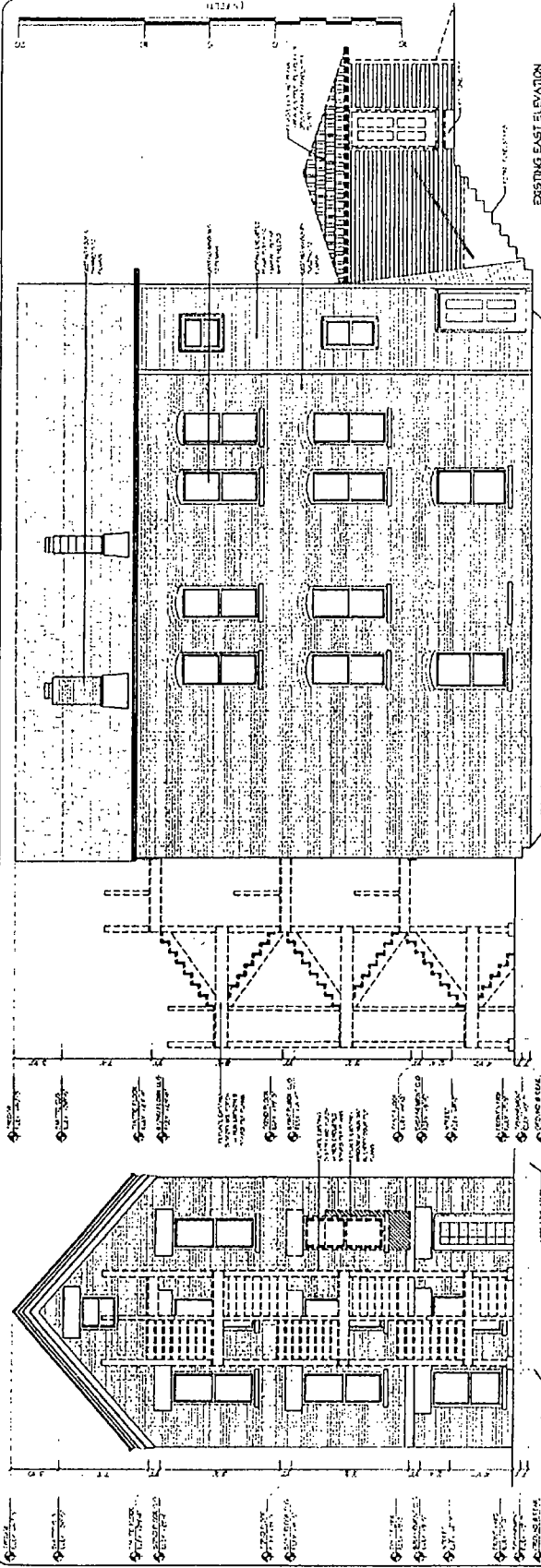
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2720 W. CERMAK RD.	
Scale	1/8" = 1'-0"
Date	11/11/11
Drawn By	
Checked By	
Project Name	
Client Name	

**A-11**

EXISTING/  
DEMO 2ND &  
3RD FLOOR  
PLANS

Sheet No.

# Final for Publication



PROFESSIONAL DESIGN FIRM  
LICE 181-007984

IR DESIGN FIRM  
147 S. W. 14TH ST.  
TEL 773-764-9755  
FAX 773-764-9755

1818-15

1818-15

1818-15

6-STORY HOVI ADDITION  
TO ADD (1) D.U. AND (1)  
COMMERCIAL VANILLA  
BOX UNIT ON 2-1/2 STORY  
ADDITION TO EXISTING UNIT  
2720 W. CERMAK RD.  
CHICAGO, IL 60608

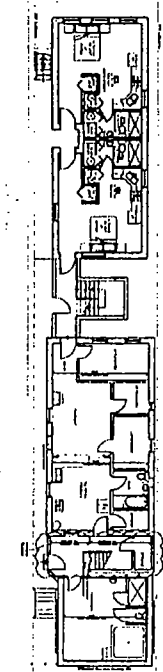
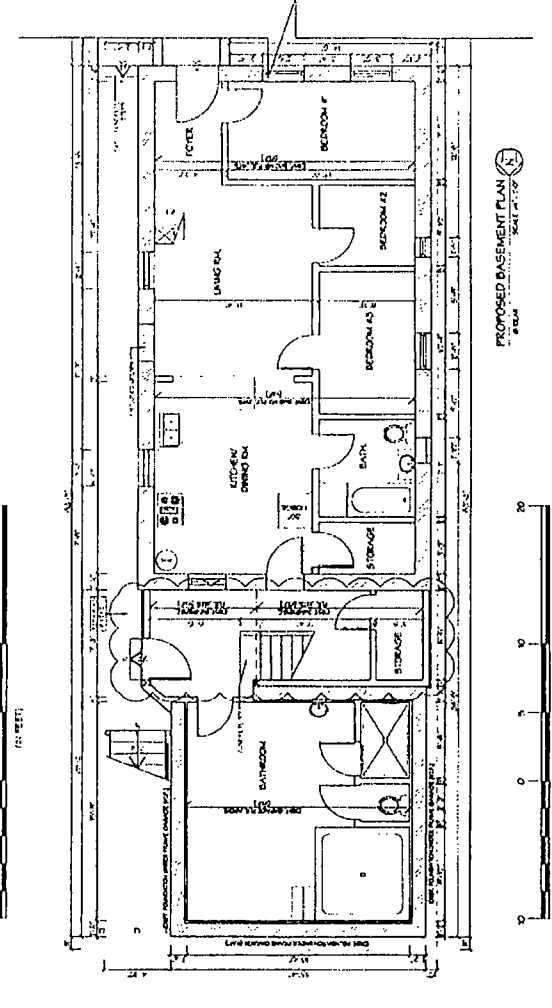
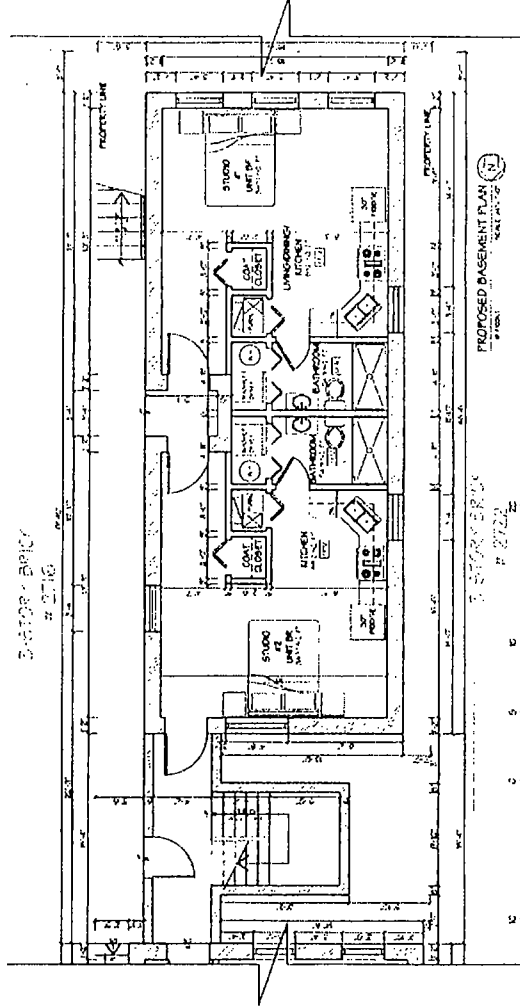
Project No.  
100872722

2720 W. CERMAK RD

Item	Prop.	Date	Description
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EXISTING/  
ELEVATIONS  
**A-2.0**  
Title Sheet No.

# Final for Publication



PROFESSIONAL  
DESIGN FIRM  
LIC# 184-007984

IR DESIGN FIRM  
200 S. LAKE ST. SUITE 200  
CHICAGO, IL 60606  
TEL: 773-344-9755  
FAX: 773-344-9755

LEGEND

- 1. WALL
- 2. DOOR
- 3. WINDOW
- 4. STAIR
- 5. ELEVATOR
- 6. RAMP
- 7. FINISH
- 8. FLOOR
- 9. CEILING
- 10. ROOF
- 11. EXTERIOR FINISH
- 12. EXTERIOR WALL
- 13. EXTERIOR WINDOW
- 14. EXTERIOR DOOR
- 15. EXTERIOR STAIR
- 16. EXTERIOR RAMP
- 17. EXTERIOR FINISH
- 18. EXTERIOR FLOOR
- 19. EXTERIOR CEILING
- 20. EXTERIOR ROOF

4-STORY FRONT ADDITION  
TO ADD (1) D.U. AND (1)  
COMMERCIAL VANILLA  
UNIT TO EXISTING  
MASSARY BLDG. / 2711 N  
2720 W. CERMAK RD.  
CHICAGO, IL 60648

Project No. 10082722  
2720 W. CERMAK RD.

Architect	IR Design Firm
Engineer	IR Design Firm
Contractor	
Client	
Date	11.11.2017
Scale	1/8" = 1'-0"

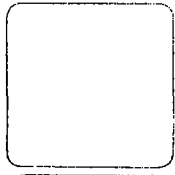
PROPOSED  
BASEMENT  
PLAN

**A-3.0**

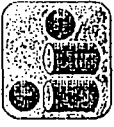
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LIC# 184 007864



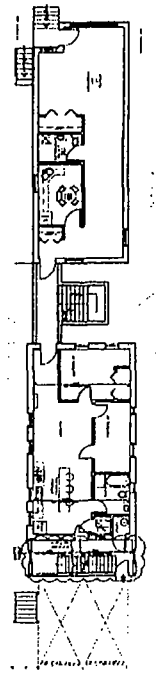
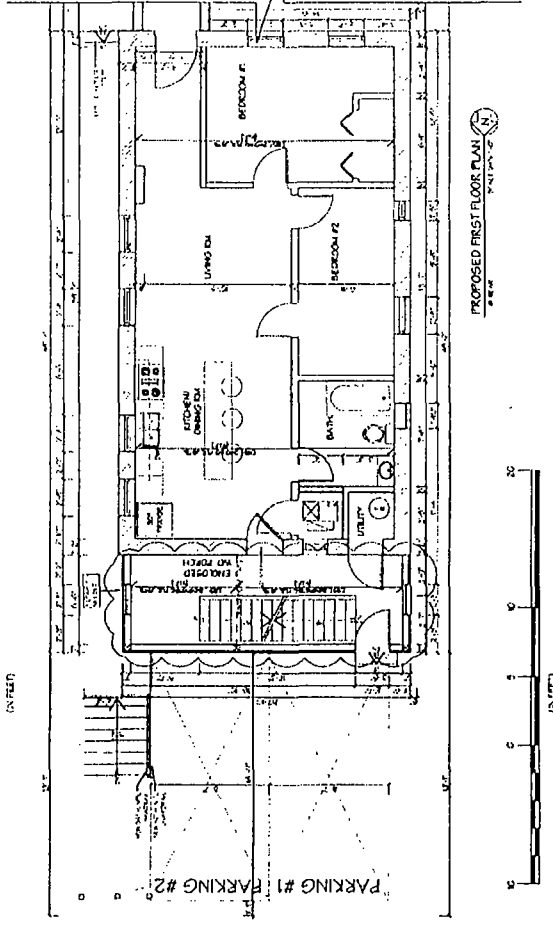
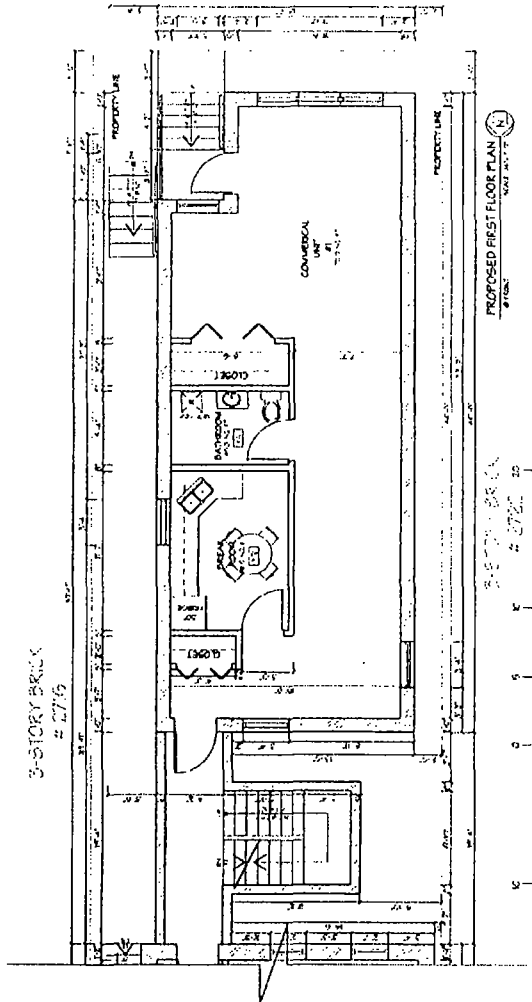
IR DESIGN FIRM  
TEL: 773-784-9755  
FAX: 773-784-9759

PROJECT NO.	10082722
DATE	10/27/11
PROJECT NAME	3-STORY FRONT ADDITION TO COMMERCIAL VANILLI BOX UNIT ON 2 1/2 STORY MASONRY BLDG W/ BSMT 2720 W. CERMAK RD. CHICAGO, IL 60646
CLIENT	
ARCHITECT	
ENGINEER	
PLUMBER	
ELECTRICIAN	
Mechanical	
Structural	
Other	

3-STORY FRONT ADDITION TO COMMERCIAL VANILLI BOX UNIT ON 2 1/2 STORY MASONRY BLDG W/ BSMT 2720 W. CERMAK RD. CHICAGO, IL 60646

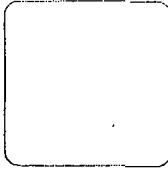
Project No.	10082722
Address	2720 W. CERMAK RD
City	CHICAGO, IL
State	IL
Zip	60646
Client	
Architect	
Engineer	
Plumber	
Electrician	
Mechanical	
Structural	
Other	

PROPOSED FIRST FLOOR PLAN  
A-0.1  
Title Sheet No.



PROPOSED FIRST FLOOR PLAN KEY

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PROFESSIONAL  
DESIGN FIRM  
LIC# 154-007984

IR DESIGN FIRM  
1111 N. LAKE ST. SUITE 200  
CHICAGO, IL 60610  
TEL: 773-784-9755  
FAX: 773-784-9759

LEGEND

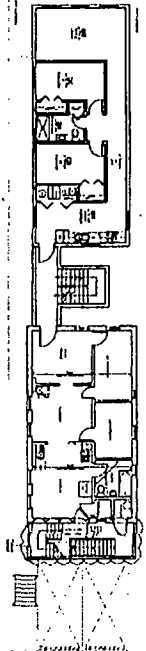
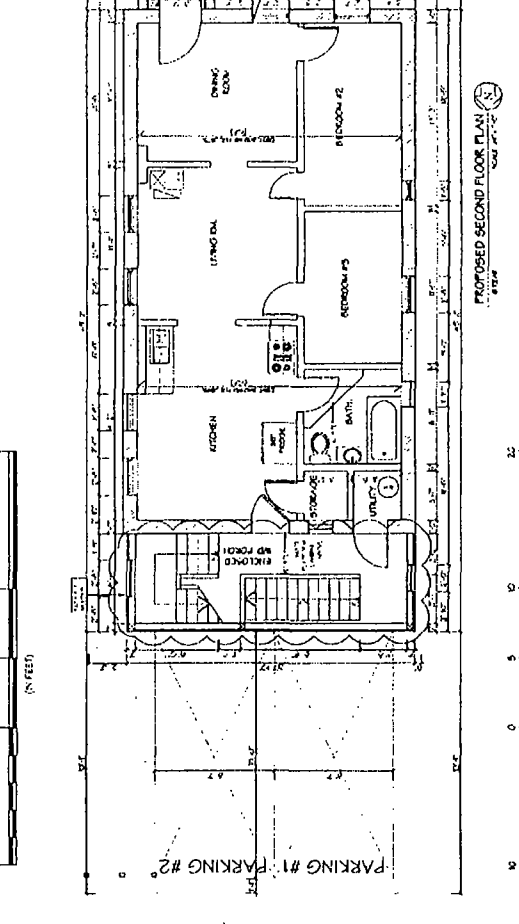
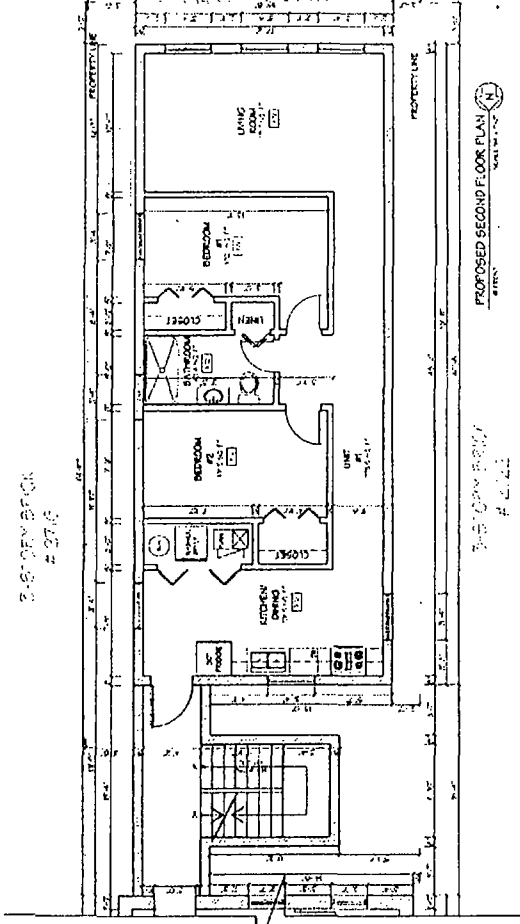
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3	WINDOW
4	STAIR
5	ELEVATOR
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	MECHANICAL
13	ELECTRICAL
14	PLUMBING
15	MECHANICAL
16	ELECTRICAL
17	PLUMBING
18	MECHANICAL
19	ELECTRICAL
20	PLUMBING

4-STORY FRONT ADDITION  
TO ADD (1) D.U. AND (1)  
COMMERCIAL VANILLA  
BOX UNIT ON 2-1/2 STORY  
MASONRY BLDG W/ BSMT  
2720 W. CERMAK RD.  
CHICAGO, IL 60668

Project No. 100872722  
2720 W. CERMAK RD.

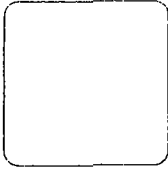
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PROPOSED SECOND FLOOR PLAN  
A-3.2  
SHEET NO.



PROPOSED SECOND FLOOR PLAN KEY

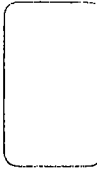
# Final for Publication



PROFESSIONAL  
DESIGN FIRM  
LIC# 184 007984  
**IR DESIGN FIRM**  
1111 N. LAKE ST. #200  
CHICAGO, IL 60610  
TEL: 773-784-9755  
FAX: 773-784-9759

LEGEND

1	WALL
2	DOOR
3	WINDOW
4	STAIR
5	ELEVATOR
6	MECHANICAL
7	PLUMBING
8	ELECTRICAL
9	TELEPHONE
10	TELEVISION
11	REFRIGERATION
12	AIR CONDITIONING
13	HEATING
14	ROOF
15	FLOOR
16	CEILING
17	MECHANICAL ROOM
18	ELECTRICAL ROOM
19	TELEPHONE ROOM
20	TELEVISION ROOM
21	REFRIGERATION ROOM
22	AIR CONDITIONING ROOM
23	HEATING ROOM
24	STAIR WALKWAY
25	ELEVATOR WALKWAY
26	MECHANICAL WALKWAY
27	ELECTRICAL WALKWAY
28	TELEPHONE WALKWAY
29	TELEVISION WALKWAY
30	REFRIGERATION WALKWAY
31	AIR CONDITIONING WALKWAY
32	HEATING WALKWAY

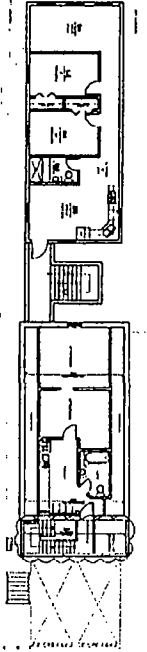
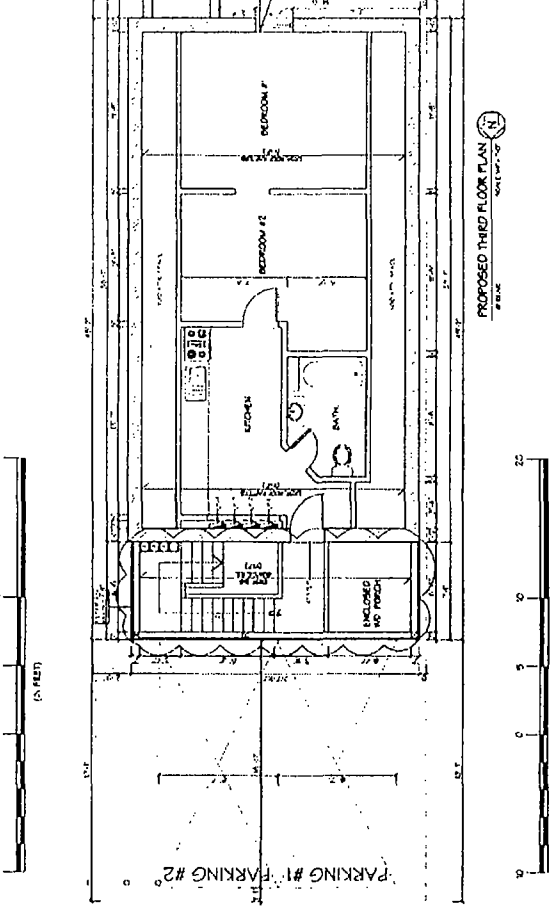
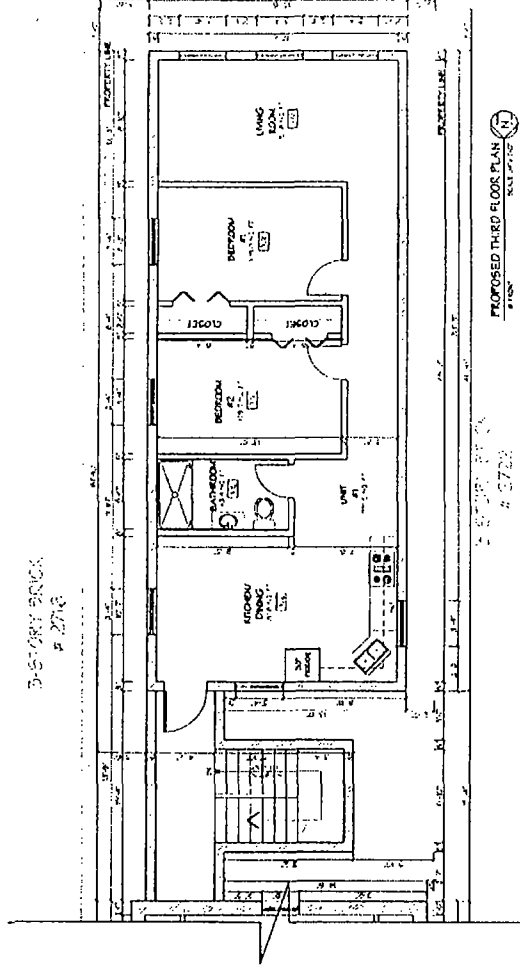


4 STORY FRONT ADDITION  
TO ADD (1) D.U. AND (1)  
COMMERCIAL VANILLA  
BOX UNIT ON 2-1/2 STORY  
MASONRY BLDG W/ BRKT  
2720 W. CERPMAN RD  
CHICAGO, IL 60608

Project No.  
100872722  
2720 W. CERPMAN RD

Author	Drawn	Checked
Revised	Project	Date
Discussed	Per	Date
Approved	Control	Date
Reviewed	Scale	Sheet

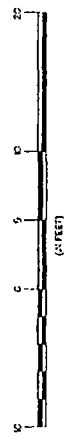
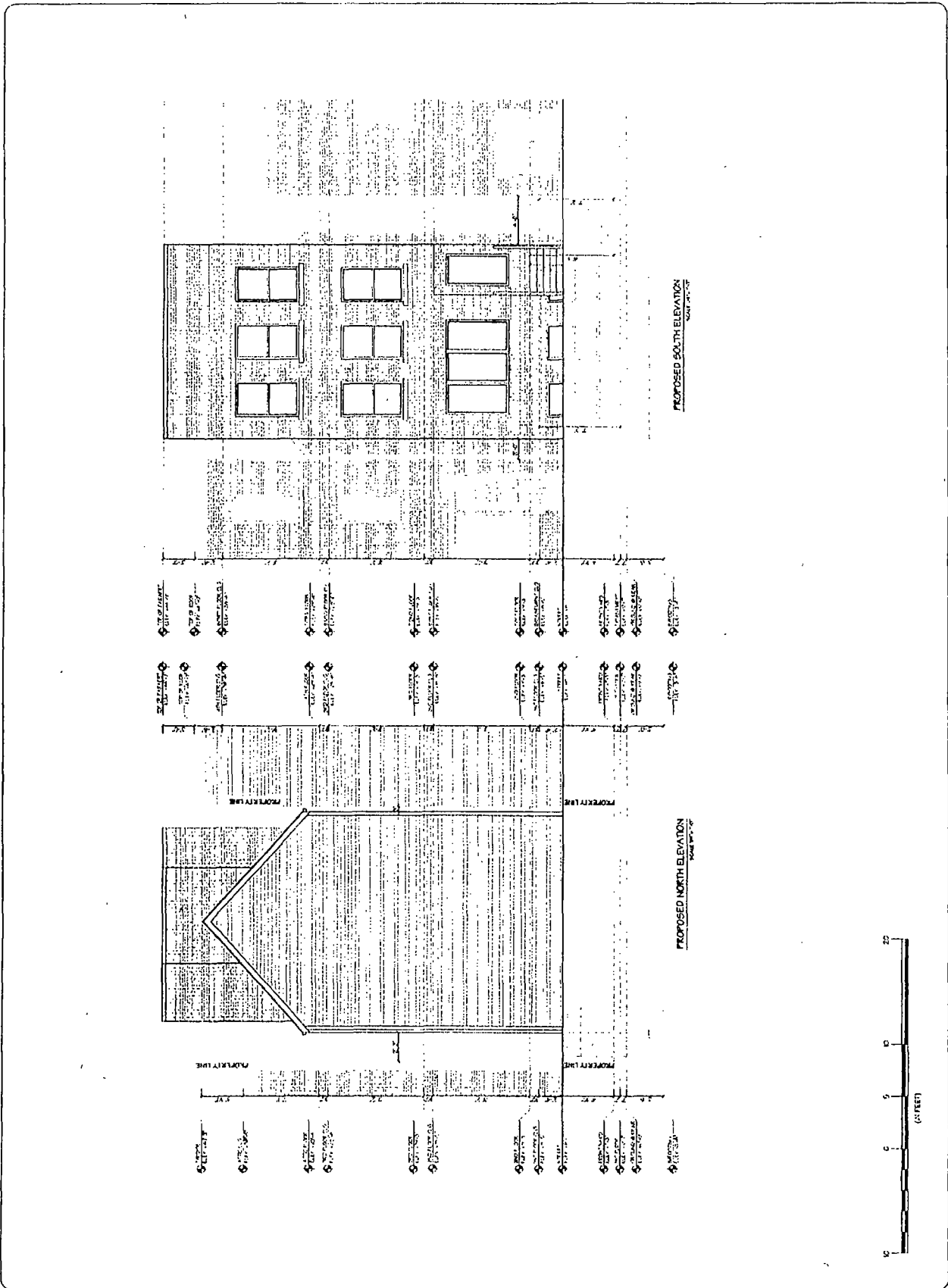
PROPOSED  
THIRD FLOOR  
PLAN  
**A-3.3**  
Sheet No.



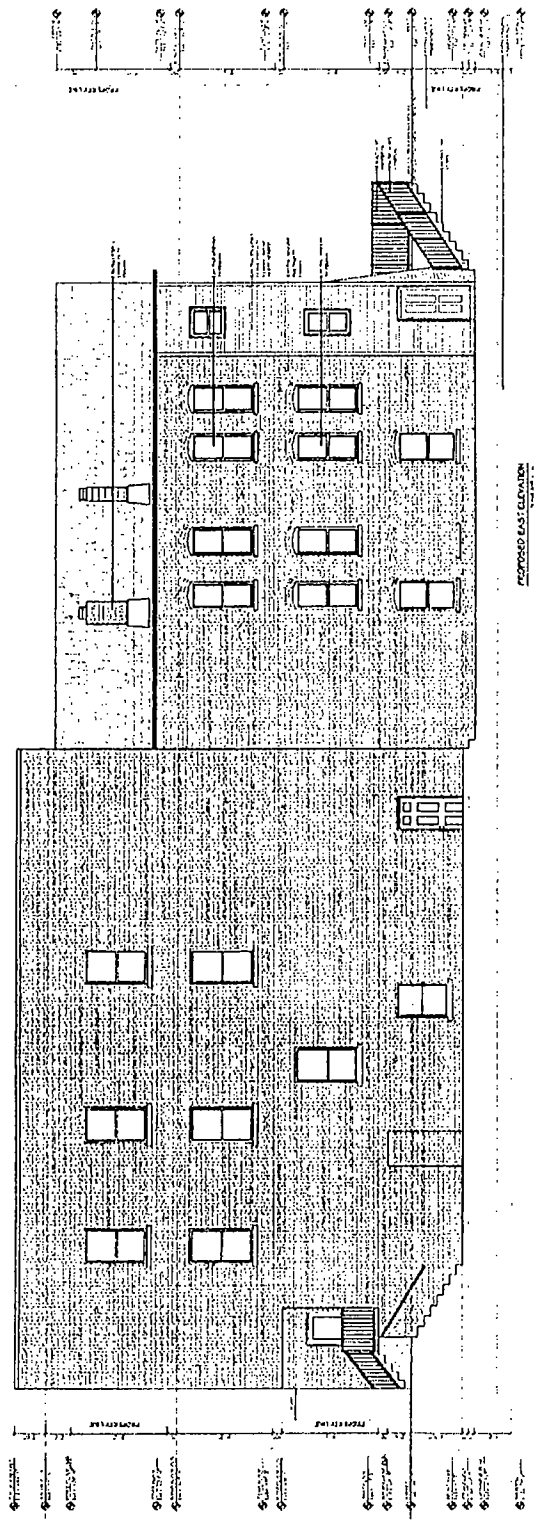
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SCALE: 1/8" = 1'-0"

# Final for Publication

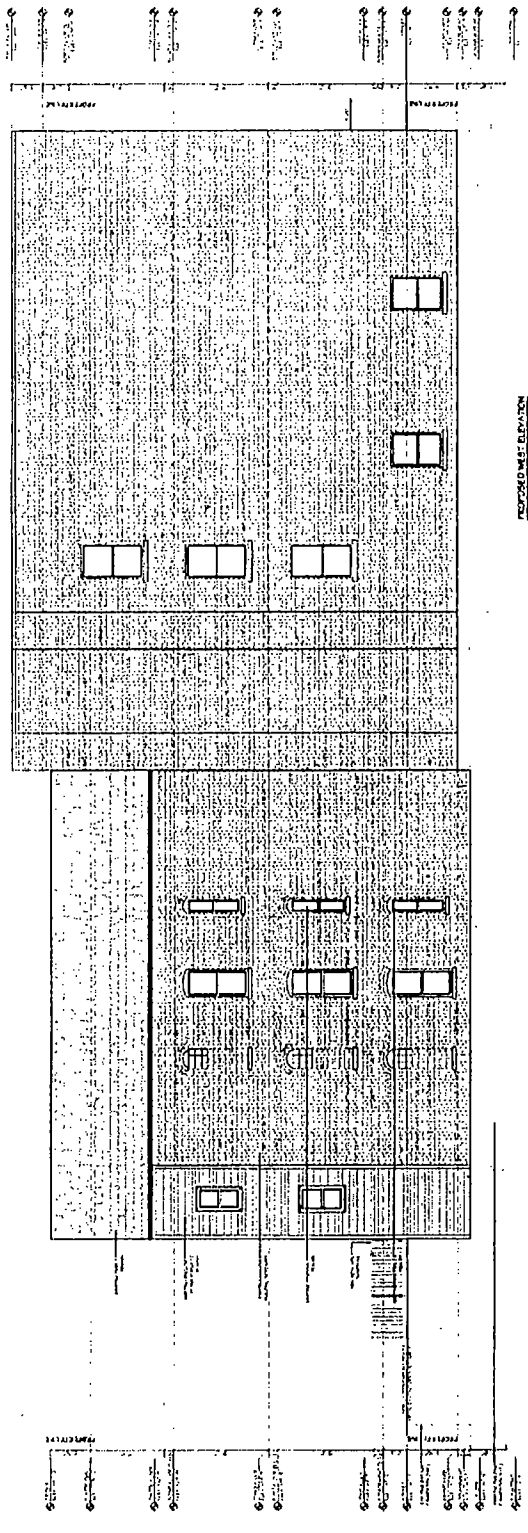
	PROFESSIONAL DESIGN FIRM LIC# 184-007884  <b>IR DESIGN FIRM</b> 1117 S. MICHIGAN CHICAGO, IL 60605 TEL: 773-784-9755 FAX: 773-784-9755		HISTORY FRONT ADDITION 100072722 2720 W. CERMAK RD. CHICAGO, IL 60608	PROJECT NO. 100072722 2720 W. CERMAK RD. CHICAGO, IL 60608	PROPOSED NORTH/SOUTH ELEVATIONS <b>A-40</b> TITLE: _____ SHEET NO: _____
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# Final for Publication



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROFESSIONAL  
DESIGN FIRM  
LIC# 184.007884

IR DESIGN FIRM  
ARCHITECTS

TEL: 773.784.9755  
FAX: 773.784.9759

LEO A. DYWIDAG  
ARCHITECTS

1000 N. LAKE ST.  
CHICAGO, IL 60611

6 STORY FRONT ADDITION  
TO ADD (1) D.U. AND (1)  
COMMERCIAL VANILLA  
BOX UNIT ON 2-1/2 STORY  
MASONRY BLDG w/ BRICK  
2720 W. CERMAK RD.  
CHICAGO IL 60668

Project No.	10087272
Address	2720 W. CERMAK RD.
Client	LEO A. DYWIDAG ARCHITECTS
Architect	LEO A. DYWIDAG ARCHITECTS
Contractor	IR DESIGN FIRM
Scale	1/8" = 1'-0"
Date	10/15/11
Sheet No.	A-4.1
Title	PROPOSED EAST/WEST ELEVATIONS