



City of Chicago



O2019-6867

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/18/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 4-I at 2720 W Cermak Rd -
App No. 20156T1

Committee(s) Assignment: 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 B3-2 Community Shopping 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

NARRATIVE AND PLANS
2720 West Cermak Road
TYPE I REGULATIONS

Narrative: The subject property is improved with a three-story building containing three residential dwelling units and a two car garage. The Applicant proposes to rezone the property from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to construct a front four-story addition and add one dwelling unit for a total of four residential dwelling units on the property. The Applicant will maintain two parking spaces on the property. The proposed height is 40 feet 2 inches.

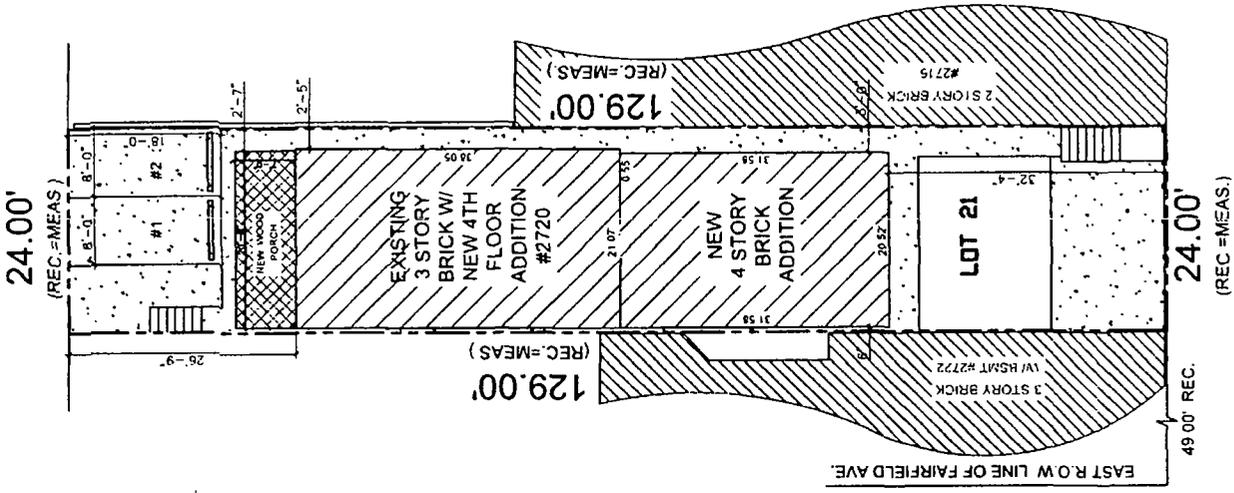
Lot Area:	3,096 square feet
FAR:	1.41
Floor Area:	4,350 square feet
Residential Dwelling Units:	4
MLA:	774.00 square feet
Height:	40 feet 2 inches
Automobile Parking:	2*
Setbacks:	
Front (West Cermak):	32.62 feet
East Side:	2.41 feet
West Side:	0.50 feet
Rear (alley):	26.75 feet**

A set of plans is attached.

* Property is located on a Pedestrian Street and within 810 feet of the CTA California Station

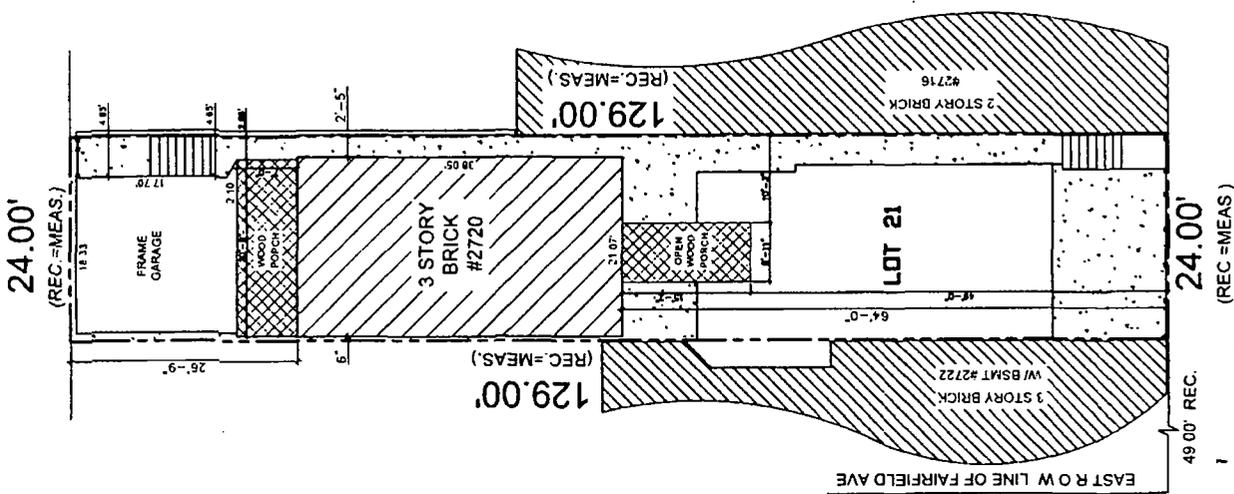
** Existing Condition

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W. CERMAK RD.

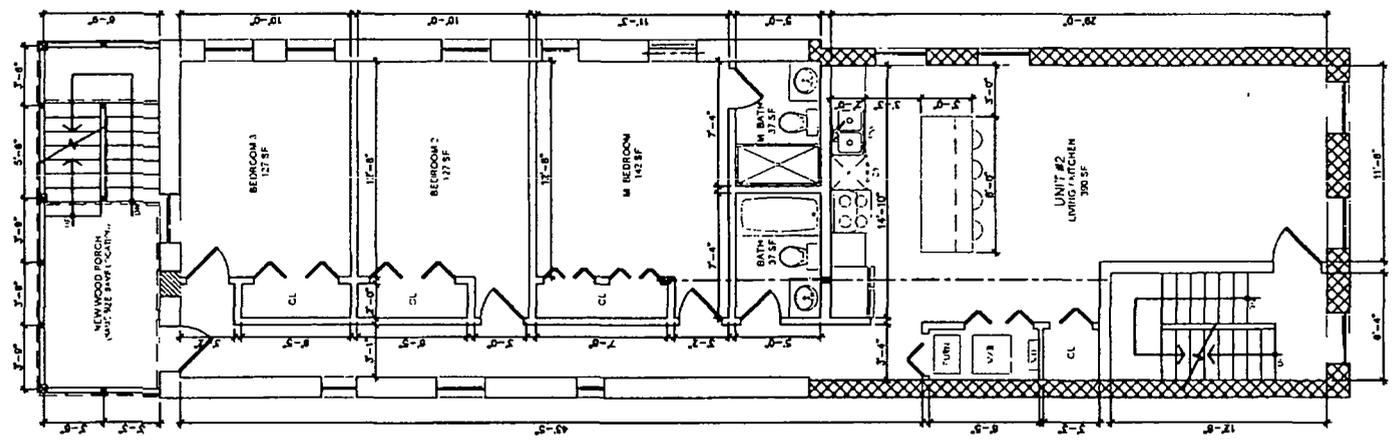
EXIST. SITE PLAN
SCALE: 1/8" = 1'-0"



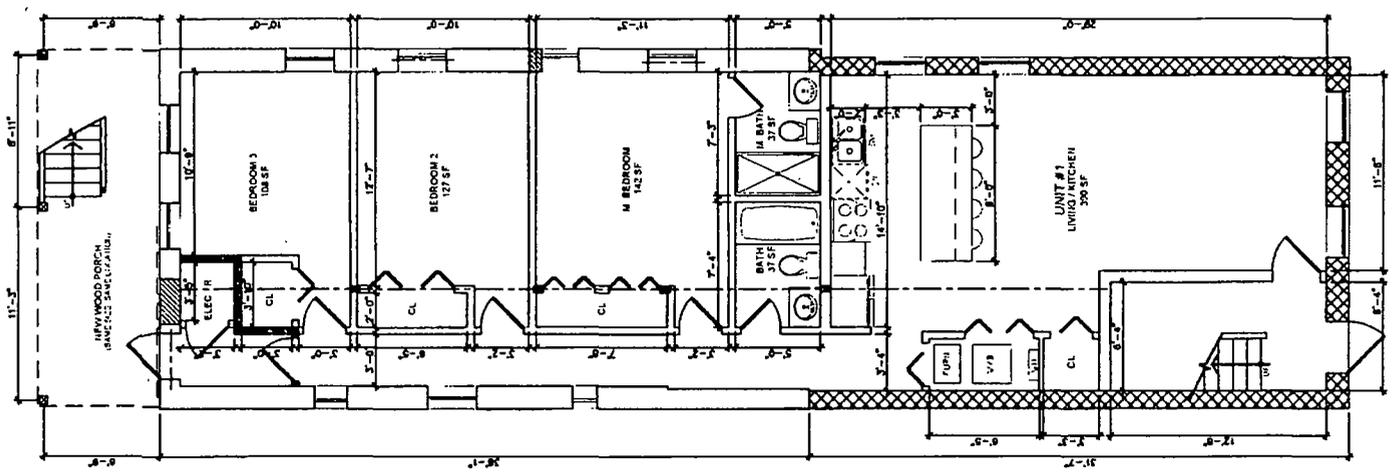
W. CERMAK RD.

PROP. SITE PLAN
SCALE: 1/8" = 1'-0"

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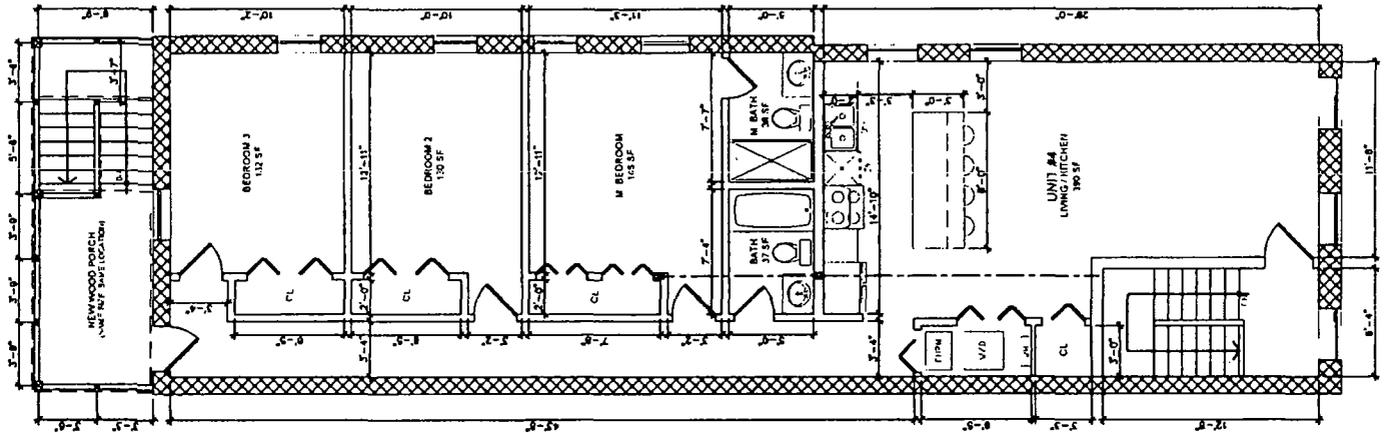


ARCHITECTURAL 2ND FL PLAN
1/8" = 1'-0"
1490 SF

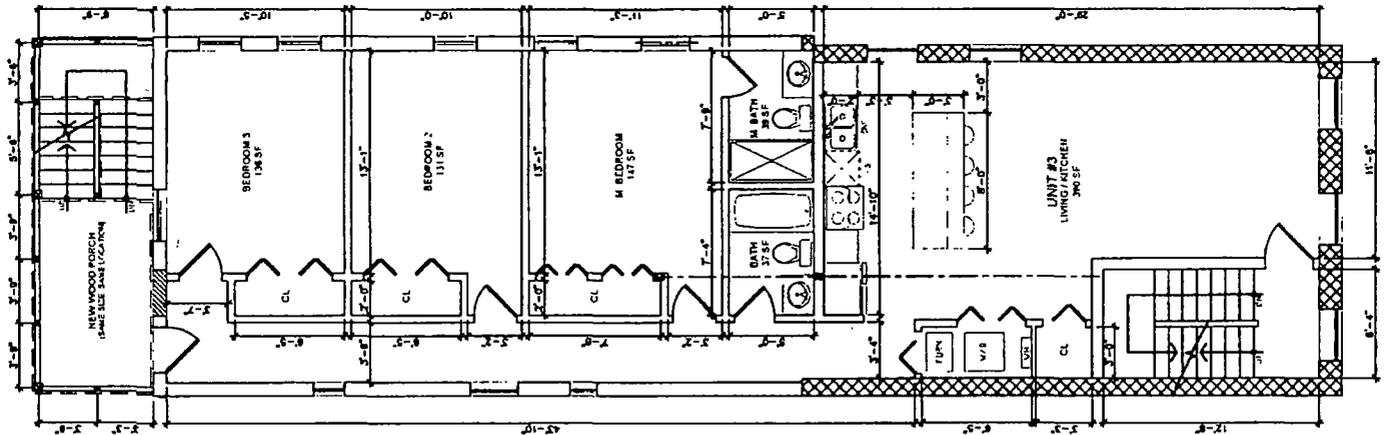


ARCHITECTURAL GARDEN LEVEL
1/8" = 1'-0"
1490 SF

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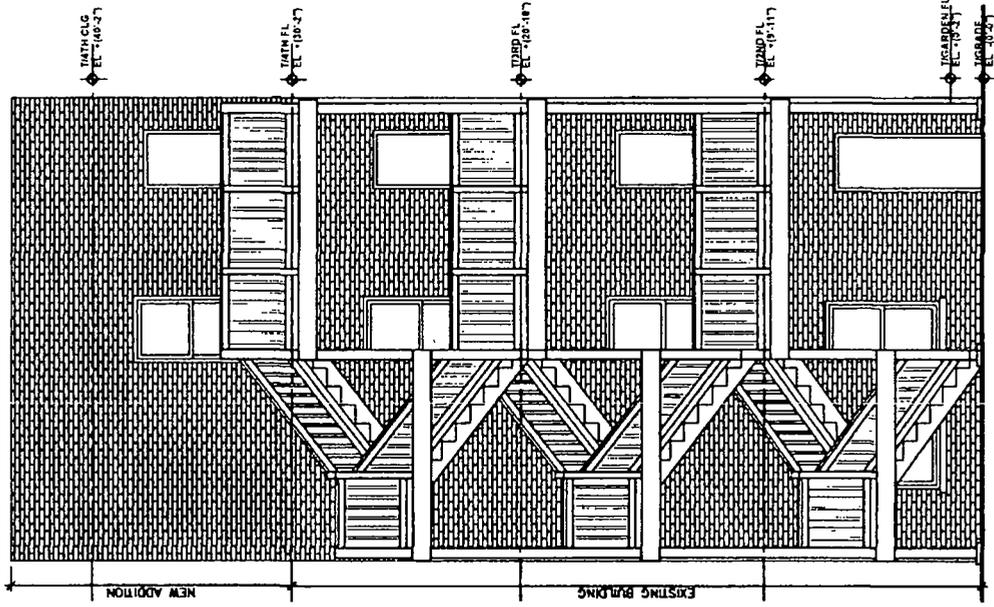


ARCHITECTURAL 4TH FL PLAN
1/8" = 1'-0"
1450 SF

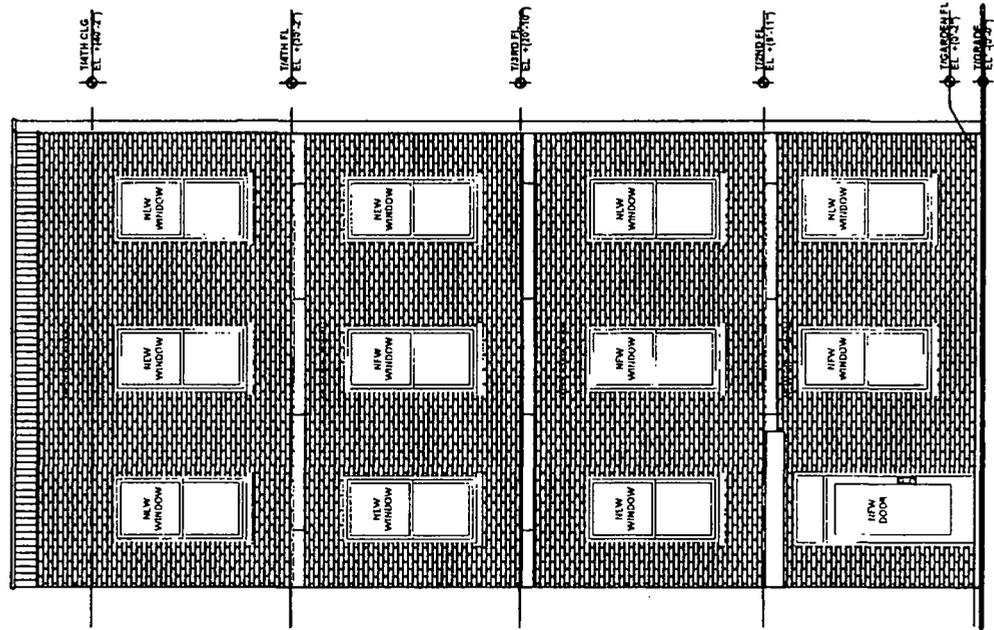


ARCHITECTURAL 3RD FL PLAN
1/8" = 1'-0"
1450 SF

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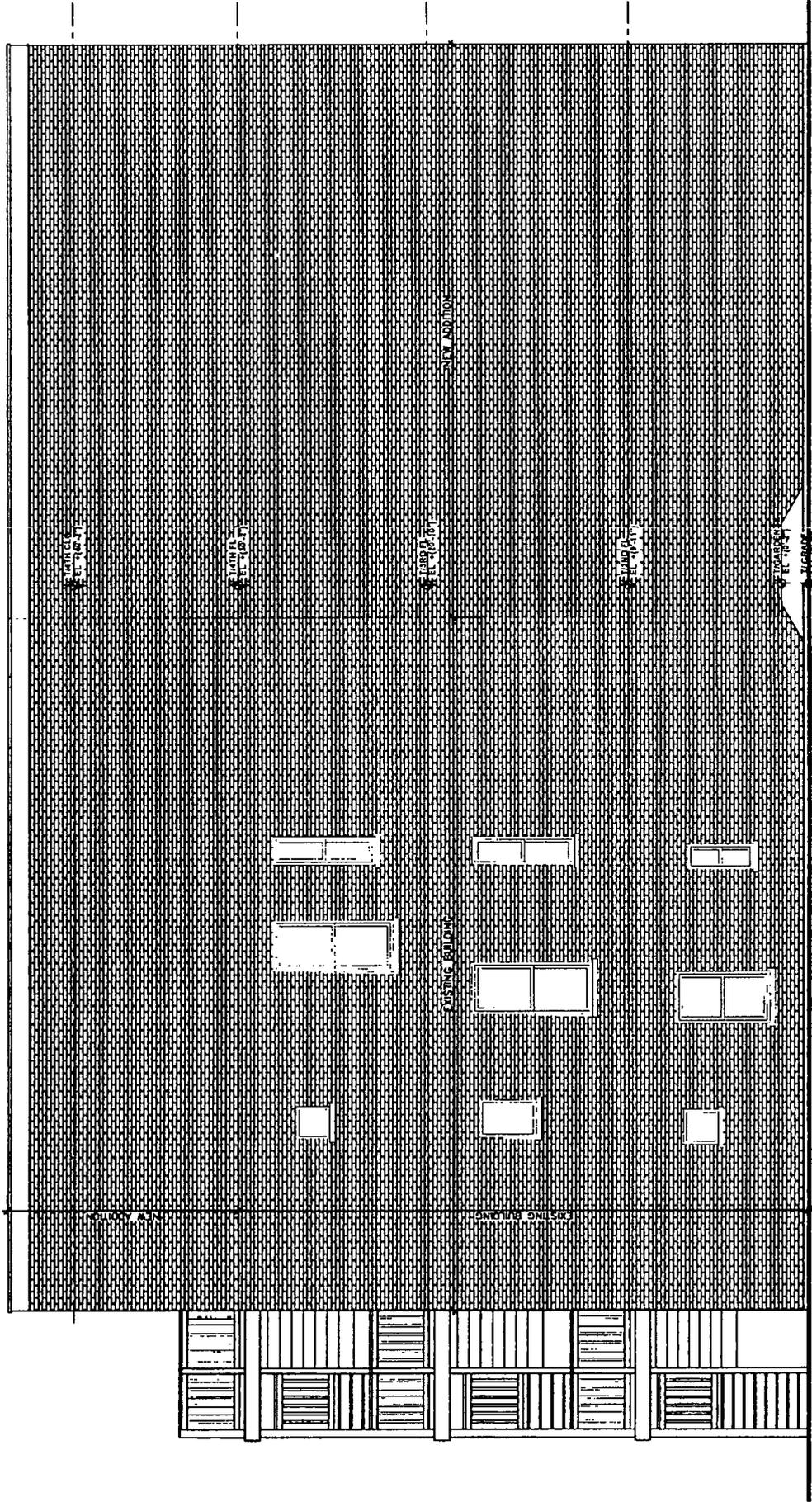


REAR ELEVATION
1/8" = 1'-0"



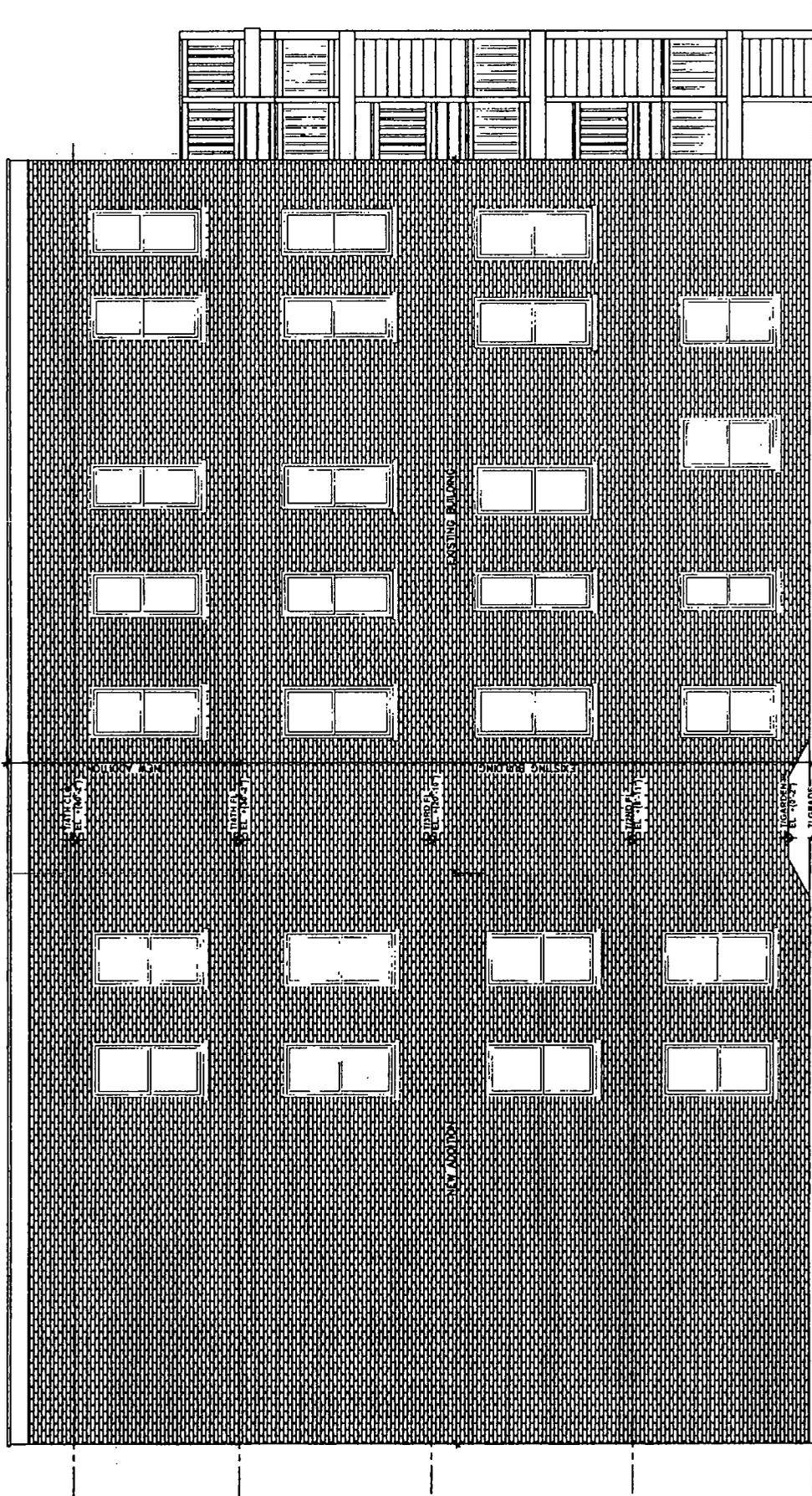
FRONT ELEVATION
1/8" = 1'-0"

FINAL FOR PUBLICATION



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

FINAL FOR PUBLICATION



RIGHT ELEVATION

1/8" = 1'-0"