



City of Chicago



O2016-4770

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-I at 2412-2420 W Cermak Rd - App No. 18852T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18852 T1
INTRO DATE
JUNE 22, 2016

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

the alley next 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 210.92 feet west of and parallel to the alley next west of and parallel to South Western Avenue.

to those of a B3-1 Community 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.

Common Address of Property: 2412-2420 West Cermak Road

17-13-0303-C (1) Narrative Zoning Analysis – 2412-20 W. Cermak

Proposed Zoning: B3-1

Lot Area: 25,479 sq. ft.

Proposed Land Use: The Applicant is proposing to adapt and reuse the existing one-story retail building located at the subject property. The Applicant intends on establishing a general restaurant within one (1) of the newly created retail units. Five (5) additional retail units will also be located within the building. The renovated building will contain 12,130 sq. ft. of total building area. The building will remain 21 ft. 6 inches in height. Thirty-six (36) onsite surface parking spaces will be located on the west side of the subject lot.

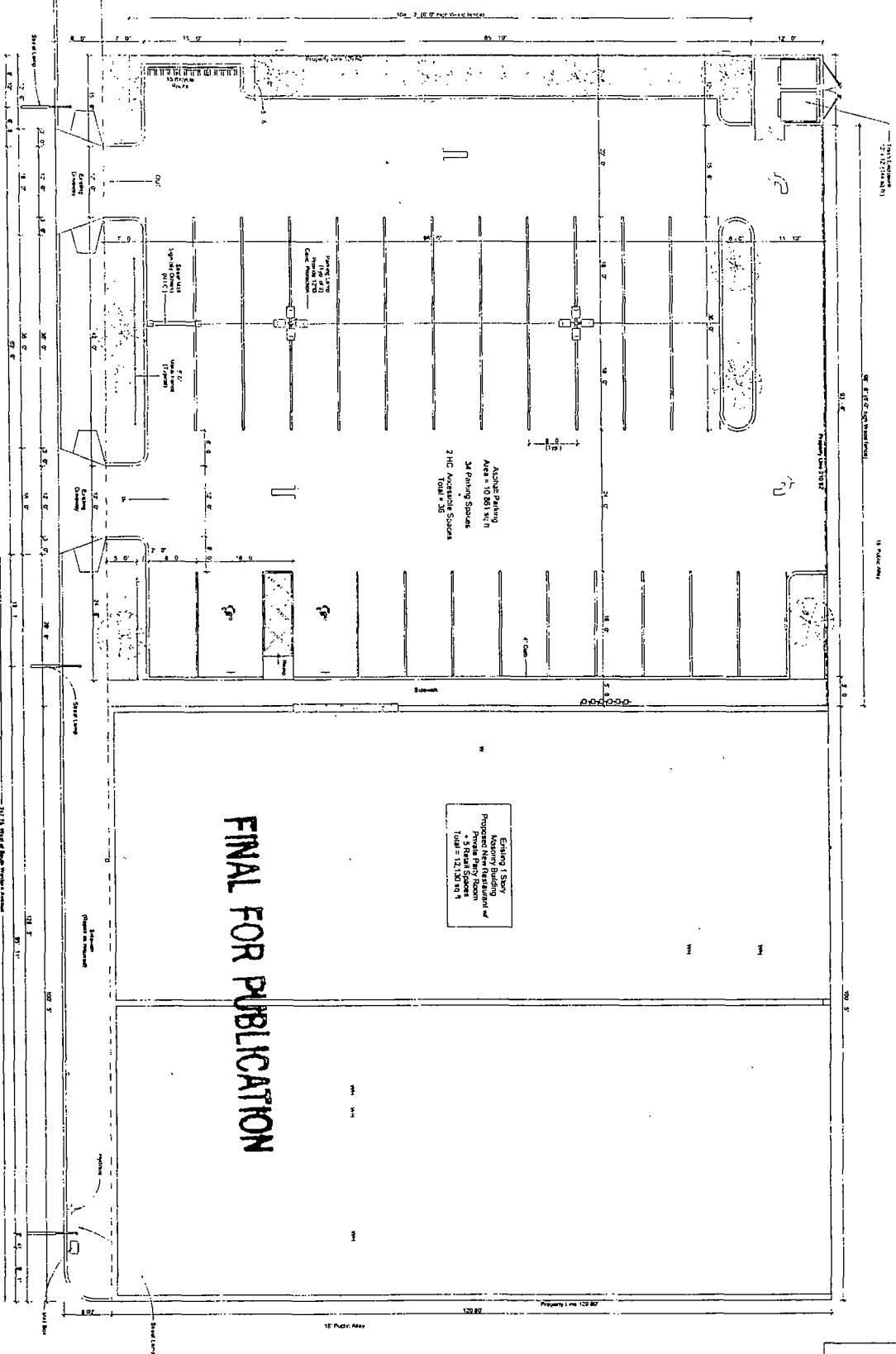
- (a) The Project's floor area ratio: 0.48
- (b) The project's density (Lot Area Per Dwelling Unit): n/a - no dwelling units proposed
- (c) The amount of off-street parking: 36
- (d) Setbacks:
 - a. Front Setbacks: 0
 - b. Rear Setbacks: 0
 - c. Side Setbacks: 0 East side setback / 110.5 feet West side setback
 - d. Rear Yard Open Space: n/a
- (e) Building Height: 21 feet 6 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

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2412-16 West Cermak Ave. Chicago, Illinois 60608



Existing 1 Story
 Existing Building
 Proposed New Restaurant w/
 Private Party Room
 Total = 121,300 sq ft

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1 Proposed Site Plan

CS-100

CHICAGO ILLINOIS
 Site Plan

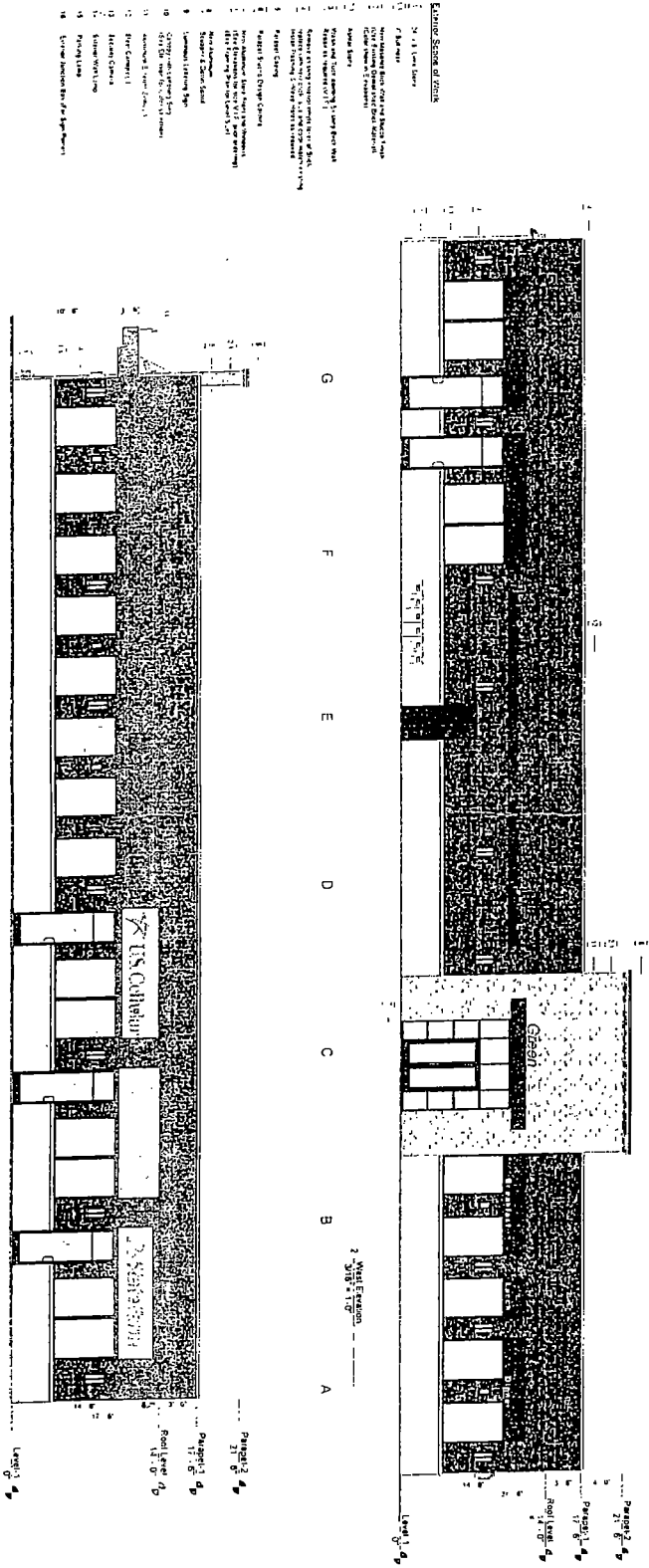
2412-22 West
 Cermak Ave.

NO.	DESCRIPTION	DATE
1	CONCEPT PLAN	4/27/15
2	SCHEMATIC DESIGN	5/20/15
3	PRELIMINARY DESIGN	7/20/15
4	FINAL DESIGN	10/20/15

ARCHITECT: SCOTT, TAYLOR & BLOTT
 2300 WEST BURNHAM ST.
 CHICAGO ILLINOIS 60622
 PH: 312.784.4000
 WWW.STBARCHITECTS.COM



FINAL FOR PUBLICATION



- EXHIBIT SECTION OF CODE**
1. 2' x 1' Level Lines
 2. 7' Floor Rise
 3. Non-Residential Building and Building Height
 4. Code Requirements for Building Height
 5. Building Height
 6. Building Height
 7. Building Height
 8. Building Height
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 16. Building Height



ARCHITECT'S CONSULTANTS
 2412 West Belmont St
 CHICAGO, ILLINOIS 60622
 Phone: 312.467.8888
 Fax: 312.467.8888

[Signature]

2412-22 West
 Cermak Ave

CHICAGO ILLINOIS
 South & West
 Elevations

A_220

FINAL FOR PUBLICATION

GENERAL INFORMATION			
NO.	DESCRIPTION	DATE	BY
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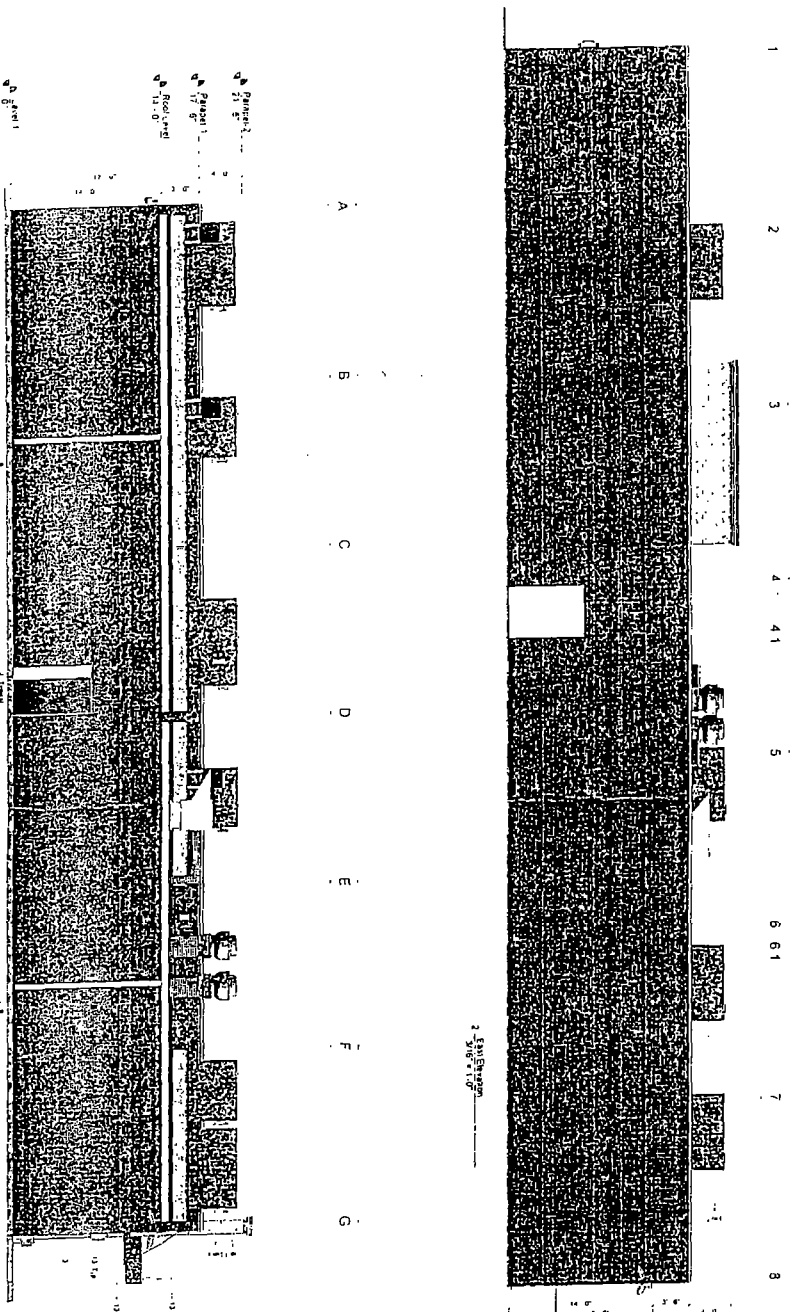
ARCHITECTS CONSULTANTS
 2488 West Division St.
 CHICAGO, ILLINOIS 60622
 (312) 442-1100
 Equal Opportunity Employer

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2412-22 West
 Cermak Ave.
 CHICAGO ILLINOIS
 East & North
 Elevations

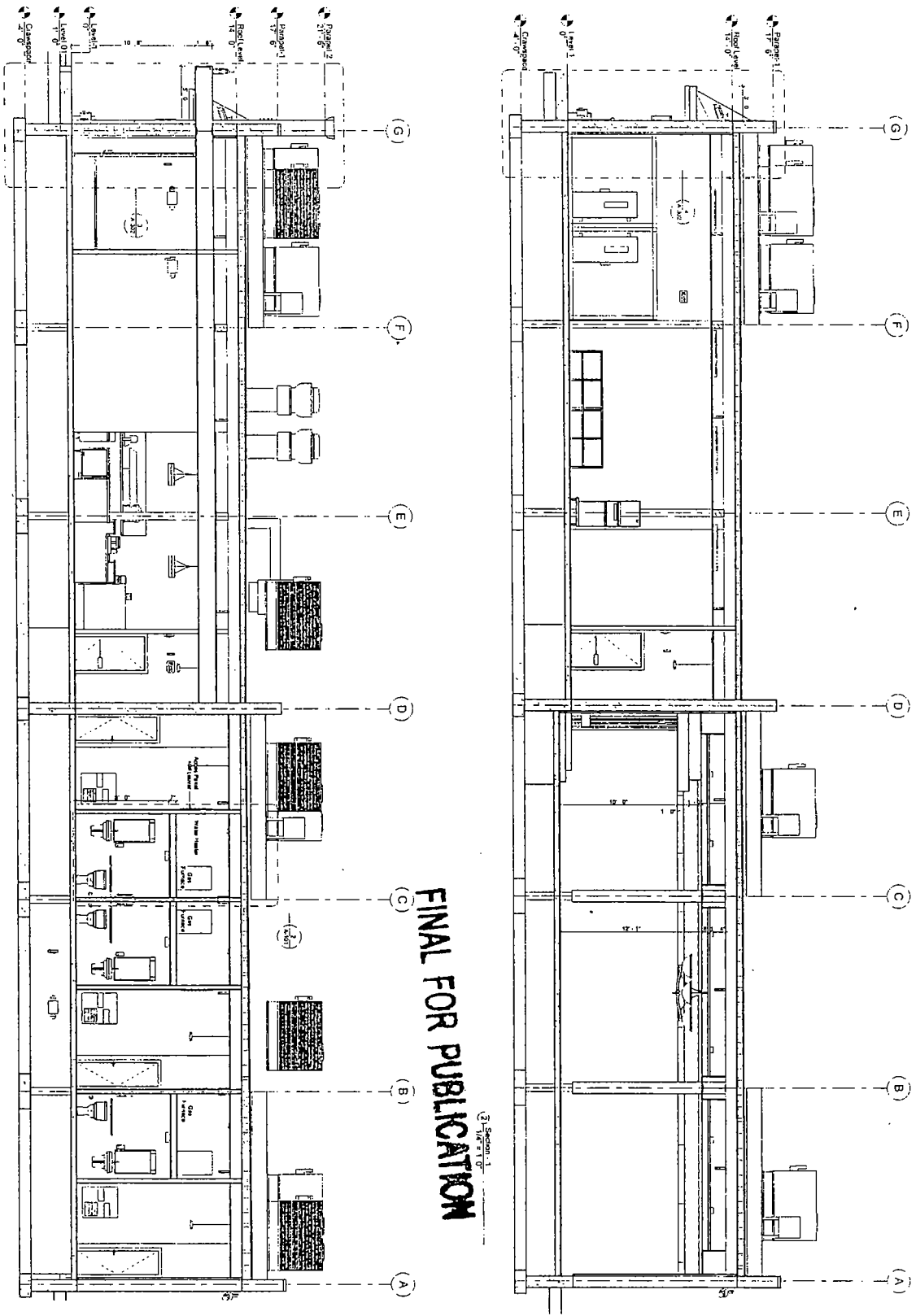
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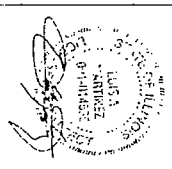


FINAL FOR PUBLICATION

Section 2
1/4" = 1'-0"



ARCHITECTS/CONSULTANTS
 CHICAGO ILLINOIS 60612
 PH 312.776.4098
 Email: LAM@LAM-ARCH.COM

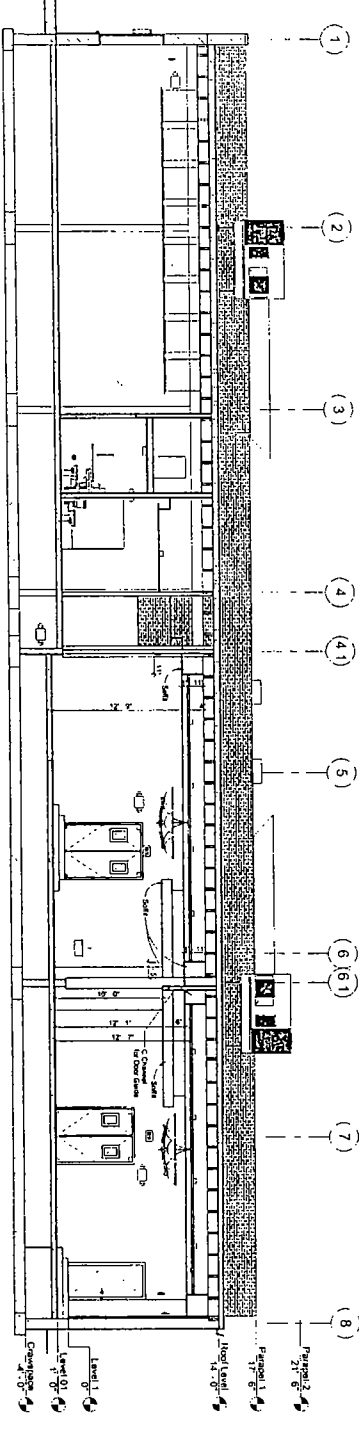
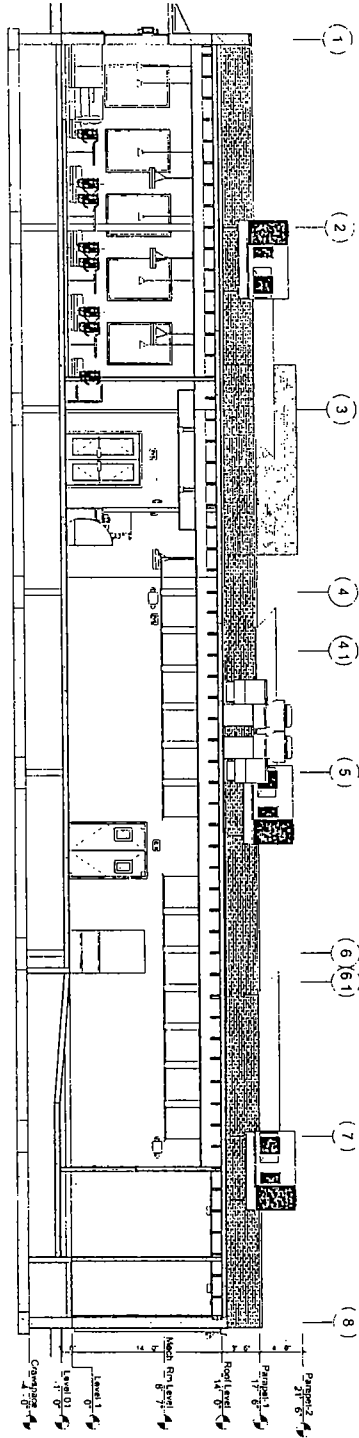


No.	Description	Date

2412-22 West
 Cermak Ave.
 CHICAGO ILLINOIS
 Wall Sections

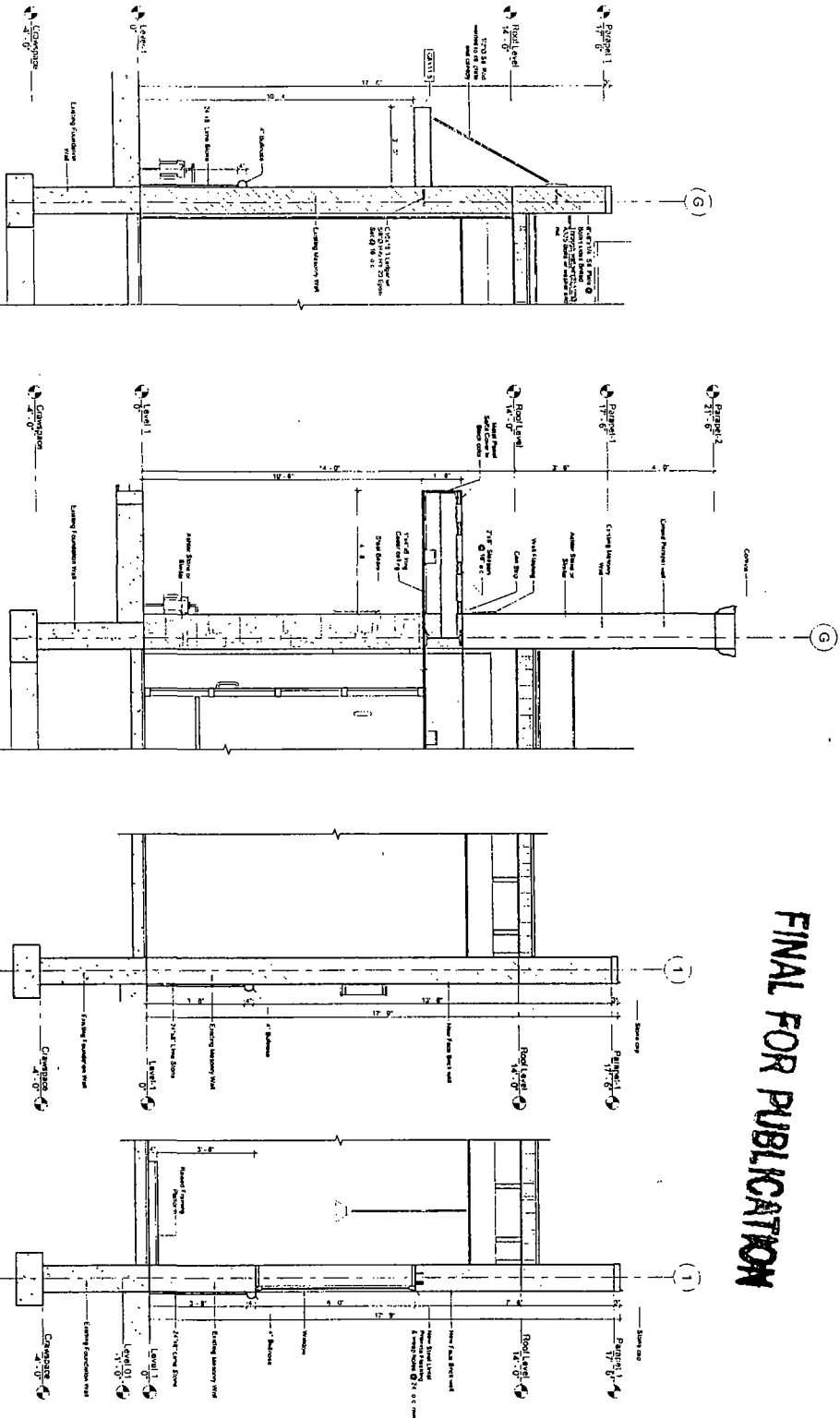
A-300

FINAL FOR PUBLICATION



A-301

FINAL FOR PUBLICATION



④ Wall Section 4
1/2" = 1'-0"

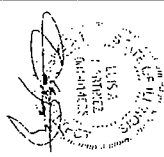
③ Wall Section 3
1/2" = 1'-0"

② Wall Section 2
1/2" = 1'-0"

① Wall Section 1
1/2" = 1'-0"



ARCHITECTS-CONSULTANTS
 LUIS A MARTINEZ ASSOCIATES, INC.
 2412-22 West Cermak Ave., Chicago, IL 60622
 Phone: (773) 327-1111
 Email: lmartinez@lasecflam.com



No.	DESCRIPTION	Date

CHICAGO ILLINOIS
 2412-22 West
 Cermak Ave.
 Wall Section
 Detail

A-302