



# City of Chicago



O2018-867

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/28/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 6-I at 2719-2725 W Cermak Rd - App No. 19528T1
<b>Committee(s) Assignment:</b>	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 B3-2 Community Shopping District symbols and indications as shown on Map No. 6-I in the area bounded by

West Cermak Road; a line 187 feet west of and parallel to South Washtenaw Avenue; the alley next south of and parallel to West Cermak Road; and a line 265 feet west of and parallel to South Washtenaw Avenue,

to those of a B2-3 Neighborhood Mixed-Use 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: 2719-2725 West Cermak Road

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**NARRATIVE AND PLANS**  
**FOR THE PROPOSED REZONING**  
**AT**  
**2719-25 W CERMAK RD**

The Applicant intends to convert existing 2<sup>nd</sup> and 3<sup>rd</sup> floor commercial space to 16 dwelling units. 1<sup>st</sup> floor retail will remain with interior remodeling to accommodate the above residential use. Project qualifies as a Transit Oriented Development that is located at the pedestrian retail street. No parking will be provided as this project qualifies for the reduction to zero parking under section 17-10-0102 B

<b><u>ZONING:</u></b>	B2-3
<b><u>LOT AREA:</u></b>	9,696.18 SQ.FT
<b><u>MINIMUM LOT AREA PER DWELLING UNIT:</u></b>	400 SQ.FT. PER DWELLING UNIT
<b><u>FLOOR AREA RATIO:</u></b>	3.0
<b><u>BUILDING AREA:</u></b>	27,860 SQ.FT.
<b><u>OFF-STREET PARKING:</u></b>	0 PARKING SPACES*
<b><u>FRONT SETBACK:</u></b>	0'-00" (EXISTING)
<b><u>REAR SETBACK:</u></b>	0'-00" (EXISTING)
<b><u>SIDE SETBACK:</u></b>	EAST          0.00' (EXISTING)
	WEST          0.32' (EXISTING)
	TOTAL          0.32' (EXISTING)
<b><u>BUILDING HEIGHT:</u></b>	38'-06" (EXISTING) AS PER ZONING

EXISTING GLAZED MASONRY UNITS AT NORTH FAÇADE TO REMAIN.

Building material will be primarily face brick.

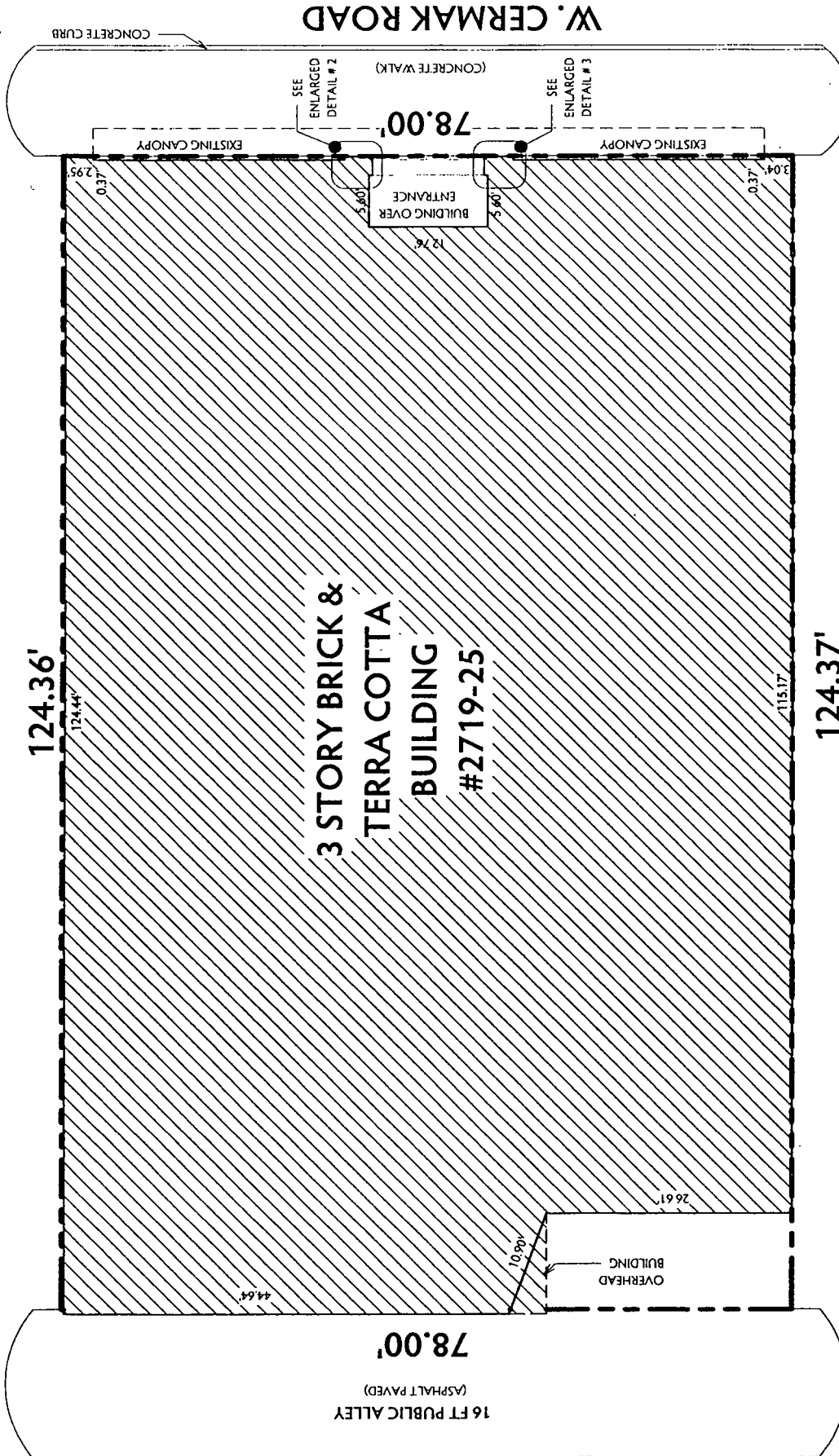
Set of plans are attached.

\*Transit served location

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**SITE PLAN**  
2719-25 W CERMAK RD, CHICAGO, IL 60608

3  
ENLARGED DETAIL  
3/16" = 1'-0"

2 ENLARGED DETAIL  
3/16" = 1'-0"

① SITE PLAN  
3/32" = 1'-0"

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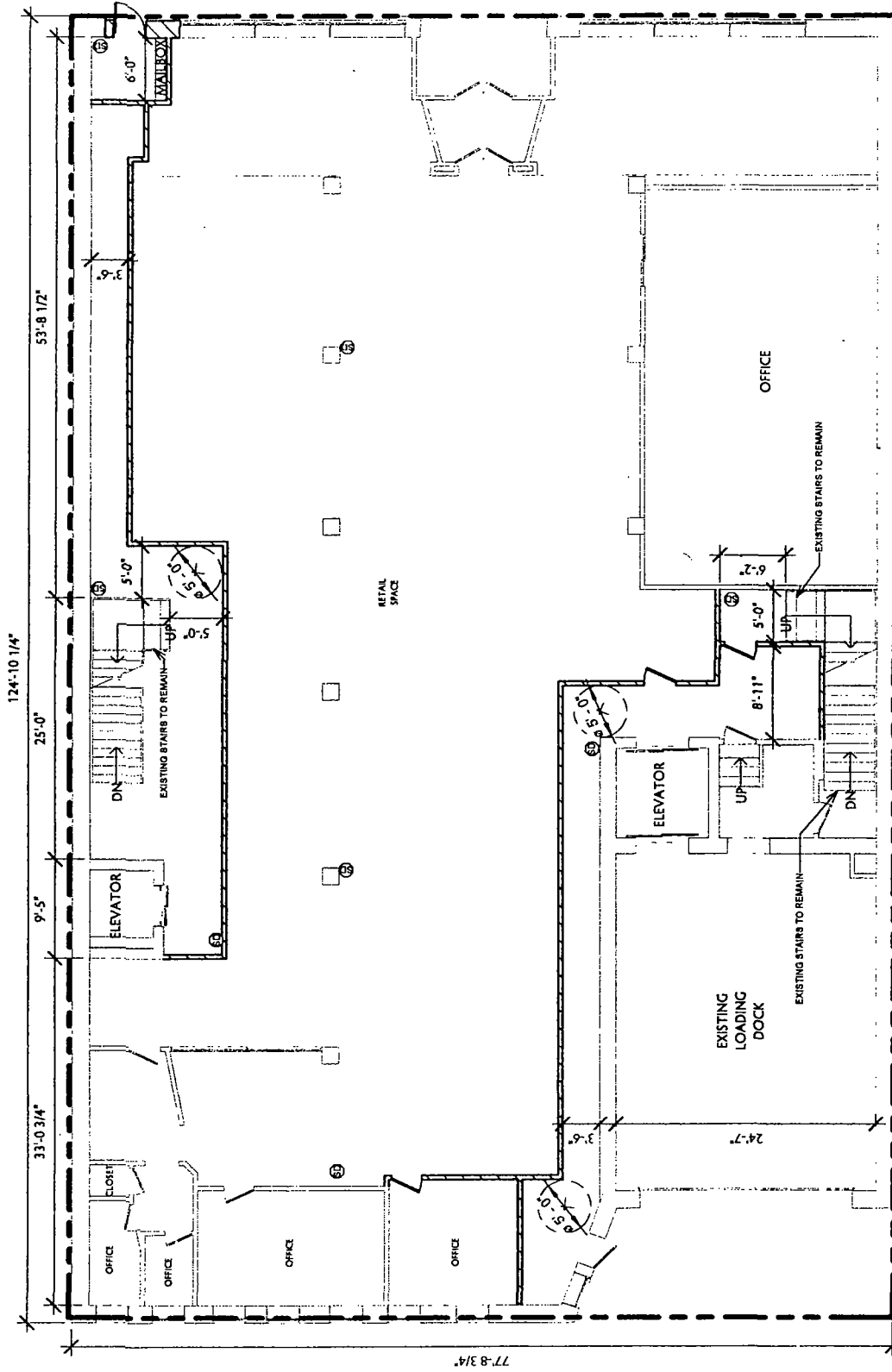


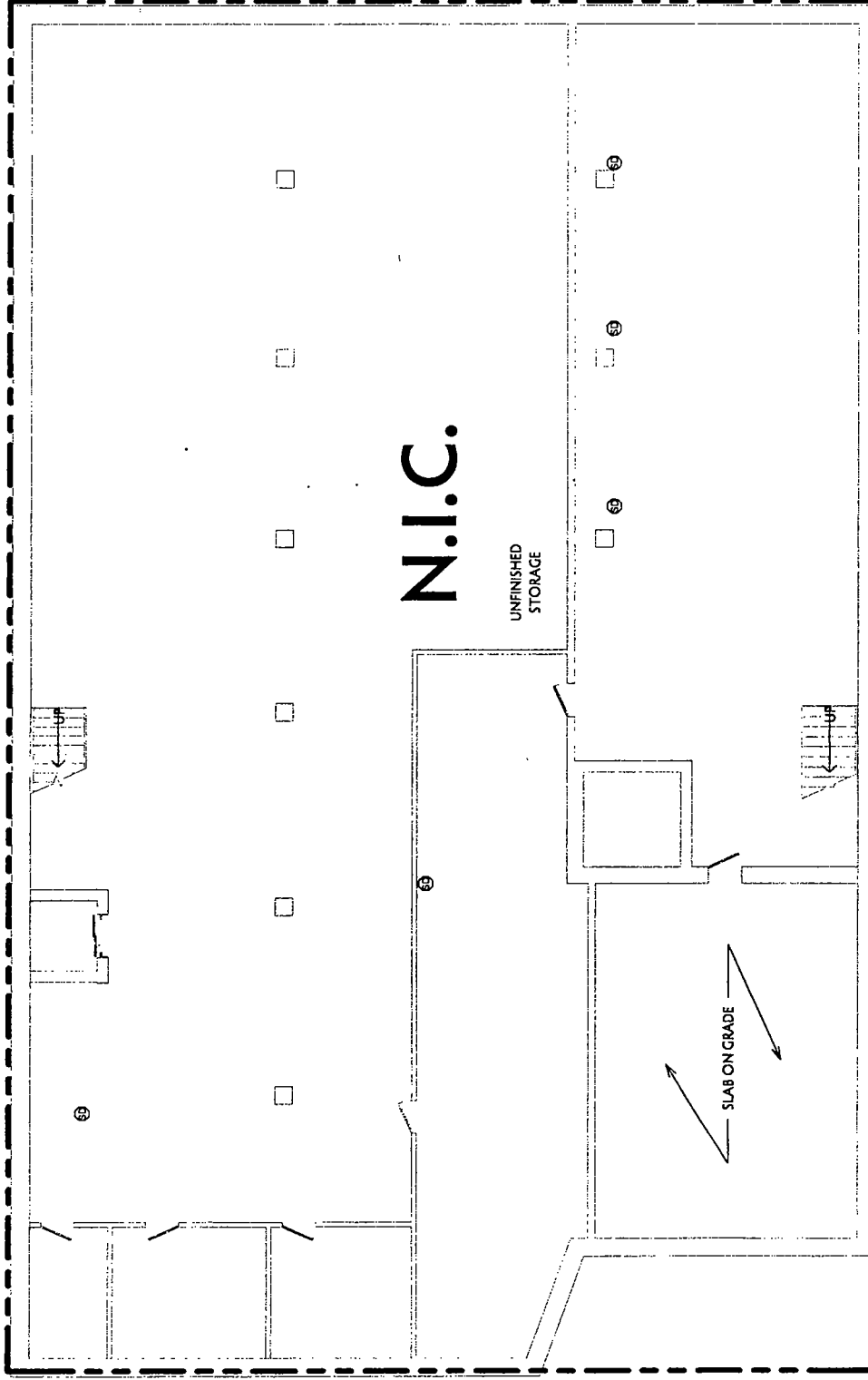
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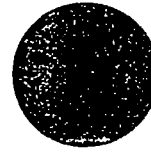




**BASEMENT - LAYOUT**

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**LAYOUT**  
2719-25 W CERMAK RD, CHICAGO, IL 60608



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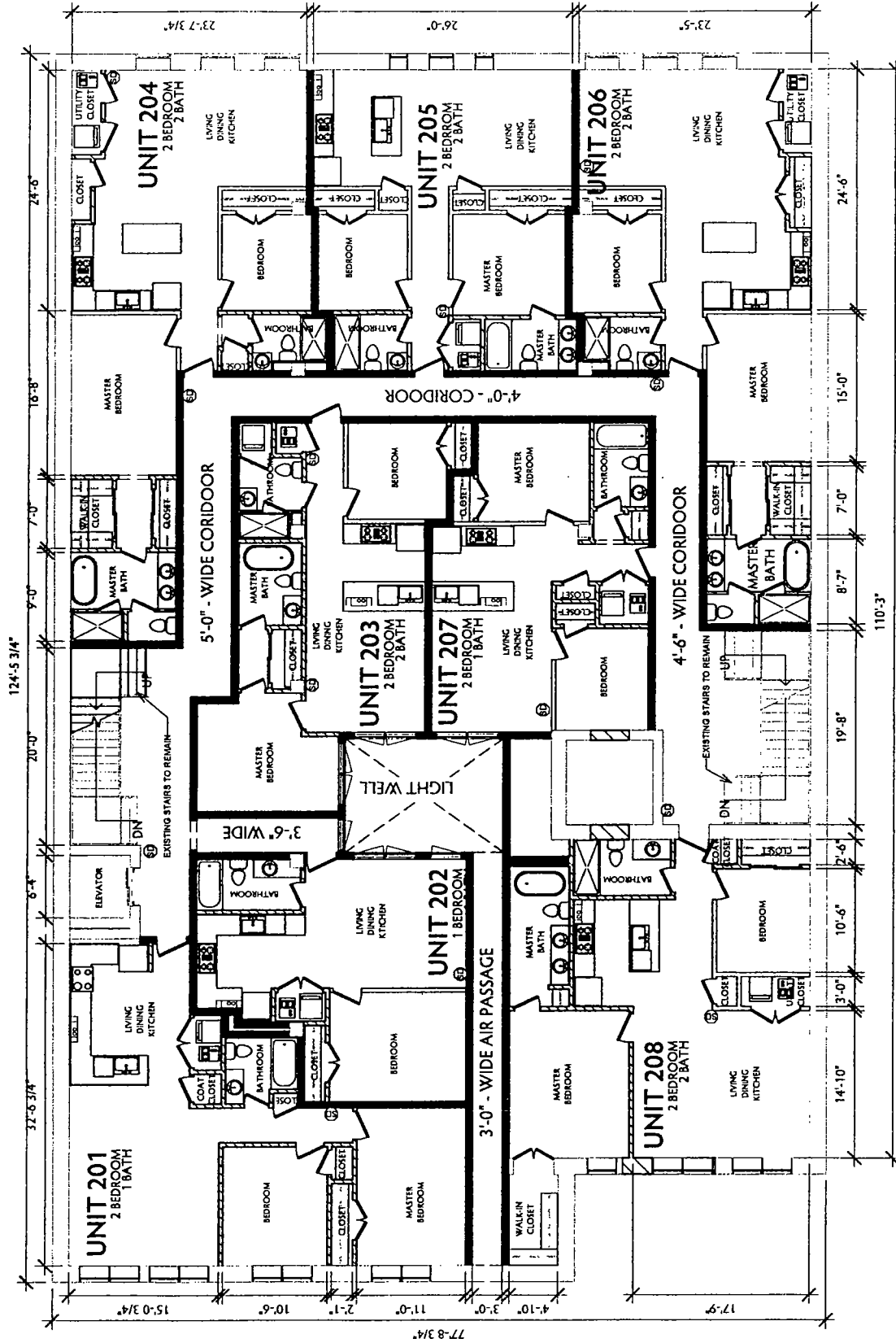
## LAYOUT

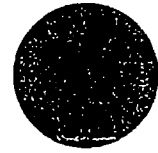
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## SECOND FLOOR - LAYOUT



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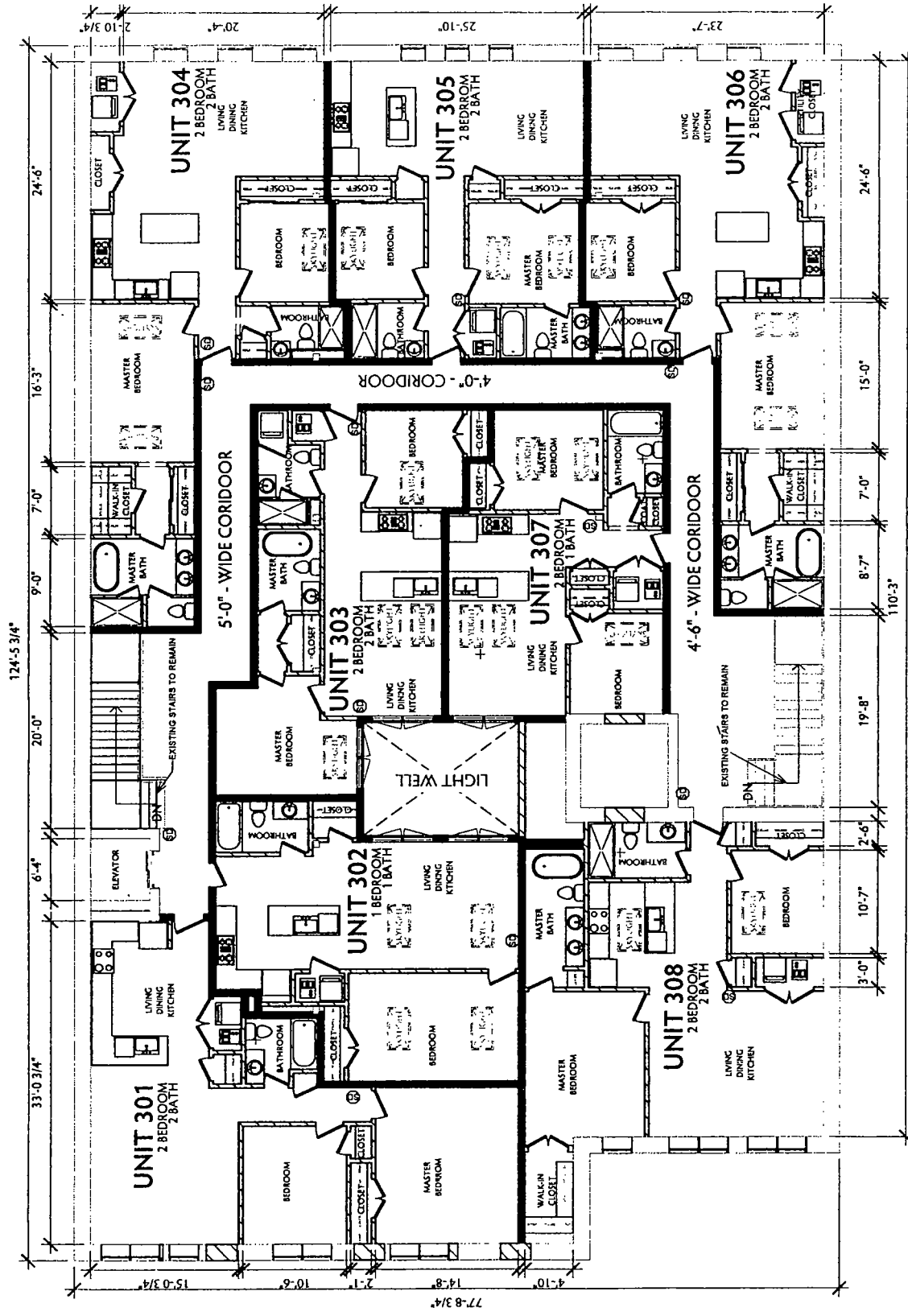


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THIRD FLOOR - LAYOUT

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LAYOUT

2719-25 W CERMAK RD, CHICAGO, IL 60608



