



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.

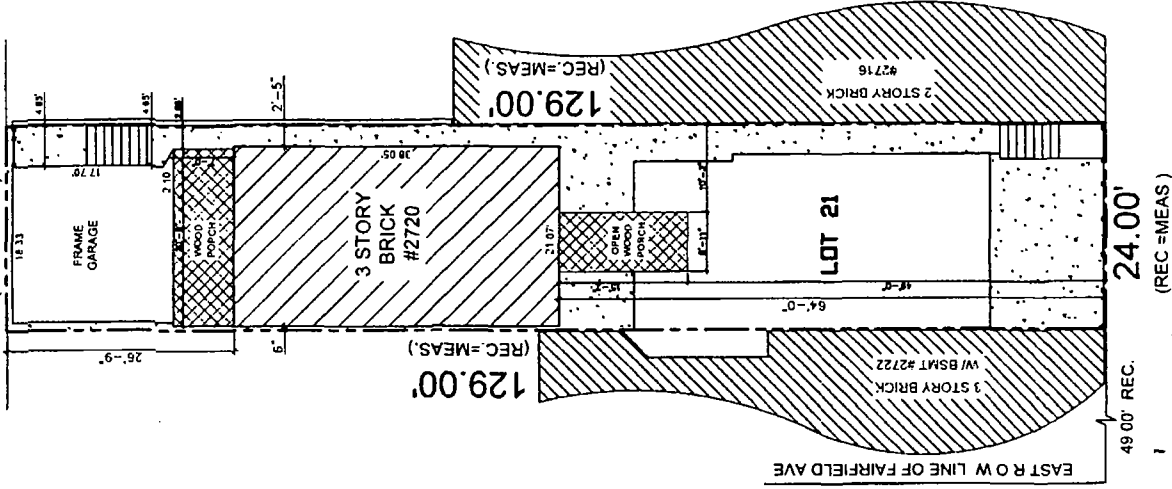
Lot Area:	3,096 square feet
FAR:	1.41
Floor Area:	4,350 square feet
Residential Dwelling Units:	4
MLA:	774.00 square feet
Height:	40 feet 2 inches
Automobile Parking:	2*
Setbacks:	
Front (West Cermak):	32.62 feet
East Side:	2.41 feet
West Side:	0.50 feet
Rear (alley):	26.75 feet**

A set of plans is attached.

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

** Existing Condition

(REC.=MEAS.)



W. CERMAK RD.

EXIST. SITE PLAN
SCALE N T S

The image displays two detailed floor plans for a three-unit apartment building. The top plan shows Unit #2 (Living/Kitchen 390 SF) and Unit #1 (Living/Kitchen 390 SF). The bottom plan shows Unit #3 (Living/Kitchen 390 SF) and Unit #4 (Living/Kitchen 390 SF). Each unit includes a bedroom, bathroom, and kitchen area. The plans also show common areas, stairs, and a new wood porch.

Top Plan (Unit #2 and Unit #1):

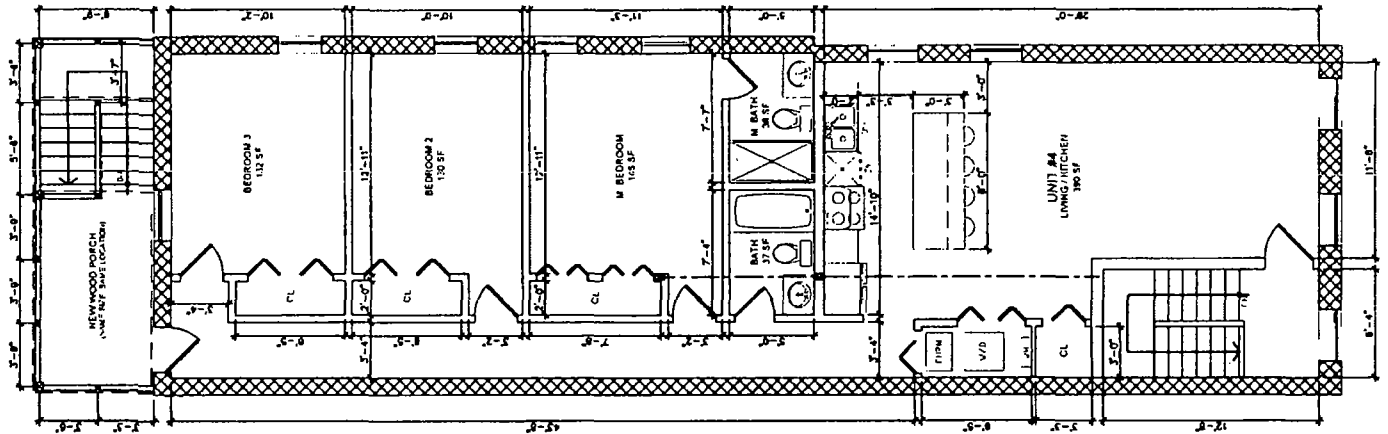
- Unit #2 (Living/Kitchen 390 SF):** Includes a bedroom (142 SF), bathroom (37 SF), and kitchen area. The unit is located on the right side of the plan.
- Unit #1 (Living/Kitchen 390 SF):** Includes a bedroom (142 SF), bathroom (37 SF), and kitchen area. The unit is located on the left side of the plan.
- Common Areas:** Includes a new wood porch (unit size 349 SF), stairs, and a central hallway with closets (CL).
- Dimensions:** The overall dimensions of the building are 11'-5" by 31'-8".

Bottom Plan (Unit #3 and Unit #4):

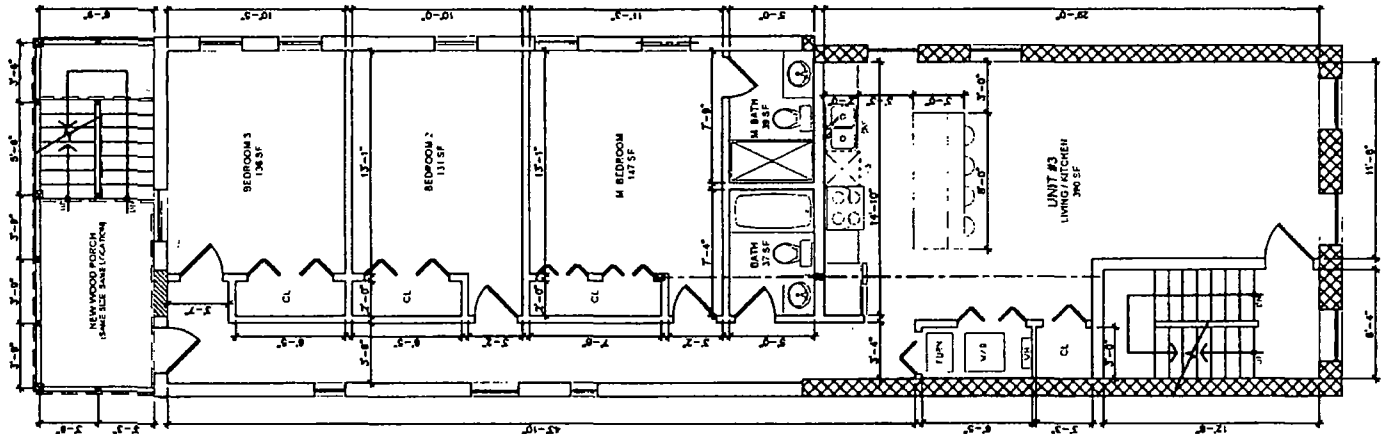
- Unit #3 (Living/Kitchen 390 SF):** Includes a bedroom (142 SF), bathroom (37 SF), and kitchen area. The unit is located on the right side of the plan.
- Unit #4 (Living/Kitchen 390 SF):** Includes a bedroom (142 SF), bathroom (37 SF), and kitchen area. The unit is located on the left side of the plan.
- Common Areas:** Includes a new wood porch (unit size 349 SF), stairs, and a central hallway with closets (CL).
- Dimensions:** The overall dimensions of the building are 11'-5" by 31'-8".

ARCHITECTURAL GARDEN LEVEL
1/8" = 1'-0" 1450 SF

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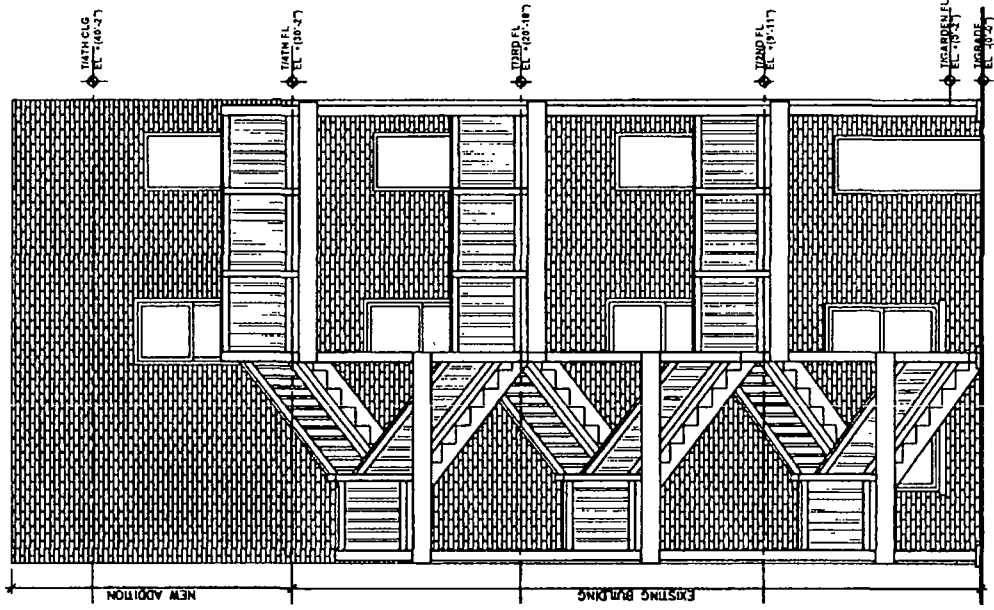


ARCHITECTURAL 4TH FL PLAN
1/8" = 1'-0"
1450 SF

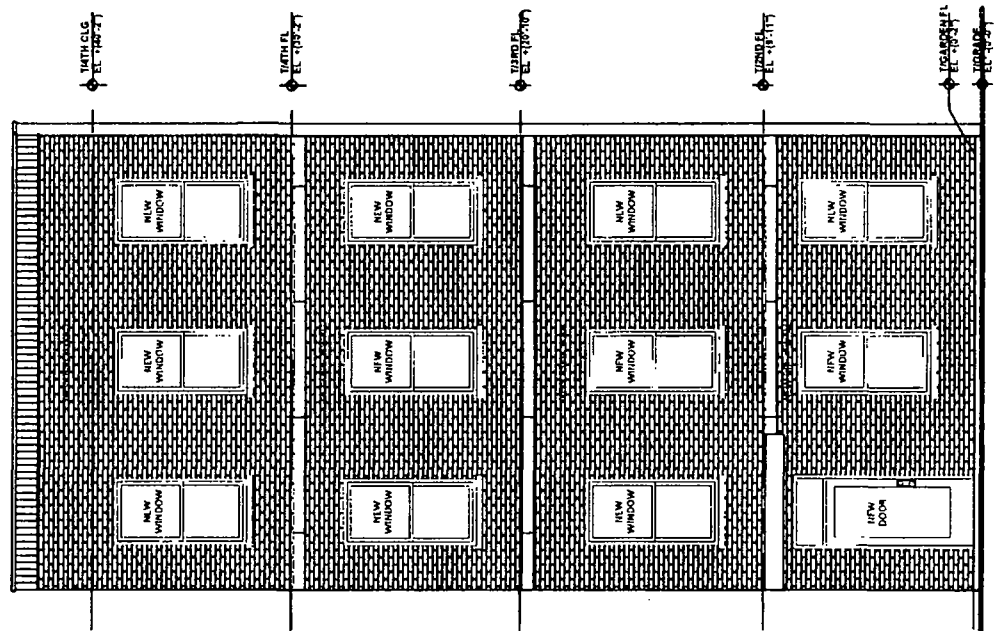


ARCHITECTURAL 3RD FL PLAN
1/8" = 1'-0"
1450 SF

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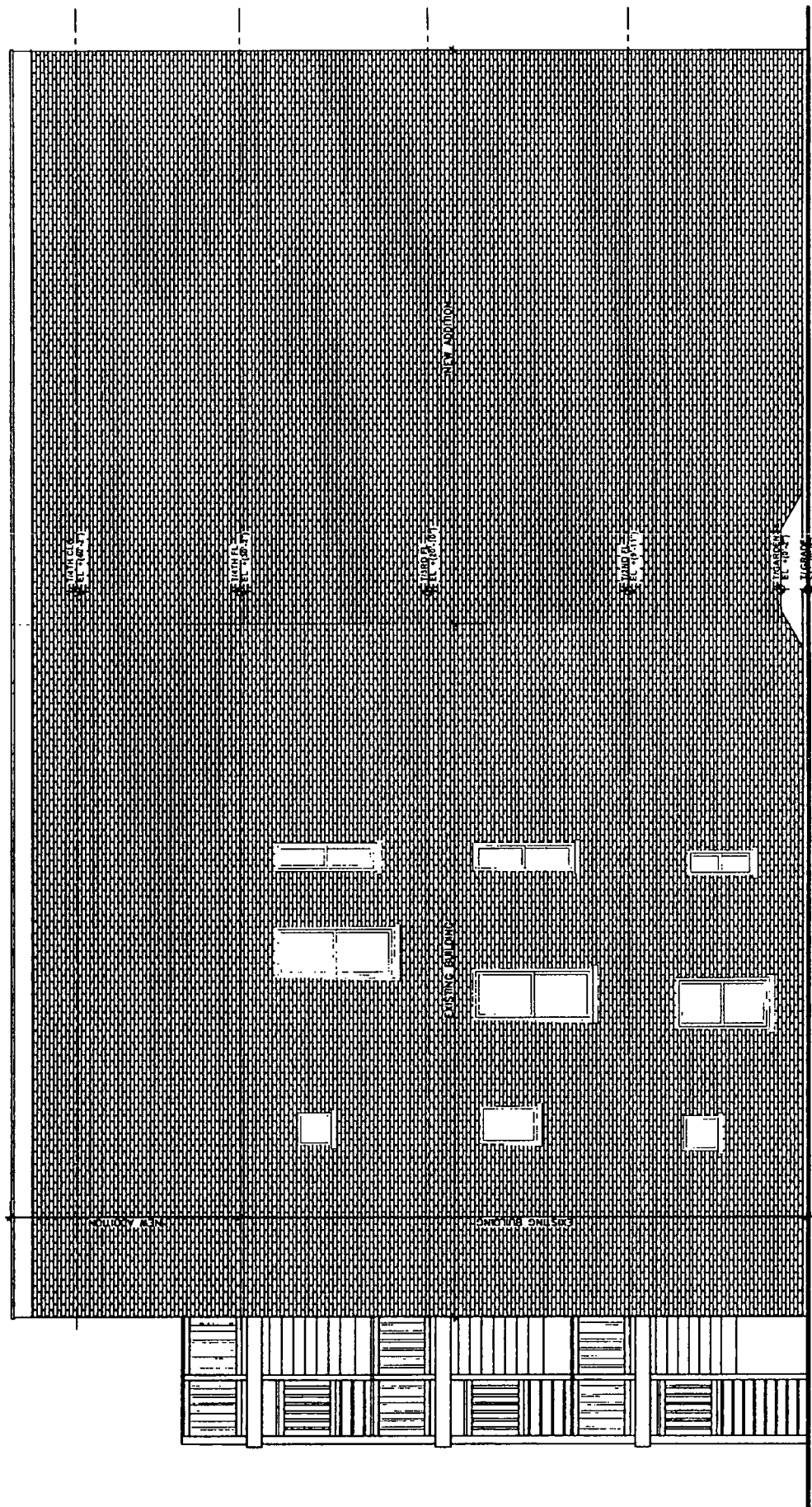


REAR ELEVATION
1/8" = 1'-0"

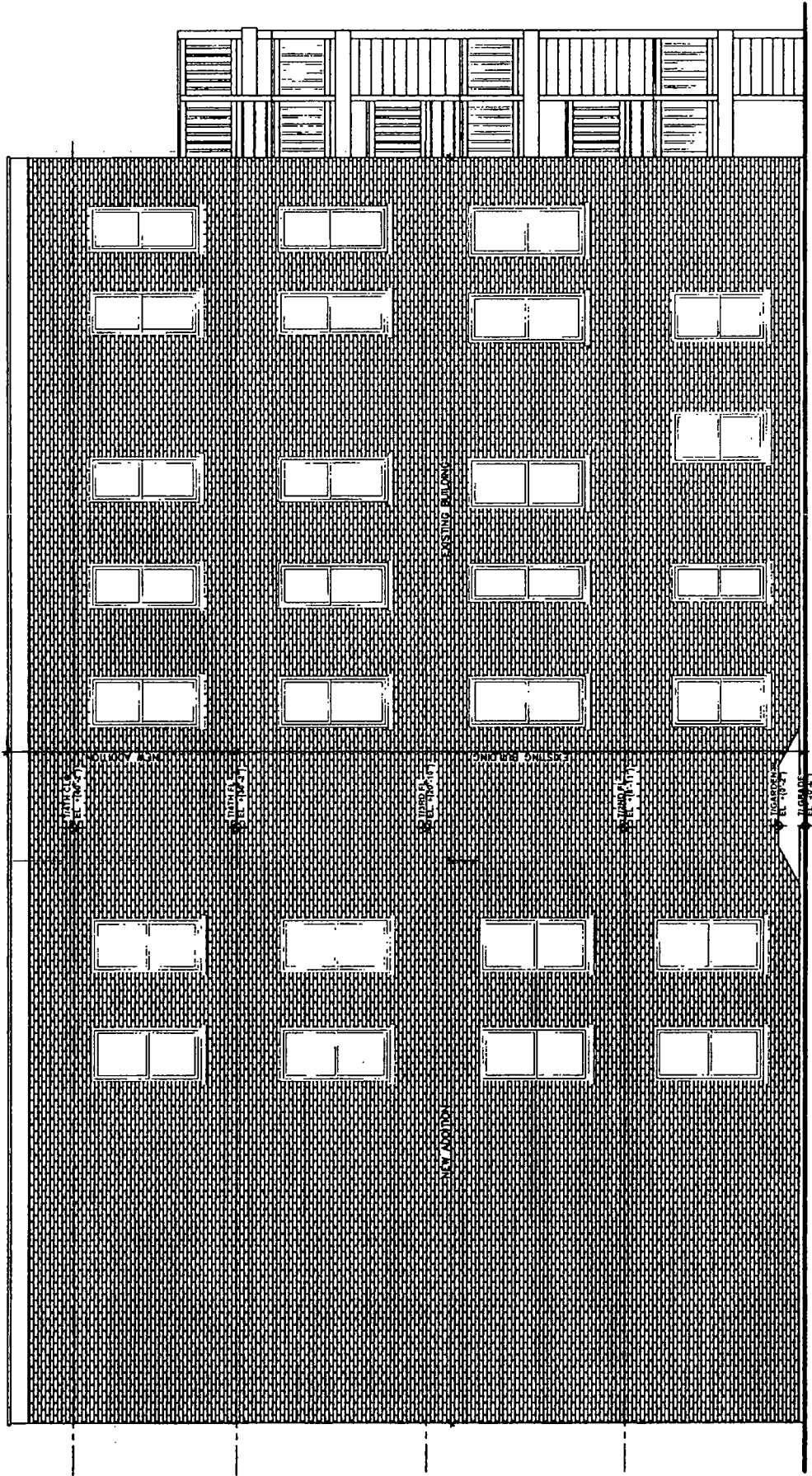


FRONT ELEVATION
1/8" = 1'-0"

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



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