



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-6783
Type: Ordinance **Status:** Passed
File created: 9/10/2014 **In control:** City Council
Final action: 11/19/2014
Title: Zoning Reclassification Map No. 4-I at 2412-2416 W Cermak Rd - App No. 18142T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-I
Attachments: 1. O2014-6783.pdf, 2. SO2014-6783.pdf

Date	Ver.	Action By	Action	Result
11/19/2014	1	City Council	Passed as Substitute	Pass
11/13/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
10/28/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/10/2014	1	City Council	Referred	

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

a line 120.8 feet 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 100.32 feet west of the alley next west of and parallel to South Western Avenue

to those of a BI-1 Neighborhood Shopping District and a corresponding uses district is hereby established the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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2412-2416 West Cermak Road

SUBSTITUTE NARRATIVE

17-13-0303-C (1) Narrative Zoning Analysis - 2412-2416 West Cermak Road

Proposed Zoning: Bl-1 Neighborhood Shopping District Lot Area: 12,160 sq.ft.

The applicant seeks a zoning change to permit additional commercial uses that are not permitted in the current zoning district, and to create a zoning lot that does not have a split zoning. There are no dwelling units proposed. The applicant proposes a new strip mall containing 5,377 square feet of commercial space to serve a restaurant and other retail uses. Parking will be provided for 18 vehicles with one of the spaces dedicated for people with disabilities. The height of the building will be 23'-0".

- a) Floor area ratio: 0.44 FAR (sq. ft.)
- b) The amount of off-street parking:: 18
- c) Setbacks:
 - a. Front Setback: 63'
 - b. Rear Setback: 0'
 - c. Side Setbacks:
 - East Side: 0'
 - West Side: 0'
- (d) Building Height: 23'-0"

FINAL FOR PUBLICATION

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