



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-3971
Type: Ordinance **Status:** Passed
File created: 9/14/2021 **In control:** City Council
Final action: 10/14/2021
Title: Zoning Reclassification Map No. 4-I at 2720 W Cermak Rd - App No. 20832T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-I
Attachments: 1. O2021-3971 (V1).pdf, 2. O2021-3971.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---|---------------------|--------|
| 10/14/2021 | 1 | City Council | Passed | Pass |
| 10/12/2021 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 9/14/2021 | 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 current B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 4-1 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 property is improved with a three-story building that sits at the back of the subject lot and includes four residential dwelling units and a two car garage. The property is located in a Transit Served Location and is approximately 800.0 feet southeast from the CTA Pink Line California Station entrance. The Applicant proposes to construct a front four-story addition that will include two additional dwelling units for a total of six residential dwelling units on the property and will include one 711.00 square foot ground-floor commercial unit facing Cermak Road. The existing garage will be demolished and three surface parking spaces

will be provided. The Applicant is seeking to rezone the subject property from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District and must seek a mandatory Type-1 to revise the plans passed by City Council in 2019 to ask for Type 1 zoning parking relief under the Transit Served Location guidelines of the Chicago Zoning Ordinance to reduce any additional parking requirements. The proposed height is 38'-6".

3,096 square feet 3.0

Floor Area: 9,288 square feet

Residential Dwelling Units: 6 Commercial Unit: 1

MLA: Height:

Automobile Parking:

Setbacks:

Front (West Cermak): East Side: West Side: Rear (alley):

3.0 feet 3.6 feet 2.0 feet 19.1 feet

A set of plans is attached.

* The property is located approximately 800.0 feet from the CTA Pink Line California Station entrance

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