



# Office of the City Clerk

City Hall  
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## Legislation Text

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File #: O2016-4770, Version: 1

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### ORDINANCE

#### ***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

SECTION I. 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-I 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.

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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