



Office of the City Clerk

City Hall
121 N. LaSalle St.
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Chicago, IL 60602
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Legislation Text

File #: O2019-6867, Version: 1

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. 4-1 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

FINAL FOR PUBLICATION

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
EastSide:	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

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