**NARRATIVE AND PLANS**
TYPE I Rezoning Attachment
2201-03 West Cermak Road / 2200-08 South Leavitt Street
From B3-2 to B2-5

**The Property**
The subject property is a vacant parcel located in a B3-2 Community Shopping District.

It is located in an Equitable Transit Served Location approximately 1,270 feet from the Damen Pink Line CTA station entrance.

**The Project**
PINK LINE LLC, a Delaware limited liability company (the "Applicant") proposes to build a five story residential building (49'-6" height) with 18 units and 4 indoor parking spaces. 22 bicycle spaces will be provided.

The Applicant seeks to rezone the property from a B3-2 Community Shopping District to a B2-5 Neighborhood Mixed-Use District.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-EE(1) to allow an decrease in parking for properties in a Transit Served Location to a qualifying train station from 9 required parking spaces (50%) under section 17-3-0308 to 4 spaces and 2) an optional variation under section 17-13-1101-B to reduce the required 30' rear yard setback required under section 17-3-0405-A to zero.

The following are the relevant zoning parameters for the proposed project:

| | | |
|---|---|---|
| Lot Area: | 5,000 square feet | |
| Maximum FAR: | 4.0 | |
| Floor Area: | 20,000 square feet | |
| Residential Dwelling Units: | 18 | |
| MLA Density: | 277.7 square feet | |
| Height: | 49'-6" | |
| Bicycle Parking: | 22 | |
| Automobile Parking: | 4* | |
| Setbacks: | Front (north/Cermak): | zero |
| | East (Leavitt): | 0.03' |
| | West: | zero |
| | Rear (south/alley): | zero* |

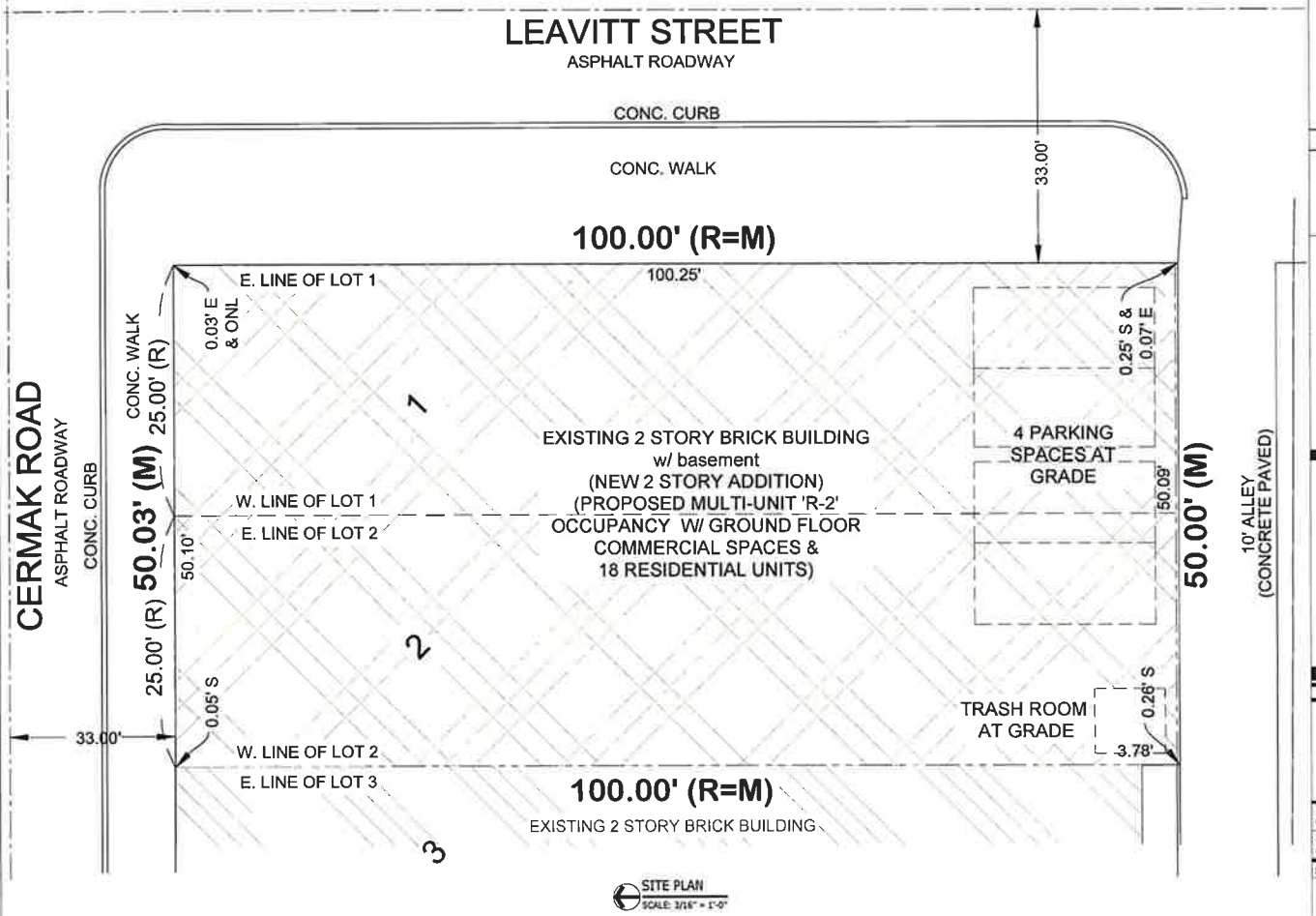
A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

## CODE MATRIX

| Item | Subject | Code Reference | Ordinance Requirement | Actual | Yes | No | Comments |
|---|---|---|---|---|---|---|---|
| **Chicago Zoning Ordinance Requirements** | | | | | | | |
| Z.01 | Zoning District Prefix and Designation No. | Zoning Map | R3.5 | R3.5 | | | |
| Z.02 | Existing Zoning Use(s) | 17.17.0100 | | RESIDENTIAL | | | |
| Z.03 | Proposed Zoning Use(s) | 17.17.0100 | | RESIDENTIAL | | | |
| Z.04 | Chicago Landmark Designation | Individual Landmark Ordinance | | | | ● | |
| Z.05 | Lakefront Protection District | Zoning Map; Ch. 16-4 | | | | ● | |
| Z.06 | Minimum Lot Area Per Unit | 17.3.0402 | 3,000 SF | PROPOSED 1,923 SF | 1,923 SF | | |
| Z.07 | Zoning Overlay District | Zoning Map; Ch. 17-7 | | | | ● | |
| Z.08 | Pedestrian Street | Zoning Map; 17-3-0504 | | | | ● | |
| Z.09 | Lot Area | 17.17.0402 | 3,000 SF | 3,300 SF | ☐ | | |
| Z.10 | Floor Area Ratio (FAR) | Varies by district | 1.2 | 1.0 | ☐ | | |
| Z.11 | Adjusted Area | 17.17.0502, Varies by district | 36,000 SF | [illegible] | | | |
| Z.12 | Building Height | 17.17.0311, Varies by district | 50' | 49.8' | ☐ | | |
| Z.13 | Floor Setbacks | 17.17.0305, Varies by district | NOT ADDITIONAL BEYOND 60'-0" FROM P.L. | 0.03' | ☐ | | |
| Z.14 | Combined Side Setbacks | 17.17.0305, Varies by district | NOT ADDITIONAL BEYOND 60'-0" FROM P.L. | 2'-0" TOTAL 3'-3" | ☐ | | |
| Z.15 | Rear Setback | 17.17.0307, Varies by district | MIN. 30' FROM CENTERLINE OF ALLEY | 0.5' | ☐ | | ADJACENT TO EXISTING EQUIPMENT |
| Z.16 | Rear Yard Open Space | 17.3.0501, 17.4.0410 | N/A | n/a | ☐ | | |
| Z.17 | Number of Dwelling Units | Varies by district | | 18 | | ● | |
| Z.18 | Number of Efficiency Units (if allowed) | Varies by district | | 0 | | ● | |
| Z.19 | Number of Off-Street Parking Spaces | 17.10.0207 | 18 | 4 | ☐ | | WITHIN 1320 FEET OF TRANSIT STATION |
| Z.20 | 5% EV-ready Parking Spaces (if required) | 17.10.0211 (eff. 10.2025) | | | | ● | |
| Z.21 | Number of Off-Street Loading Spaces | 17.10.0100 | | | | ● | |
| Z.22 | Landscape Ordinance Compliance | Ch. 17.11 | | | | ● | |
| Z.23 | Townhouse Development Standards | 17.4.0400 | | | | ● | |
| Z.24 | Planned Development Standards | Ch. 17.8 | | | | ● | |
| Z.25 | Green Roofs & Impact Fee Ordinances | Ch. 16-18 | | | | ● | |
| Z.26 | Affordable Requirements Ordinance (ARO) | 2.08.080, 2.44 | | | | ● | |
| Z.27 | Red-Line Survey | 17.13.0302 B | | | | ● | |
| **2018 Chicago Building Code Requirements** | | | | | | | |
| B 101.01 | Proposed Occupancy Classification(s) | 14B.3.302.1 | -- | R-2 | | | |
| B 101.02 | Existing Occupancy Classification(s) | 14B.3.302.1, Ch. 14B.3 | -- | R | ☐ | | |
| B 101.03 | Special Occupancy Conditions | Ch. 14B.3 | | | | ● | |

| Item | Subject | Code Reference | Ordinance Requirement | Actual | Yes | No | Location / Sheet No. |
|---|---|---|---|---|---|---|---|
| B 101.04 | Grade Plane | 14B.2.202.2 | | | ☐ | | |
| B 101.05 | Building Height in Feet Above Grade Plane | 14B.2.202.3, 14B.5.504.3 | no | 49.8' | ☐ | | |
| B 101.06 | Number of Stories Above Grade Plane | 14B.2.202, 14B.5.504.4 | 4 | 4 | ☐ | | |
| B 101.07 | Mezzanine / Equipment Platform | 14B.5.505 | | | | ● | |
| B 101.08 | Building Area | 14B.2.201.4, 14B.5.506 | 45,000 SF | 31,000 SF | ☐ | | EQUIPPED WITH SPRINKLER SYSTEM |
| B 101.09 | Number of Basements / Occupied Floor Area | 14B.5.506.1.5 | 1 | 1 | ☐ | | |
| B 101.10 | Frontage Increase | 14B.5.506.2 | | | | ● | |
| B 101.11 | Mixed Occupancy Status | 14B.5.508 | | | | ● | |
| B 101.12 | Accessory Occupancies | 14B.5.509.2 | | | | ● | |
| B 101.13 | Provisional Uses | 14B.5.509 | | | | ● | |
| B 101.14 | Construction Classification | 14B.6.602 | | TYPE V-A | ☐ | | |
| | Rating – Primary Structural Frame | Table 14B.6.601, 14B.7.704 | 1 HR | 1 HR | ☐ | | |
| | Rating – Exterior Bearing Walls | Table 14B.6.601, 14B.6.602 | 1 HR | 1 HR | ☐ | | |
| | Rating – Interior Bearing Walls | Table 14B.6.601 | 1 HR | 1 HR | ☐ | | |
| | Rating – Exterior Nonbearing Walls | Table 14B.6.602 | 1 HR | 1 HR | ☐ | | |
| | Rating – Floor Construction | Table 14B.6.601 | 1 HR | 1 HR | ☐ | | |
| | Rating – Roof Construction | Table 14B.6.601 | 1 HR | 1 HR | ☐ | | |
| B 101.15 | Combustible Material Type I/II Construction | 14B.6.603, 14B.6.604 | | | | ● | |
| B 101.16 | Basement Construction | 14B.6.605 | | TYPE V-A | ☐ | | |
| B 101.17 | Exterior Wall Rating | Table 14B.6.601, 14B.6.602 | | 1 HR | ☐ | | |
| B 101.18 | Exterior Wall Openings | 14B.7.705.4 | | | | ● | |
| B 101.19 | Exterior Wall Projections | 14B.7.705.11 | | | | ● | |
| B 101.20 | Fire Wall Rating | 14B.7.706.3 | | | | ● | |
| B 101.21 | Fire Wall Openings | 14B.7.706.5, 14B.7.706.7 | | | | ● | |
| B 101.22 | Fire Wall Rating – Occupancy Separation | 14B.7.707.2.a, 14B.7.712.3.a.i | | | | ● | |
| B 101.23 | Fire Wall Rating – Fire Area Separation | 14B.7.707.2.c, 14B.7.712.3.a.ii | | | | ● | |
| B 101.24 | Fire Wall Rating – Control Area | 14B.4.404.2.d, 14B.7.707.3.c | | | | ● | |
| B 101.25 | Fire Wall Rating – Residential Uses | 14B.7.707.3.f, 14B.7.712.3.a.iii | | | | ● | |
| B 101.26 | Fire Wall – Unit Separation | 14B.4.402, 14B.7.712.3.a.v | | | | ● | |
| B 101.27 | Fire Wall Rating – Corridor | 14B.7.709, 14B.10.1005.5 | | | | ● | |
| B 101.28 | Shaft Enclosure | 14B.7.708 | | | | ● | |
| B 101.29 | Vertical Openings | 14B.7.712 | | | | ● | |
| B 101.30 | Shaft Enclosure – Rating | 14B.7.712.4 | | | | ● | |
| B 101.31 | Shaft Enclosure – Openings | 14B.7.712.5 | | | | ● | |

| Item | Subject | Code Reference | Ordinance Requirement | Actual | Yes | No | Location / Sheet No. |
|---|---|---|---|---|---|---|---|
| B 101.32 | Shaft Enclosure – Opening Protectives | 14B.7.712.7, 14B.7.713.3 | | | | ● | |
| B 101.33 | Penetration of Rated Construction | 14B.7.714 | | | | ● | |
| B 101.34 | Opening Protectives | 14B.7.715 | | | | ● | |
| B 101.35 | Duct and Air Transfer Openings | 14B.7.717 | | | | ● | |
| B 101.36 | Fireblocking / Draftstopping | 14B.7.718 | | | | ● | |
| B 101.37 | Interior Finish – Vertical Exits | Table 14B.8.801.13 | | | | ● | |
| B 101.38 | Interior Finish – Corridors / Exit Access | Table 14B.8.801.13 | | | | ● | |
| B 101.39 | Interior Finish – Exit Enclosure | Table 14B.8.801.13 | | | | ● | |
| B 101.40 | Interior Finish – Other Spaces | Table 14B.8.801.13 | | | | ● | |
| B 101.41 | Automatic Sprinkler System | 14B.9.903.1 | | | | ● | |
| B 101.42 | Alternative Automatic Fire-Extinguishing System | 14B.9.903.1 | | | | ● | |
| B 101.43 | Standpipes | 14B.9.905.1 | | | | ● | |
| B 101.44 | Portable Fire Extinguishers | 14B.9.906.1 | | | | ● | |
| B 101.45 | Fire Alarm System | 14B.9.907.1 | | | | ● | |
| B 101.46 | Smoke- and Heat-Vent Water Vented Ceiling | 14B.9.907.2.10 | | | | ● | |
| B 101.47 | Smoke Alarms | 14B.9.907.2.11 | | | | ● | |
| B 101.48 | Smoke Control System | 14B.9.909 | | | | ● | |
| B 101.49 | Smoke Alarm and Detection | 14B.9.910.2 | | | | ● | |
| B 101.50 | Fire Department Connection | 14B.9.910.2.1, 14B.9.912.4 | | | | ● | |
| B 101.51 | Fire Pump Room Rating | 14B.9.910.2.1 | | | | ● | |
| B 101.52 | Voltage for Shutdown Equipment Alarm | 14B.9.916 | | | | ● | |
| B 101.53 | Carbon Monoxide Detection | 14B.9.917 | | Installed | ☐ | | |
| B 101.54 | Key Box Specifics | 14B.9.918.1 | | | | ● | |
| B 101.55 | Occupant Load Calculations Shown | 14B.10.1004.1 | | | | ● | |
| B 101.56 | Egress Capacity Calculations Shown | 14B.10.1005.1 | | | | ● | |
| B 101.57 | Common Path of Egress Travel Distance | Table 14B.10.1006.2.1 | | | | ● | |
| B 101.58 | Single Exit Occupant Allowed | 14B.10.1006.2.2 | | | | ● | |
| B 101.59 | Exit and Exit Access Separated | 14B.10.1007.1 | | | | ● | |
| B 101.60 | Accessible Means of Egress | 14B.10.1008 | | | | ● | |
| B 101.61 | Two-way Communication | 14B.10.1009.8 | | | | ● | |
| B 101.62 | Exit Access | 14B.10.1010.2 | | | | ● | |
| B 101.63 | Exit Signs | 14B.10.1013 | | | | ● | |
| B 101.64 | Handrail Height Ranges | 14B.10.1014, 14B.10.1015 | 34" MIN. - 38" MAX. | 34" MIN. - 38" MAX. | ☐ | | |
| B 101.65 | Exit Access Travel Distance | 14B.10.1017.2 | 250' | 90'-0" | ● | | |
| B 101.66 | Assembly Seating Requirements | 14B.10.1028 | | | | ● | |




SITE PLAN
SCALE: 3/16" = 1'-0"

REVISIONS:
1
2


ARCHITECT
ANDREW WANG

4747 W PETERSON AVE
SUITE 311
CHICAGO, IL 60646
O 773.354.7562


SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS.

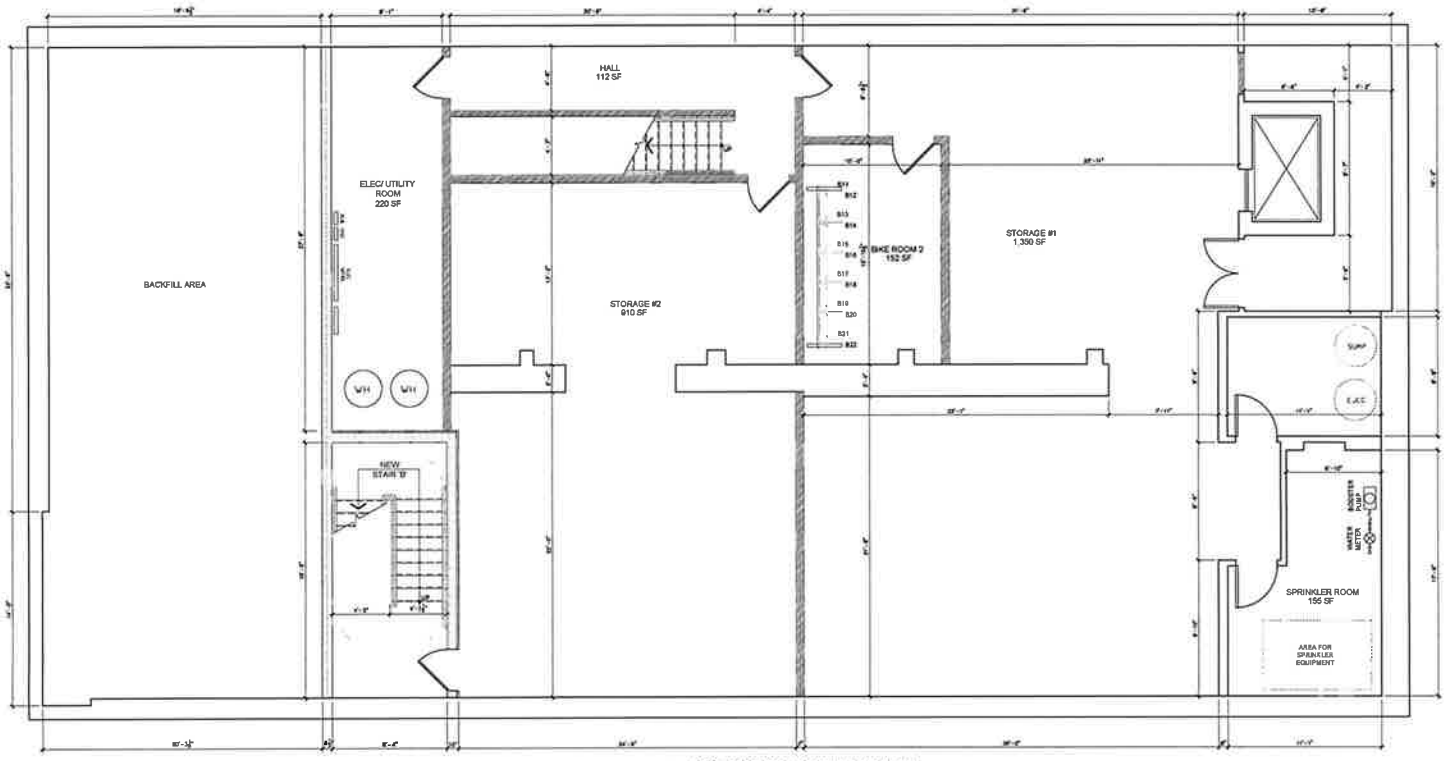
ARCHITECTURAL
BASEMENT FLOOR PLAN

2201 W. CERMAK RD.
CHICAGO, IL 60608

DATE:
00.00.0000
DRAWN BY: C.C.
CHECKED BY: A.W.

SHEET

T-0




**ARCHITECTURAL BSMT FLOOR PLAN**
1/4" = 1'-0"

REVISIONS:

| | |
|---|---|
| 1 | |
| 2 | |

ARCHITECT
ANDREW WANG

4747 N PETERSON AVE
SUITE 311
CHICAGO, IL 60646
O 773 304 7360

**SAFETY & LIABILITY NOTICE**

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS

**ARCHITECTURAL**
**BASEMENT FLOOR PLAN**

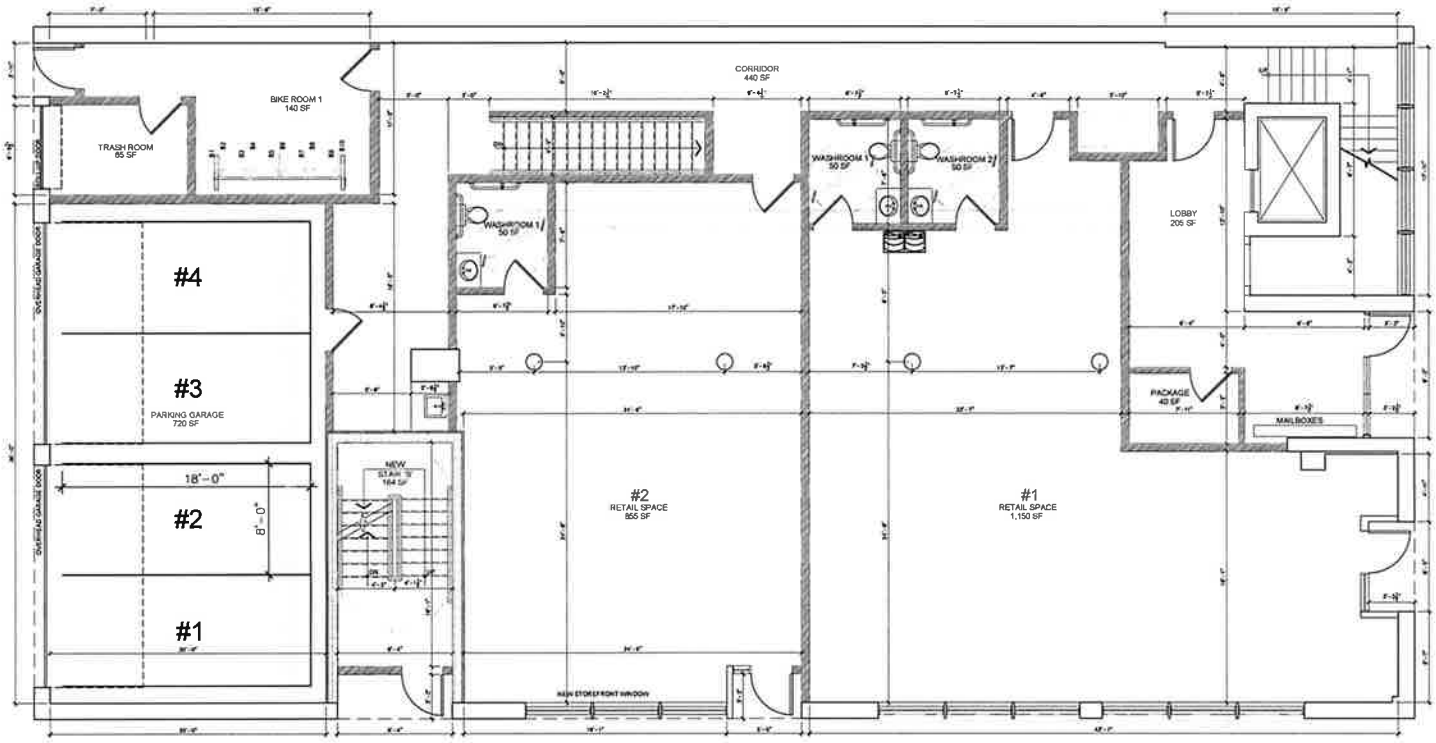
**2201 W. CERMAK RD.**
**CHICAGO, IL 60608**

DATE:
00.00.0000

DRAWN BY: C.C.
CHECKED BY: A.W.

SHEET

**A-0**




ARCHITECTURAL 1ST FLOOR PLAN
1/4" = 1'-0"

REVISIONS:

1

2

ARCHITECT
ANDREW WANG

4747 W. PETERSON AVE
SUITE 311
CHICAGO, IL 60646
O 773.594.7560

**SAFETY & LIABILITY NOTICE**

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSIDE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS

**ARCHITECTURAL 1ST FLOOR PLAN**

**2201 W. CERMAK RD.
CHICAGO, IL 60608**

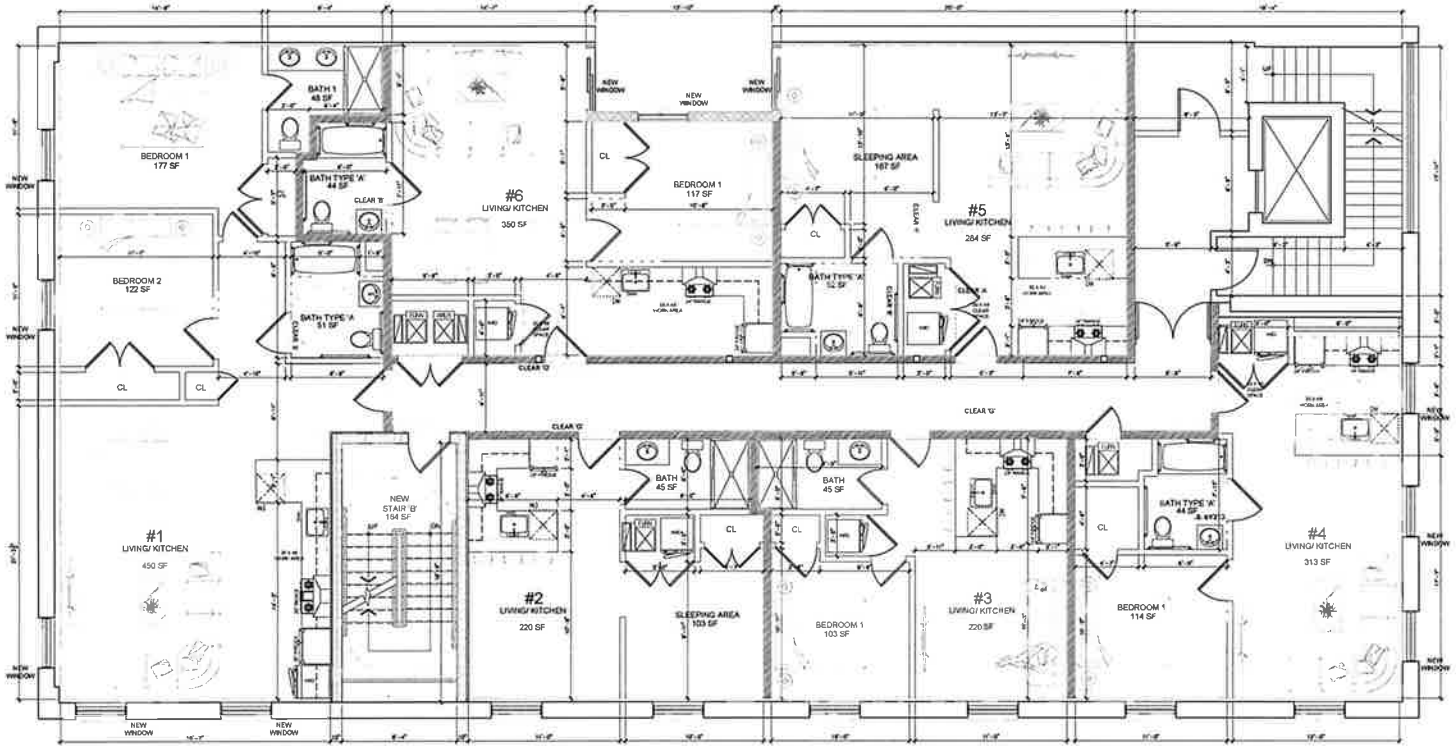
DATE:
00.00.0000

DRAWN BY C.C

CHECKED BY A.W

SHEET

**A-1**




ARCHITECTURAL TYP FLOOR PLAN (2ND, 3RD & 4TH FLOORS)
1/4" = 1'-0"

REVISIONS:

1

2

ARCHITECT
ANDREW WANG

4747 W. PETERSON AVE
SUITE 311
CHICAGO, IL 60646
@ 773.601.1760

**SAFETY & LIABILITY NOTICE**

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOB-SITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

**ARCHITECTURAL TYPICAL FLOOR PLAN**

**2201 W. CERMAK RD.
CHICAGO, IL 60608**

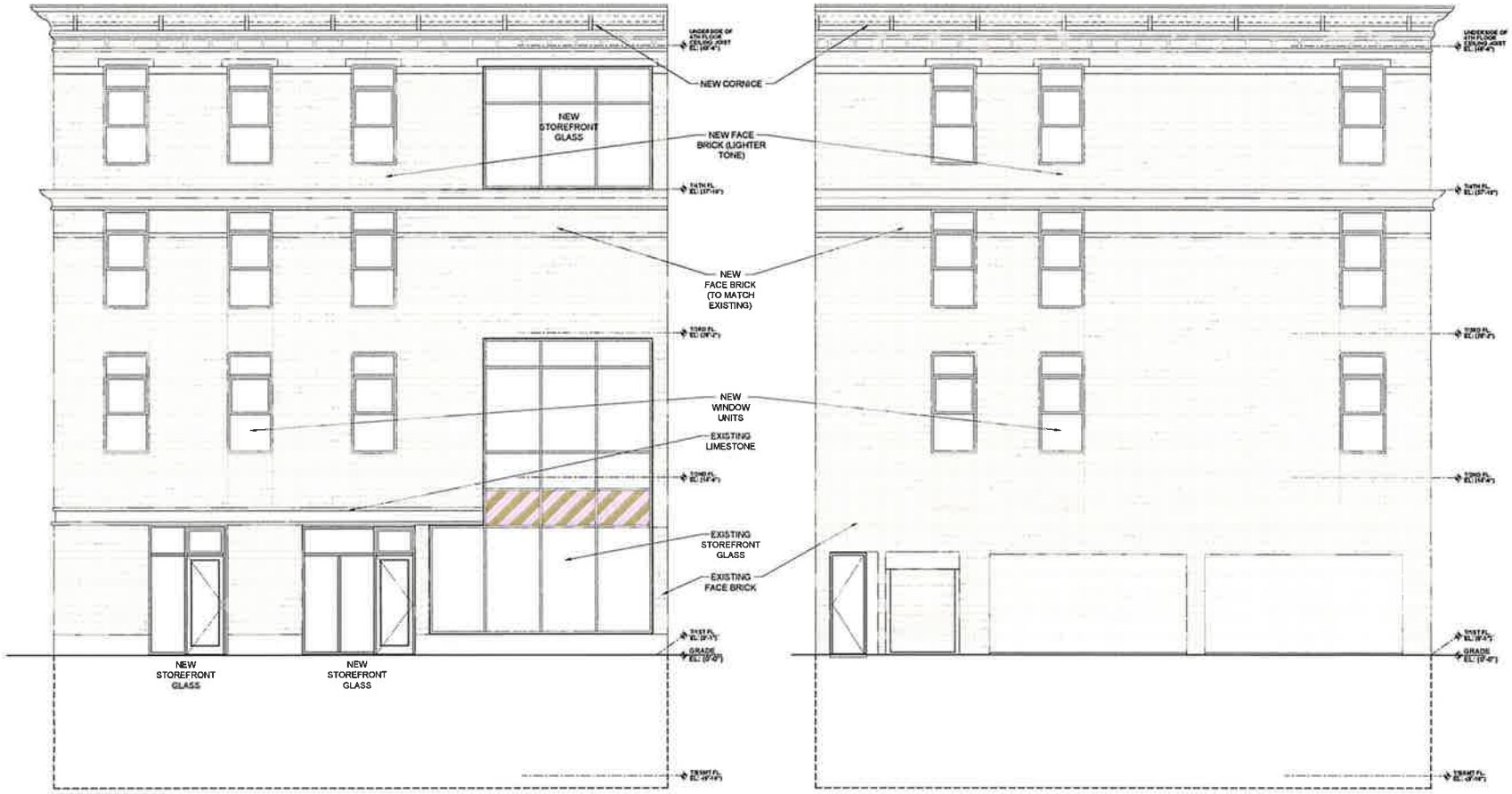
DATE:
00 00 0000

DRAWN BY: C.G.

CHECKED BY: A.W.

SHEET

**A-2**




**NORTH ELEVATION**
1/4" = 1'-0"

**SOUTH ELEVATION**
1/4" = 1'-0"

REVISIONS:

| | |
|---|---|
| 1 | |
| 2 | |

ARCHITECT
ANDREW WANG

o 747 W. PETERSON AVE
SUITE 111
CHICAGO, IL 60646
O 773.904.1580

**SAFETY & LIABILITY NOTICE**

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

ARCHITECTURAL ELEVATION

2201 W. CERMAK RD.
CHICAGO, IL 60608

DATE:
00.00.0000

DRAWN BY: C.C.
CHECKED BY: A.W.

SHEET

A-3




**EAST ELEVATION**
1/4" = 1'-0"

REVISIONS:
1
2

ARCHITECT
ANDREW WANG

4747 W PETERSON AVE
SUITE 311
CHICAGO, IL 60646
O: 773.804.7560

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS

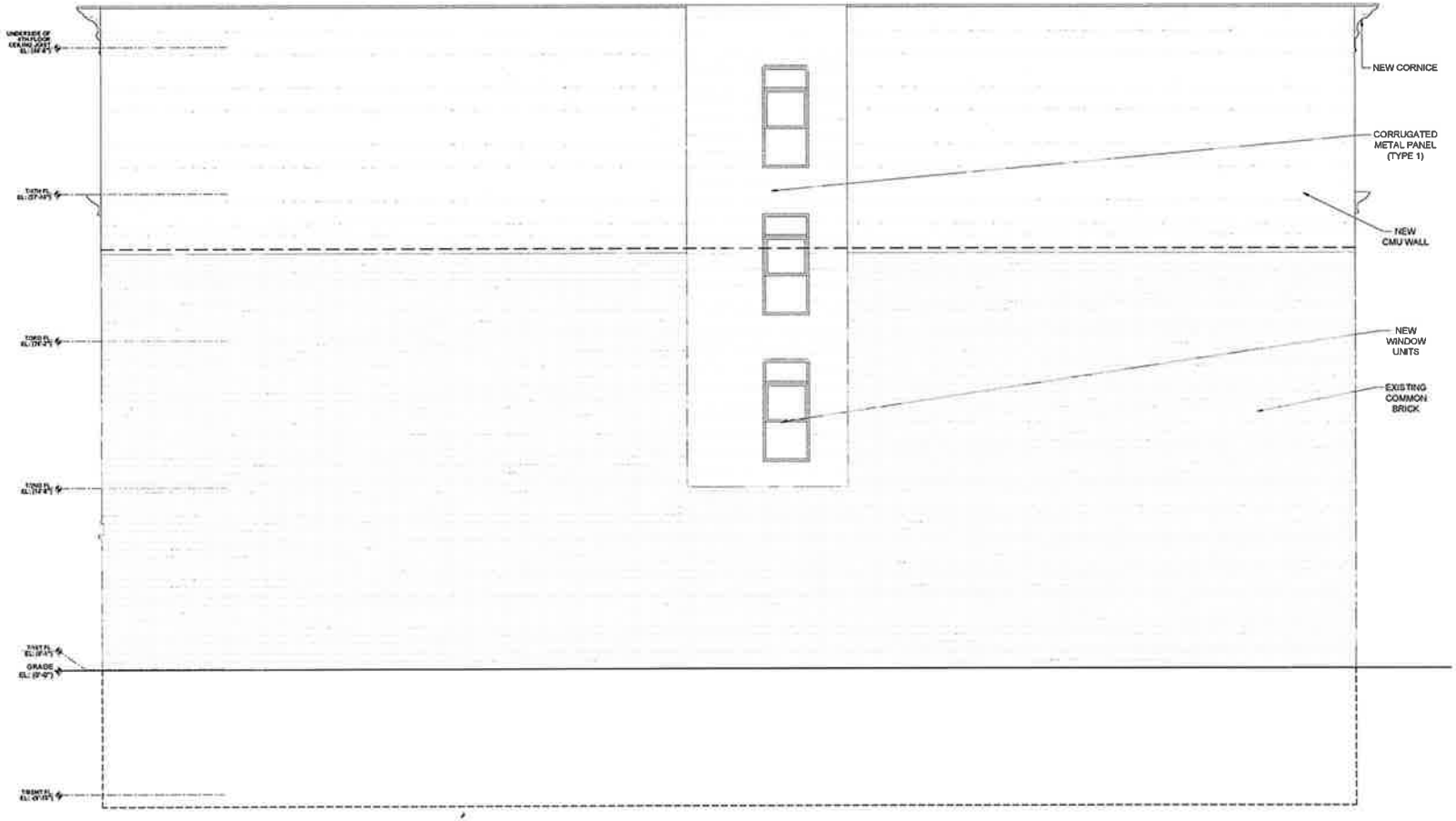
ARCHITECTURAL ELEVATION

2201 W. CERMAK RD.
CHICAGO, IL 60608

DATE:
00.00.0000
DRAWN BY: C.C.
CHECKED BY: A.W.

SHEET

A-4




**WEST ELEVATION**
1/4" = 1'-0"

REVISIONS:

| | |
|---|---|
| 1 | |
| 2 | |

ARCHITECT
ANDREW WANG

4747 W PETERSON AVE.
SUITE 311
CHICAGO, IL 60646
O: 773.304.7569

**SAFETY & LIABILITY NOTICE**

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES, AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS

**ARCHITECTURAL ELEVATION**

**2201 W. CERMAK RD.**
**CHICAGO, IL 60608**

DATE:
00.00.0000

DRAWN BY: C.C.
CHECKED BY: A.W.

SHEET

**A-5**