



City of Chicago



SO2017-3847

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-I at 4014-4022 N Rockwell St - App No. 19248T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1924871
INTRO DATE
05-24-17

FINAL FOR PUBLICATION

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 11-I in the area bounded by

beginning at a line 240.91 feet north of and parallel to West Irving Park Road; North Rockwell Street; a line 141 feet north of and parallel to West Irving Park Road; and a line from a point 141 feet north of West Irving Park Road and 213.84 feet west of North Rockwell Street; to a point 240.91 feet north of West Irving Park Road and 207.14 feet west of North Rockwell Street (PoB),

to those of a C3-2 Commercial, Manufacturing and Employment 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.

Common address of property: 4014-4022 North Rockwell Street

17-13-0303-C (1) Narrative Zoning Analysis – *Substitute Narrative and Plans*
4014-22 N. Rockwell

Proposed Zoning: C3-2

Lot Area: 21,022 square feet

Proposed Land Use: The Applicant is proposing to allow the location and establishment of a uses permitted in the C3-2 Zoning District, including but not limited to a retail food establishment, a fitness center, office uses, and a theatre rehearsal and storage space, at the subject property. The Applicant is proposing to adapt and reuse the existing tall one-story warehouse building located at the subject property. Onsite surface parking for five (5) cars will be provided.

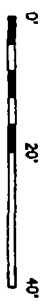
- (a) The Project's floor area ratio: 0.82
- (b) The project's density (Lot Area Per Dwelling Unit): n/a
- (c) The amount of off-street parking: 5
- (d) Setbacks:
 - Front Setback: 0 feet
 - North Side Setback: 0 feet
 - South Side Setback: 0 feet
 - Rear Setback: 14 feet 9.12 inches
- (e) Building Height: 18 feet 9 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

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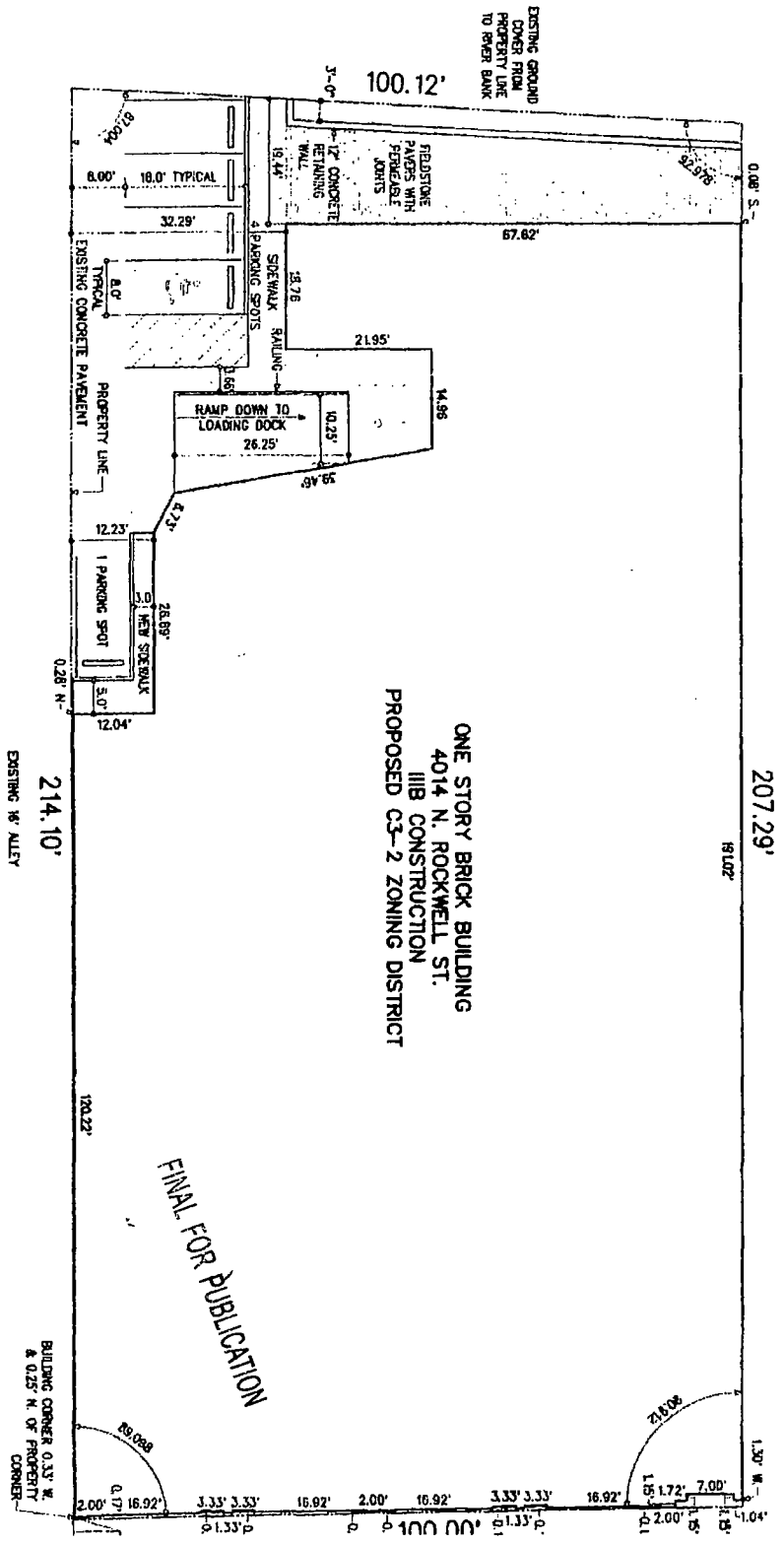
4014 N. ROCKWELL ST.
 METAFORMS - ARCHITECTS, INC. 847-424-1959 07/28/2017
 PROPOSED NEW SITE PLAN

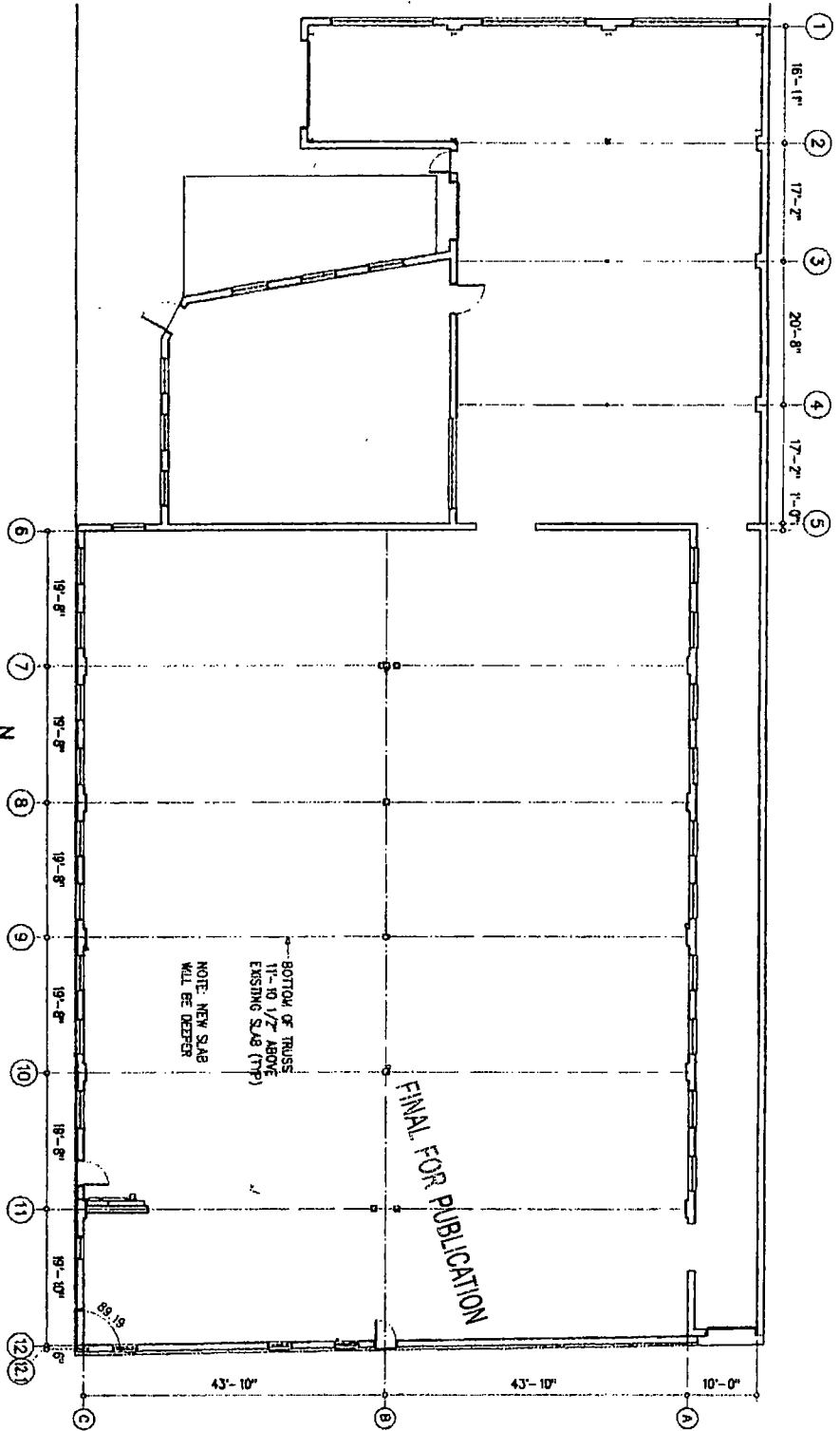


A2

4014 N. ROCKWELL ST.

N

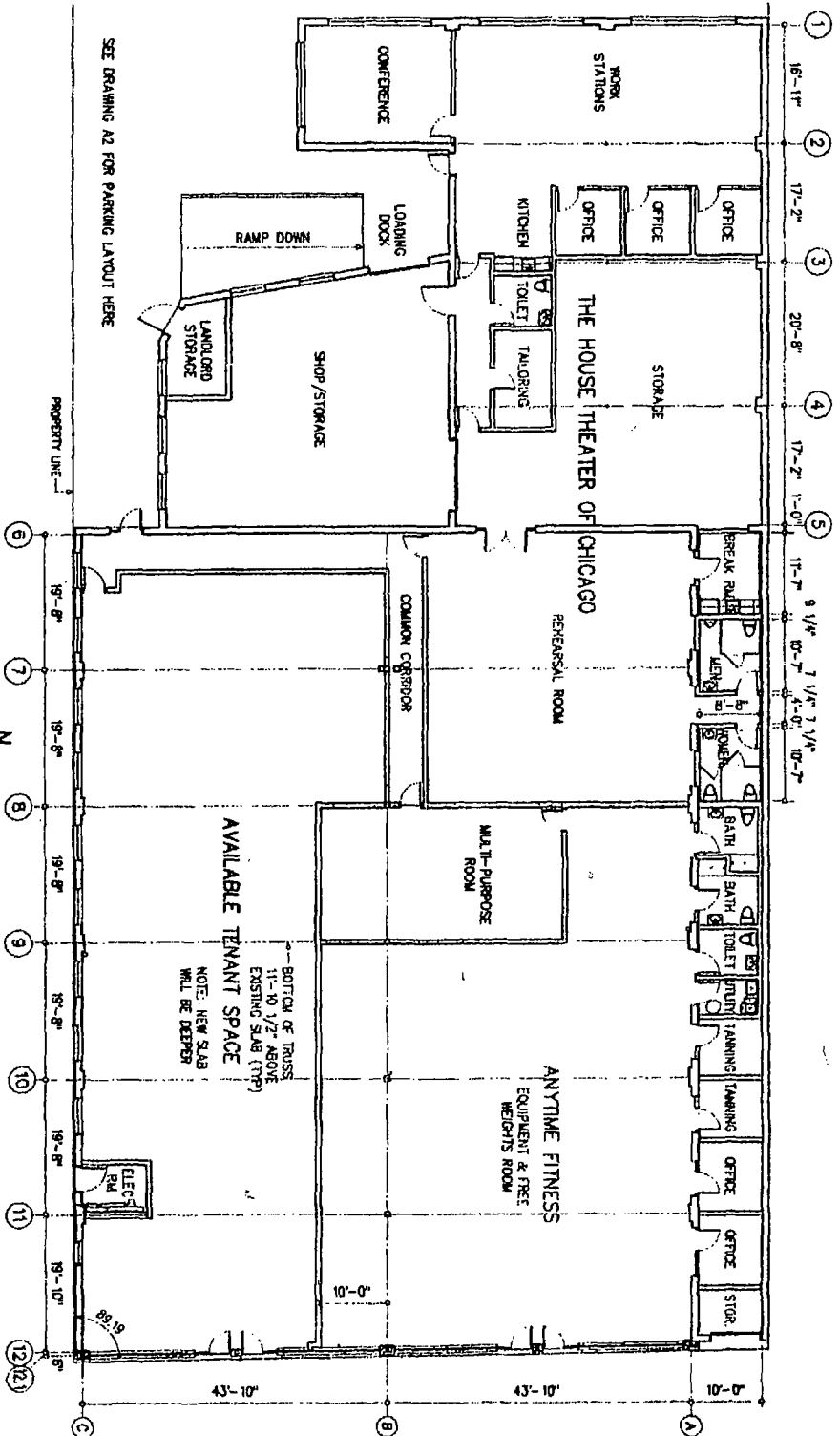




4014 N. ROCKWELL ST.
 EXISTING BUILDING PLAN
 METAFOROUS - ARCHITECTS, INC. 847-424-999 07/28/2017



A3



SEE DRAWING A2 FOR PARKING LAYOUT HERE

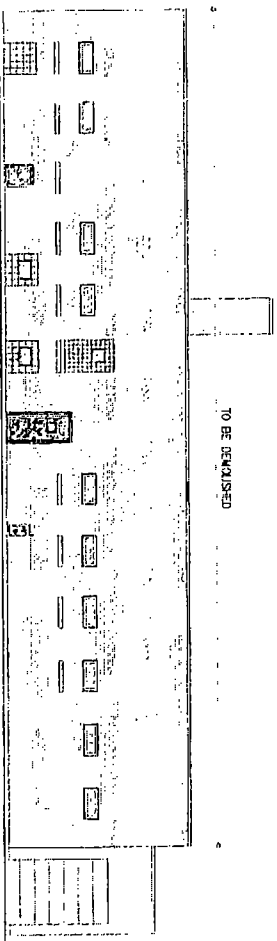
4014 N. ROCKWELL ST.
 NEW BUILDING PLAN WITH PROPOSED USES
 METAFOROUS - ARCHITECTS, INC. 847-424-1959 07/28/2017



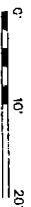
A4

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20'-3"
15'-11"
MEAN HEIGHT OF TRUSS

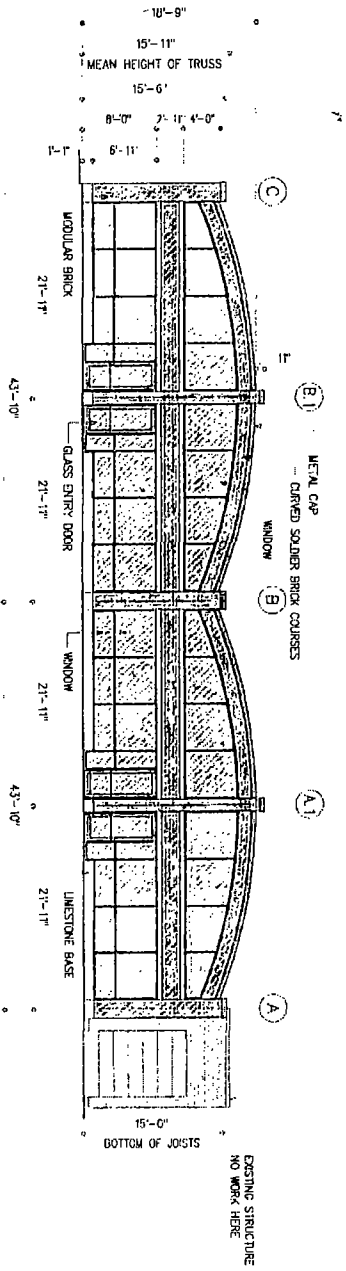


4014 N. ROCKWELL ST.
EXISTING EAST ELEVATION
METAFORMS - ARCHITECTS, INC 847-424-1959 06/19/2017



FINAL FOR PUBLICATION

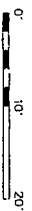
A5



4014 N. ROCKWELL ST.

NEW EAST ELEVATION

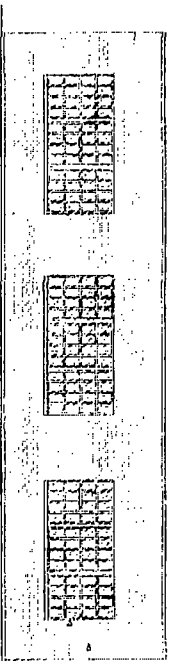
METAFORMS - ARCHITECTS, INC. 857-424-1859 06/19/2017



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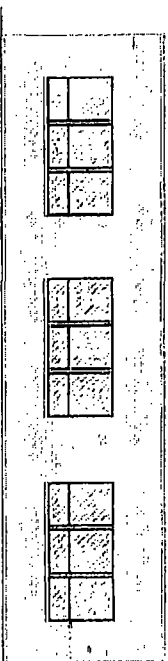
14 - 1'
BOTTOM OF JOISTS



EXISTING

BRICK
EXISTING WINDOW

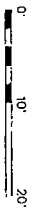
14 - 1'
BOTTOM OF JOISTS



NEW

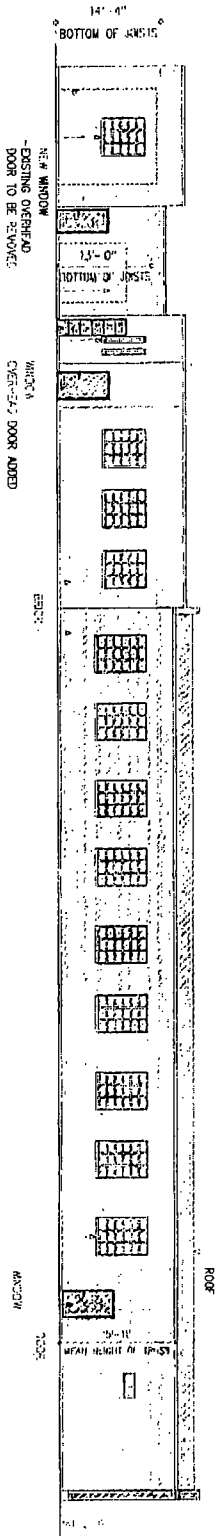
BRICK
NEW WINDOW

4014 N. ROCKWELL ST.
EXISTING & NEW WEST ELEVATIONS
METAFORMS - ARCHITECTS, INC. 847-424-1956 08/19/2017



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A7



4014 N. ROCKWELL ST.

EXISTING SOUTH ELEVATION

METAFORMS - ARCHITECTS, INC. 847-424-1959 06/19/2017

FINAL FOR PUBLICATION



A8



19248
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: David L. Reifman
Chicago Plan Commission

Date: August 17, 2017

Re: Proposed Map Amendment within the Addison Industrial Corridor for the property generally located at 4014 N. Rockwell Street.

On August 17, 2017, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by SMW Holdings, LLC. A copy of the proposed map amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)