



City of Chicago



SO2017-4818

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 6/28/2017 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 7-I at 3130-3138 N Rockwell St - App No. 19271T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#1927171
INTRO DATE
JUNE 28, 2017

ORDINANCE

BE IT ORDAINED BY THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indicators as shown on Map No. 7-I in the area bounded by

North Rockwell Street; West Fletcher Street; the public alley next west of and parallel to North Rockwell Street; and the public alley next north of and parallel to West Fletcher Street.

to those of a C3-5 Commercial, Manufacturing and Employment District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3130-3138 North Rockwell Street
Chicago, IL 60618

1927171

SUBSTITUTE NARRATIVE AND PLANS

Address: 3130-38 North Rockwell Street

Current Zoning: M1-2

Proposed Zoning: C3-5

Lot Area: 11,942 Square Feet

(A) Proposed Land Use:

The Applicant is seeking a zoning change in order to obtain Restaurant, Liquor Consumption on Premises, and Public Place of Amusement Licenses for a new business in what is currently an existing one-story manufacturing facility at the subject property. The existing building will be renovated and an addition will be added to accommodate the proposed uses. The renovated building will contain a medium event venue, a restaurant, an open-air courtyard, and member meeting halls (which will include a reception area, a café, a lounge, a project showcase area, and a co-working space). These will be partially contained in the existing structure and partially contained within the second story addition, which will additionally contain office space and an open-air exterior patio/rooftop deck. A Special Use will be sought for the exterior patio/rooftop deck in a separate application. Including the addition, the building height will be 30 feet, zero inches. The total commercial area is 18,040 square feet. There will be no dwelling units. No off-street parking is proposed.

(B) Floor Area Ratio: 1.511

(C) Density (Lot Area / Dwelling): Not Applicable – no dwelling units

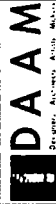
(D) Amount of Off-street parking: 0 parking spaces

(E) Setbacks:

- (a) Front Setbacks: Zero Feet, Zero Inches
- (b) Rear Setbacks: Zero Feet, Zero Inches
- (c) Side Setbacks: Zero Feet, Zero Inches (North)
Zero Feet, Zero Inches (South)
(Existing structure has no setbacks and property is not adjacent to any R Zoned lots)

(F) Building Height: Thirty Feet, Zero Inches

FINAL FOR PUBLICATION



Professional Design Firm

LIC# 184007488

VIAMBA VIZIUM INC

11000 W. UNIVERSITY BLVD. SUITE 100
DALLAS, TEXAS 75241-1000
TEL: 214.343.1100 FAX: 214.343.1101

DATE: 11.14.17

DRAWING TITLE

CONTRACT NUMBER

DATE OF ISSUE

DATE OF REVISION

DATE OF REVISION

DATE OF REVISION

DATE OF REVISION

DATE OF REVISION

DATE OF REVISION

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PROJECT TITLE

ROCKWELL/FLETCHER

REPAIR RESERVOIR & ADDITION

PROJECT NUMBER

184007488

CLIENT NAME

CHANGING PAGES

PROJECT NO.

184007488

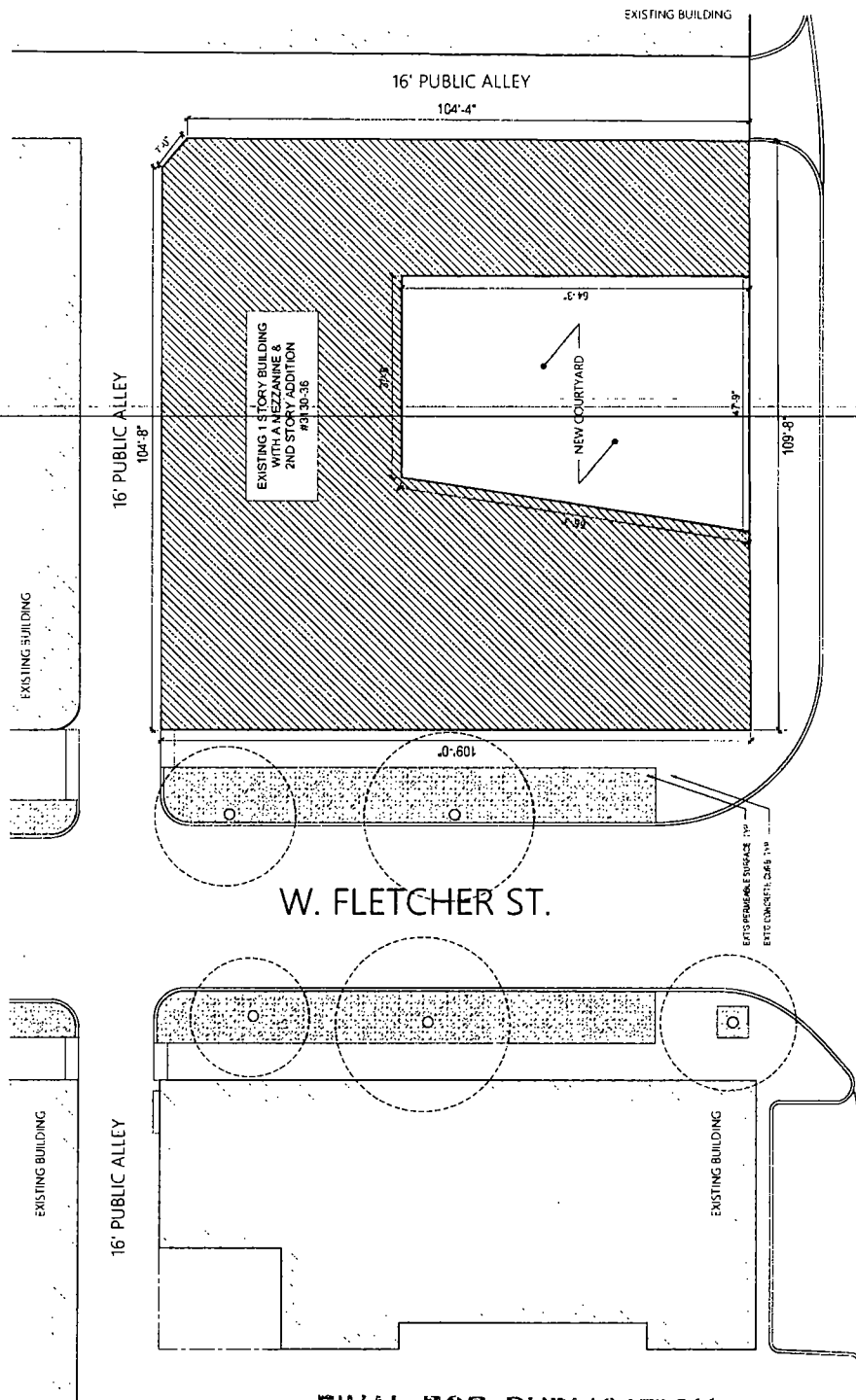
SITE NAME & ADDRESS

184007488

DRAWING

A-1.0

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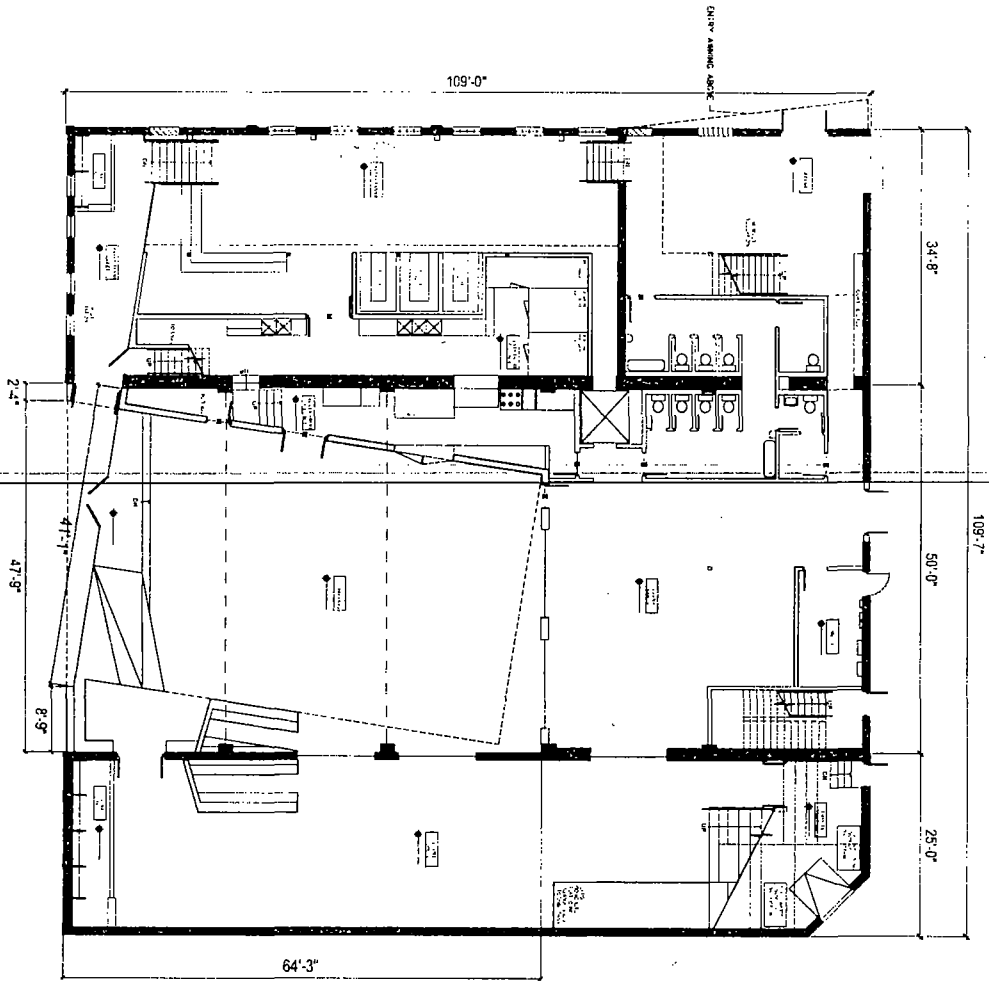
N. ROCKWELL ST.

W. FLETCHER ST.

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SITE PLAN

A-1.1
FIRST FLOOR PLAN



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1/8" = 1'-0"

FOR NOTING

IDAAM
 Design Architecture Interiors
 1111 North Dearborn Street
 Chicago, IL 60610
 Tel: 312.329.1100
 Fax: 312.329.1101
 www.idaam.com

PROFESSIONAL DESIGNER
 STATE OF ILLINOIS
 LIC # 184007488

DRAWING TITLE
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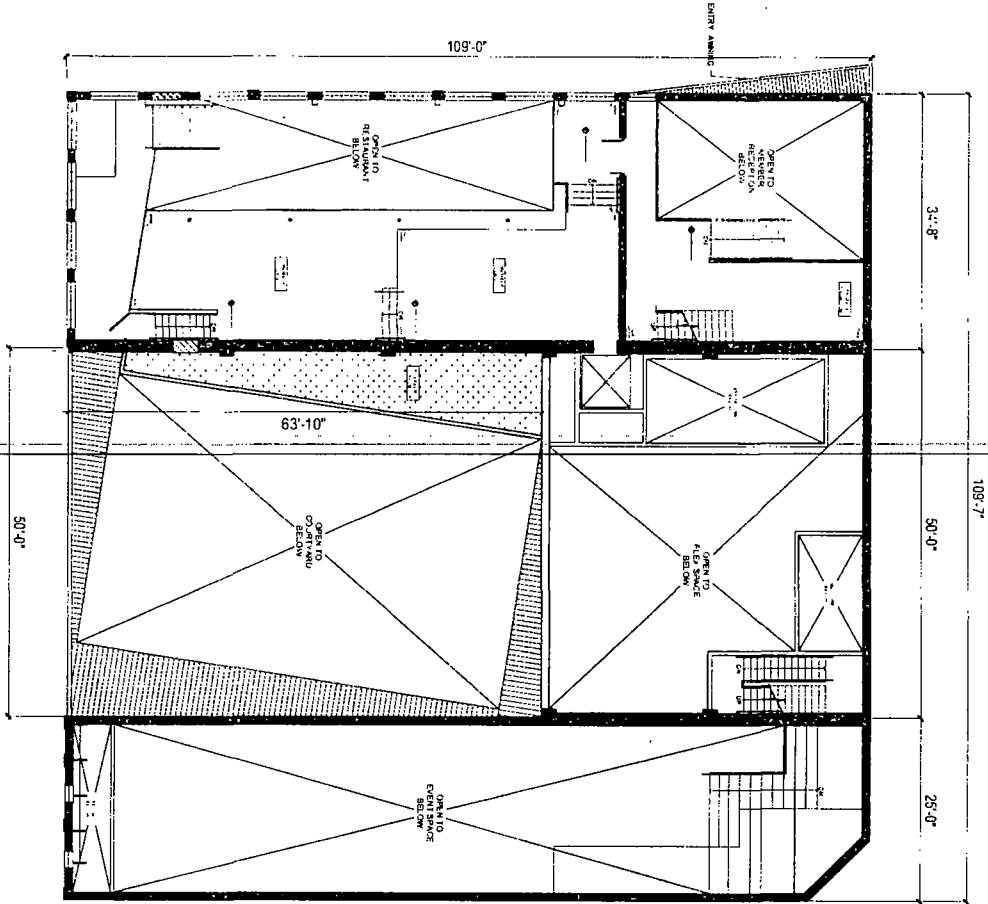
PROJECT NAME
ROCKWELL/FLETCHER
 REPAIR, RENOVATION &
 ADDITION

PROJECT ADDRESS
 3190-3198 N. ROCKWELL ST.
 CHICAGO, IL 60647

PROJECT NO.
 FIRST FLOOR PLAN

A-1.1

MEZZANINE FLOOR PLAN



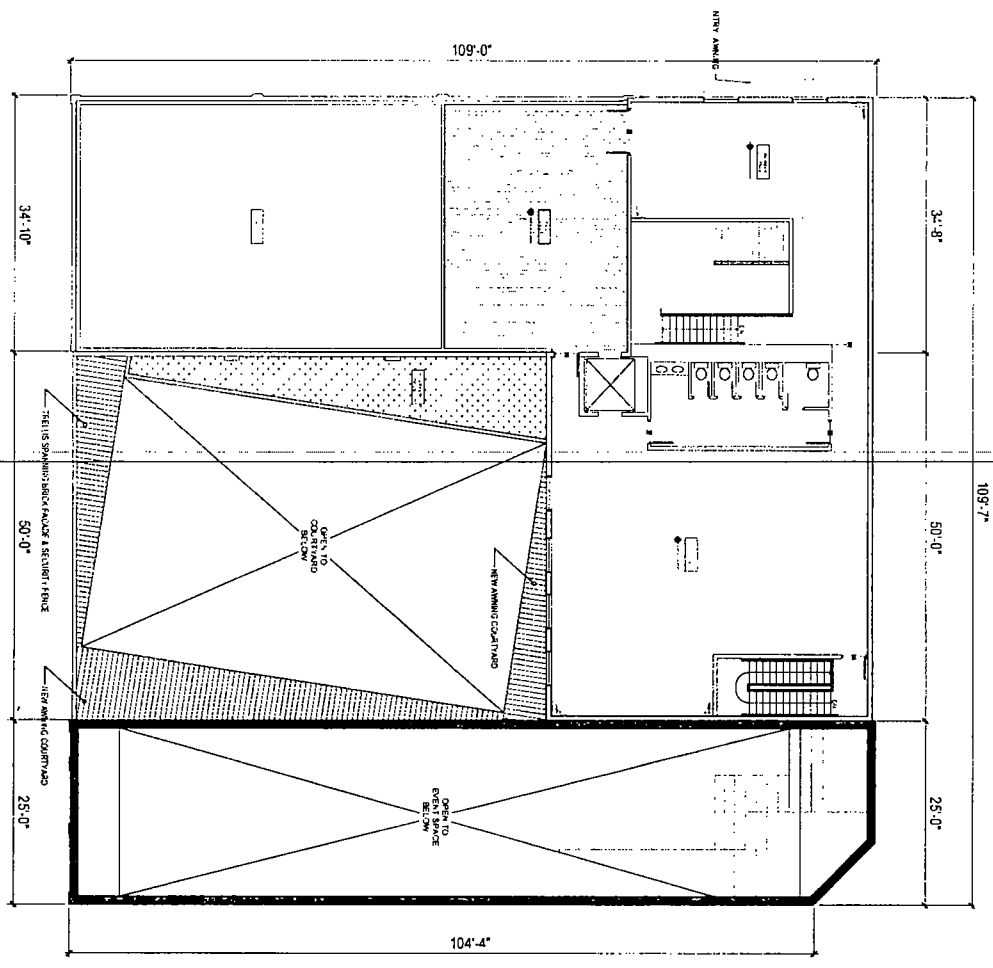
FINAL FOR PUBLICATION



10' = 10'-0"

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| <p>IDAAM Designers, Architects, Planners, Builders 14723 N. 140th Street Chicago, IL 60642 LIC # 184007488</p> | <p>DATE: 08/15/11 DRAWING NO: 1111111111 PROJECT NO: 1111111111</p> |
| | <p>PROJECT TITLE ROCKWELL/LEICHER REPAIR, RENOVATION & ADDITION</p> |
| <p>PROJECT ADDRESS 2130-2132 N. ROCKWELL ST CHICAGO IL 60614</p> | <p>PROJECT NO: 1111111111 SHEET NO: 1111111111</p> |
| <p>SECOND FLOOR PLAN</p> | <p>A-1.2</p> |

1 SECOND FLOOR PLAN



FINAL FOR PUBLICATION



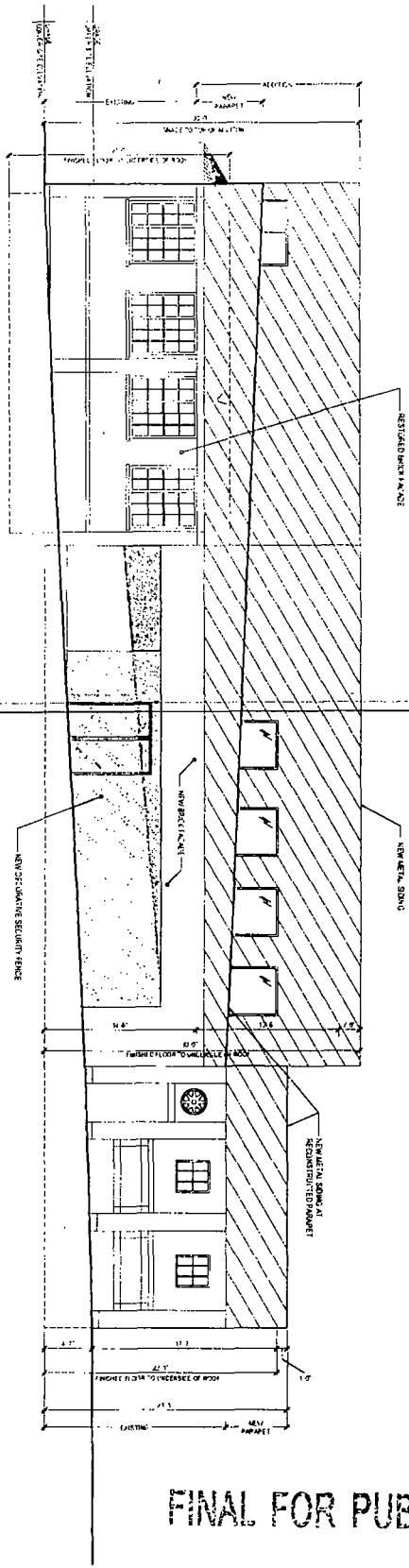
DAAM
 PROFESSIONAL DESIGN FIRM
 LIC# 184007488

PROJECT TITLE
 ROCKWELL/EITCHER
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 ADDITION

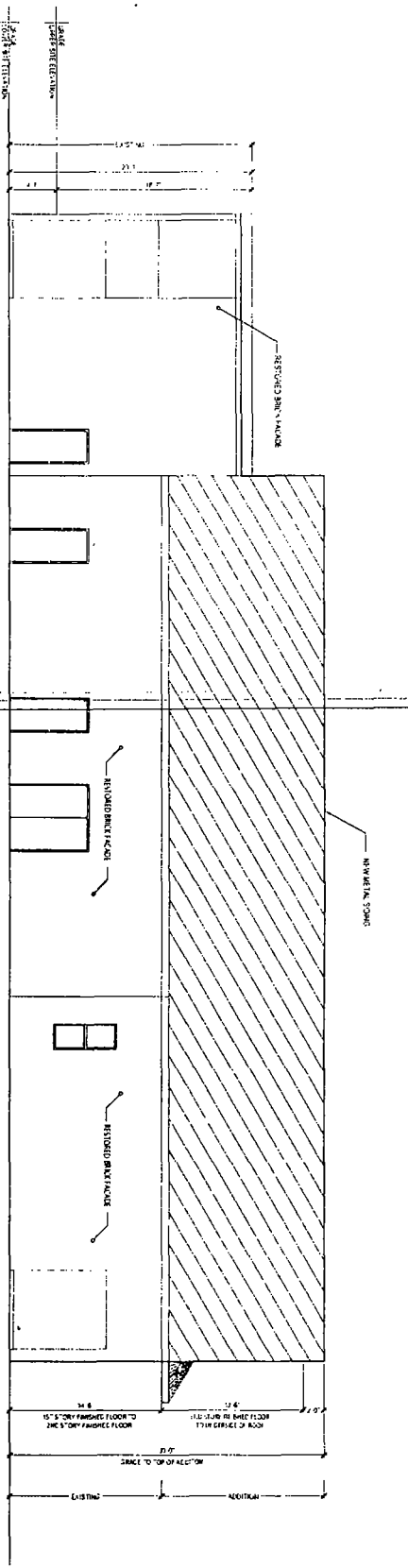
PROJECT ADDRESS
 3180-3188 N ROCKWELL ST
 CHICAGO, IL 60642

PROJECT NO. 25-11-11
 SHEET NO. SECOND FLOOR PLAN
 A-13

1 FRONT ELEVATION - EAST



2 REAR ELEVATION - WEST



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DATE: 11/11/11
 PROJECT NO: A-2.0
 SHEET NO: 1 OF 1

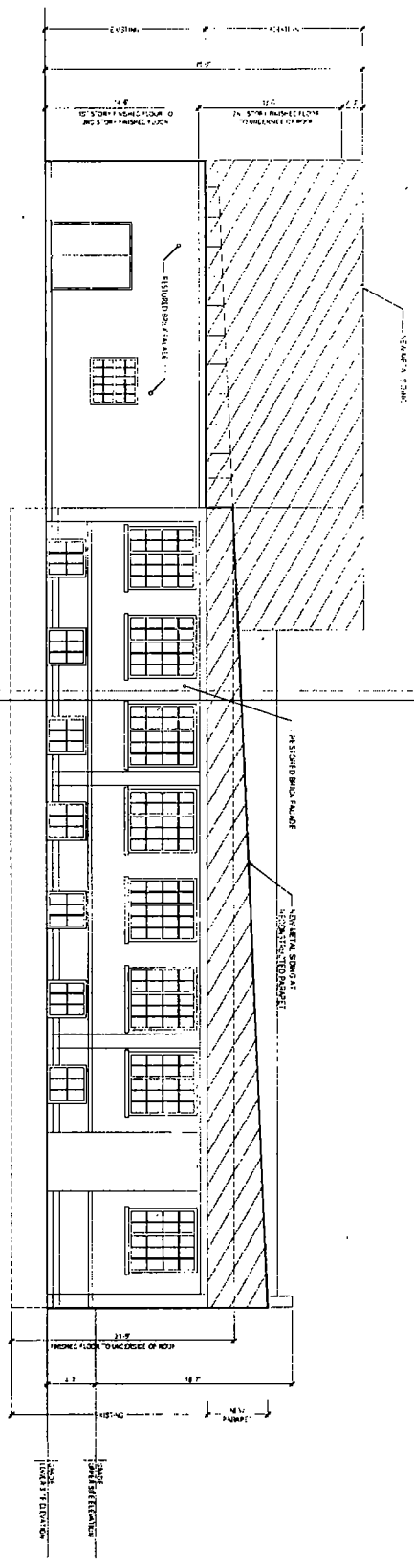
IDAAM
 INCORPORATED
 1111 N. 11TH ST., SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.IDAAM.COM
 PROFESSIONAL ENGINEER IN ME
 LICENSE # 184007488

DATE: 11/11/11
 PROJECT NO: A-2.0
 SHEET NO: 1 OF 1

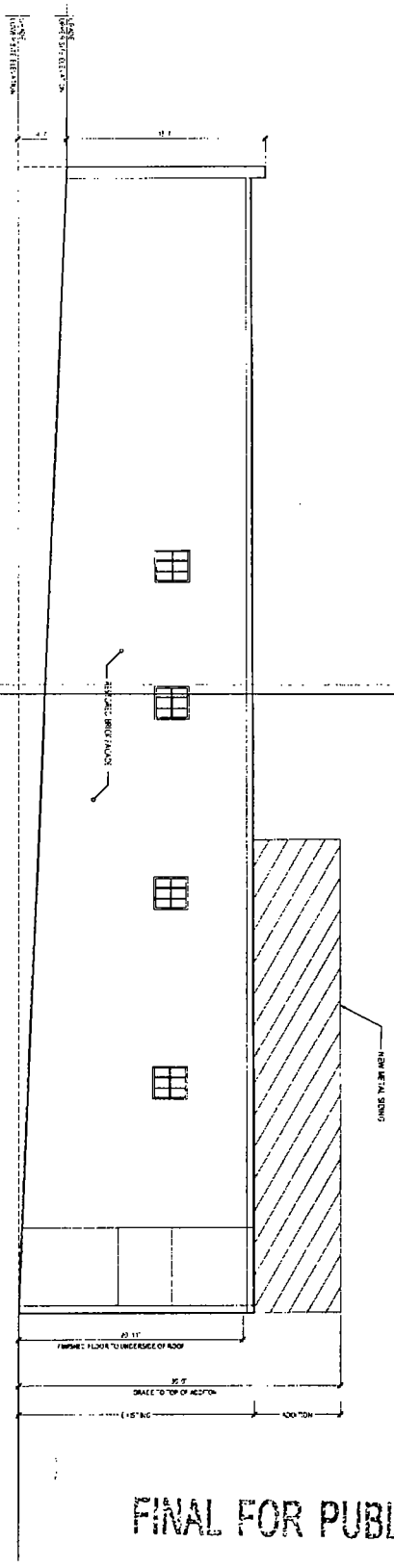
PROJECT TITLE: ROCKWELL/HEICHER REPAIR RENOVATION & ADDITION
 PROJECT ADDRESS: 3335 S 112th N, ADDY, MT 59411
 PROJECT NO: A-2.0

EXTERIOR ELEVATIONS
 A-2.0

2
A-2.1
SIDE ELEVATION - SOUTH



1
A-2.1
SIDE ELEVATION - NORTH



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1/8" = 1'-0"

IDAAM
 IDAAM
 1111 N. STATE ST. CHICAGO, IL 60610
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PROJECT ADDRESS
 3130-3138 N. ROCKWELL ST.
 CHICAGO, IL 60612

PROJECT NO. 2011.112

DATE: 08/14/12

SCALE: 1/8" = 1'-0"

PROJECT NAME

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