



City of Chicago



SO2018-4971

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 6/27/2018 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 5-I at 2138 N Rockwell St - App No. 19705T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

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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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 5-I in the area bounded by

the second alley next south of and parallel to West Fullerton Avenue; North Rockwell Avenue; and the alley next northeast of and parallel to North Milwaukee Avenue,

to those of a B2-3 Neighborhood Mixed-Use 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: 2138 North Rockwell Street

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SUBSTITUTE NARRATIVE AND PLANS

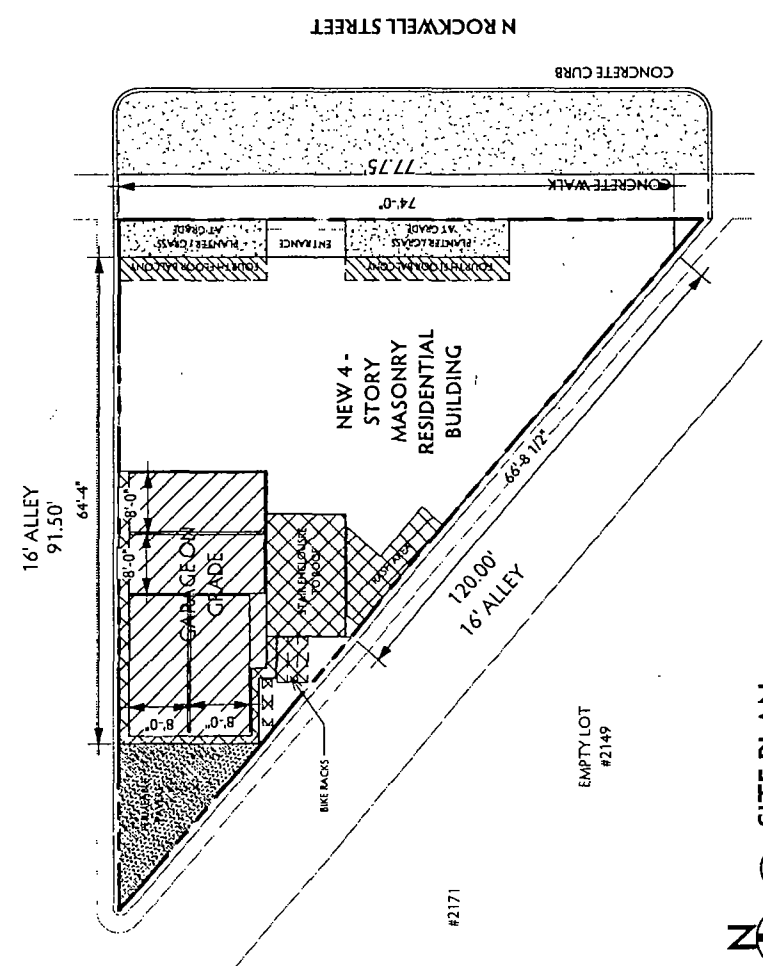
2138 NORTH ROCKWELL STREET

ZONING CHANGE FROM C1-1 TO B2-3

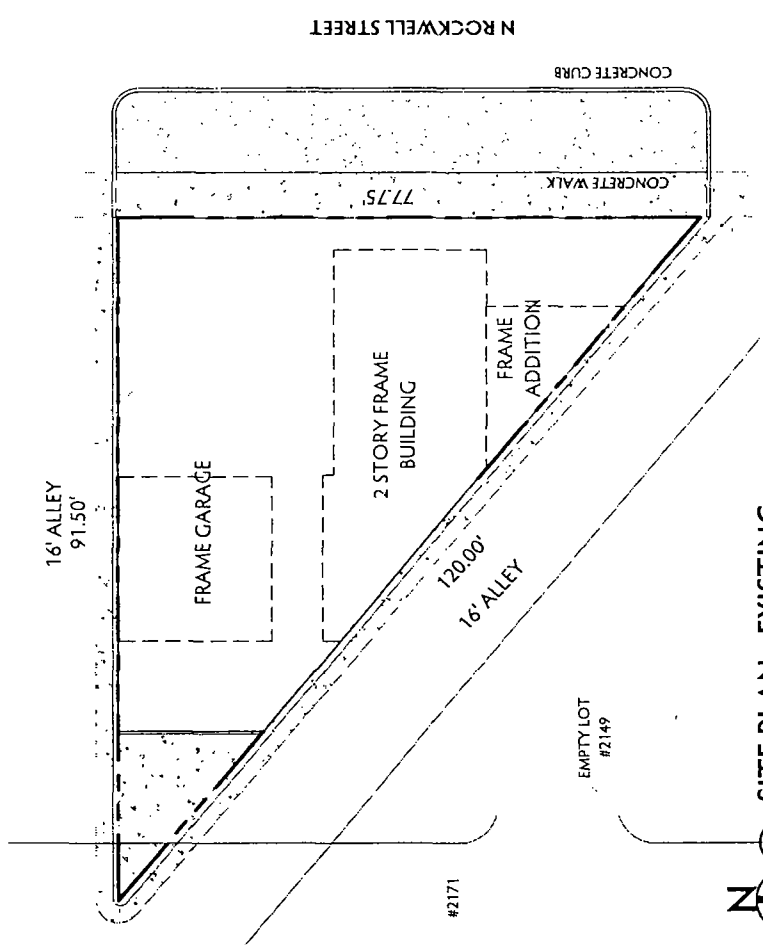
Applicant seeks to construct a new 4 unit masonry building 49 feet in height with basement, and 4 enclosed parking spaces.

| | ACTUAL (B2-3) |
|---------------------------|---------------|
| FAR | 2.99 |
| Lot Area | 3557 SQ.FT. |
| Minimum Lot Area per Unit | 889 |
| Building Area | 10667 SQ.FT. |
| Building Height | 49.00' |
| Front Setback | 0.00' |
| Rear Setback | 0.00' * |
| West side Setback | 0.00' |
| East side Setback | 0.00' |
| Parking | 4 |

* Will seek variation for rear yard setback



1
 N
 SITE PLAN
 1/16" = 1'-0"



2
 N
 SITE PLAN - EXISTING
 1/16" = 1'-0"

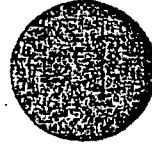


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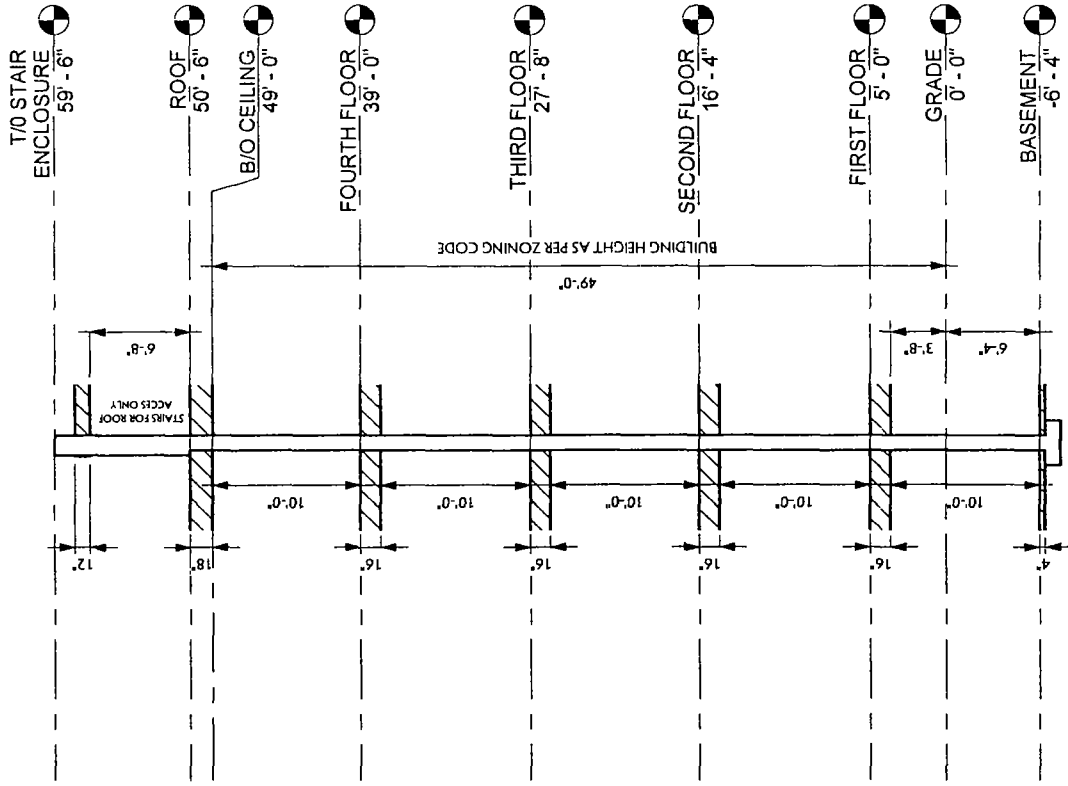
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SITE PLAN
 2138 N ROCKWELL ST., CHICAGO, IL 60647



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① **SCHEMATIC SECTION**
1/8" = 1'-0"

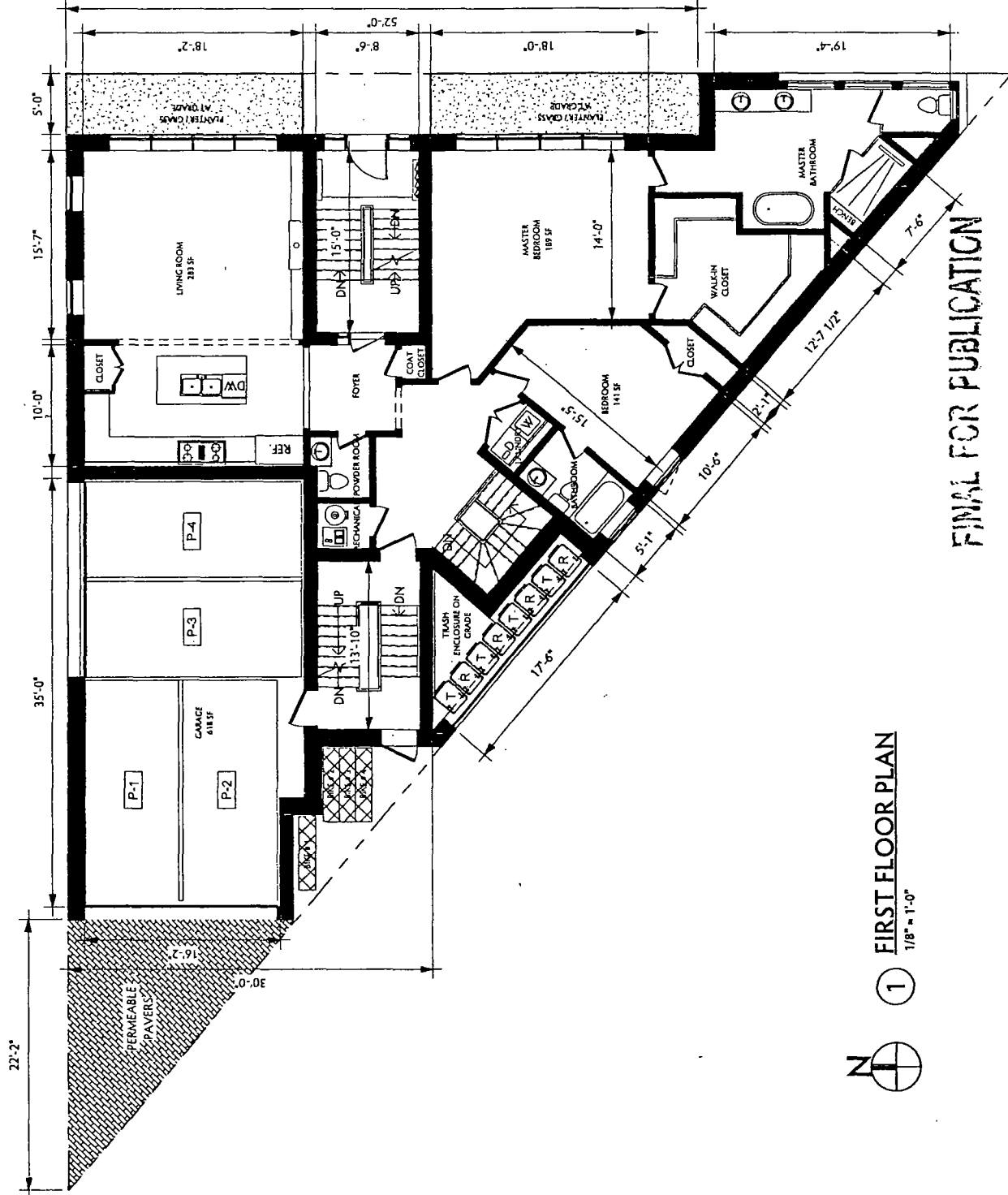
SCHEMATIC SECTION
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FIRST FLOOR PLAN
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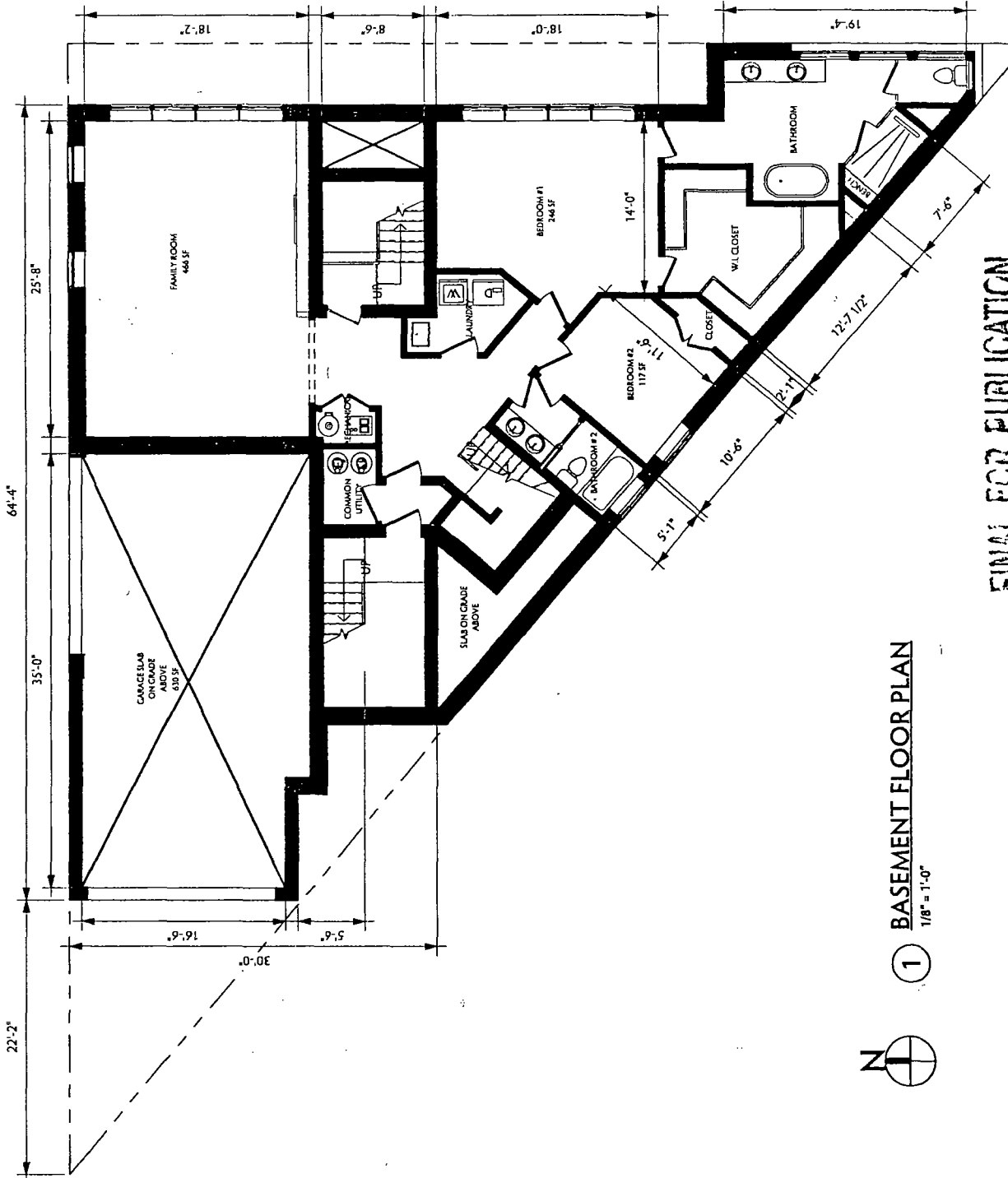
1 FIRST FLOOR PLAN
1/8" = 1'-0"



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BASEMENT FLOOR PLAN
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1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

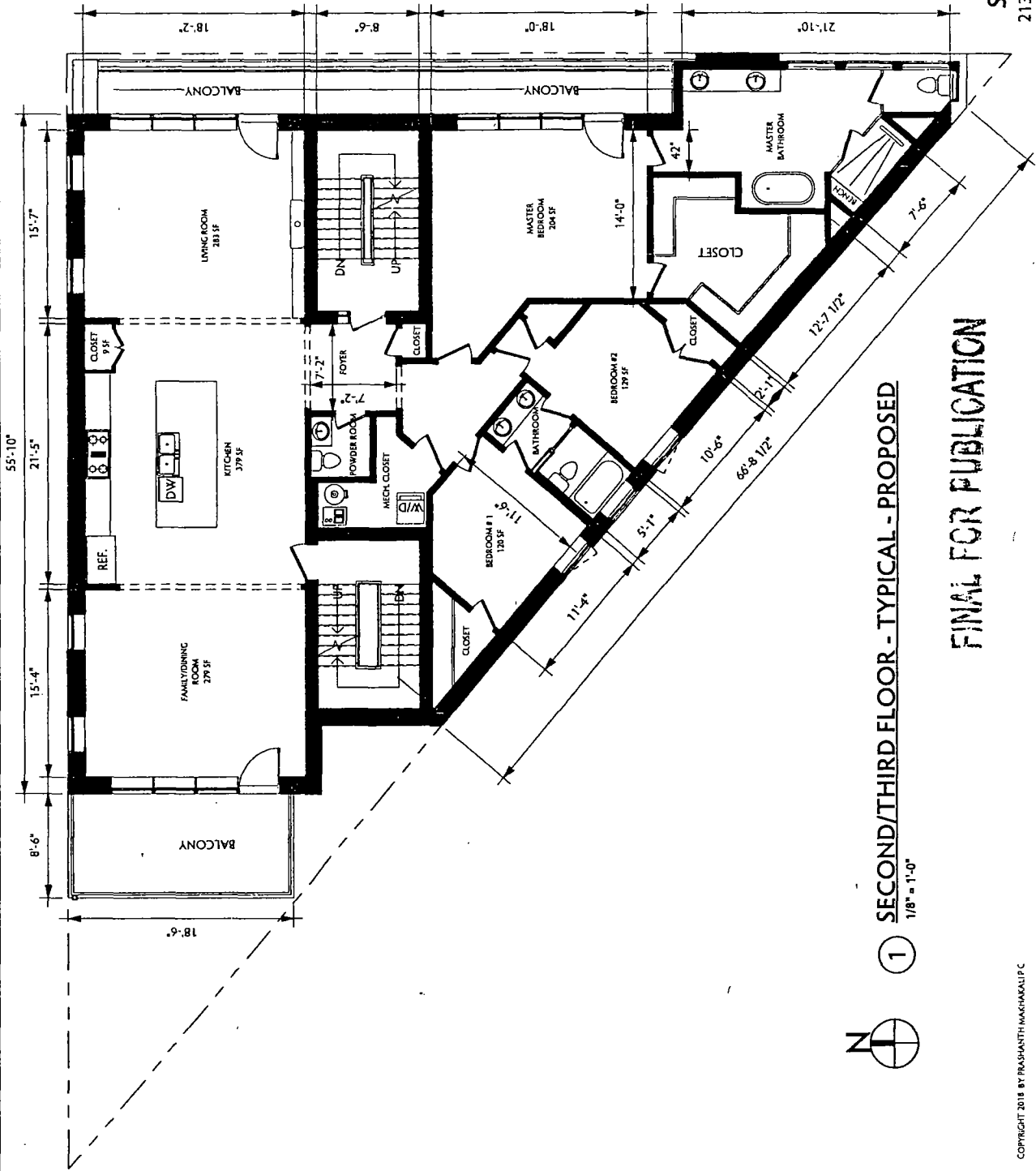
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SEC./THIRD FLOOR PLANS
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1 SECOND/THIRD FLOOR - TYPICAL - PROPOSED
 1/8" = 1'-0"

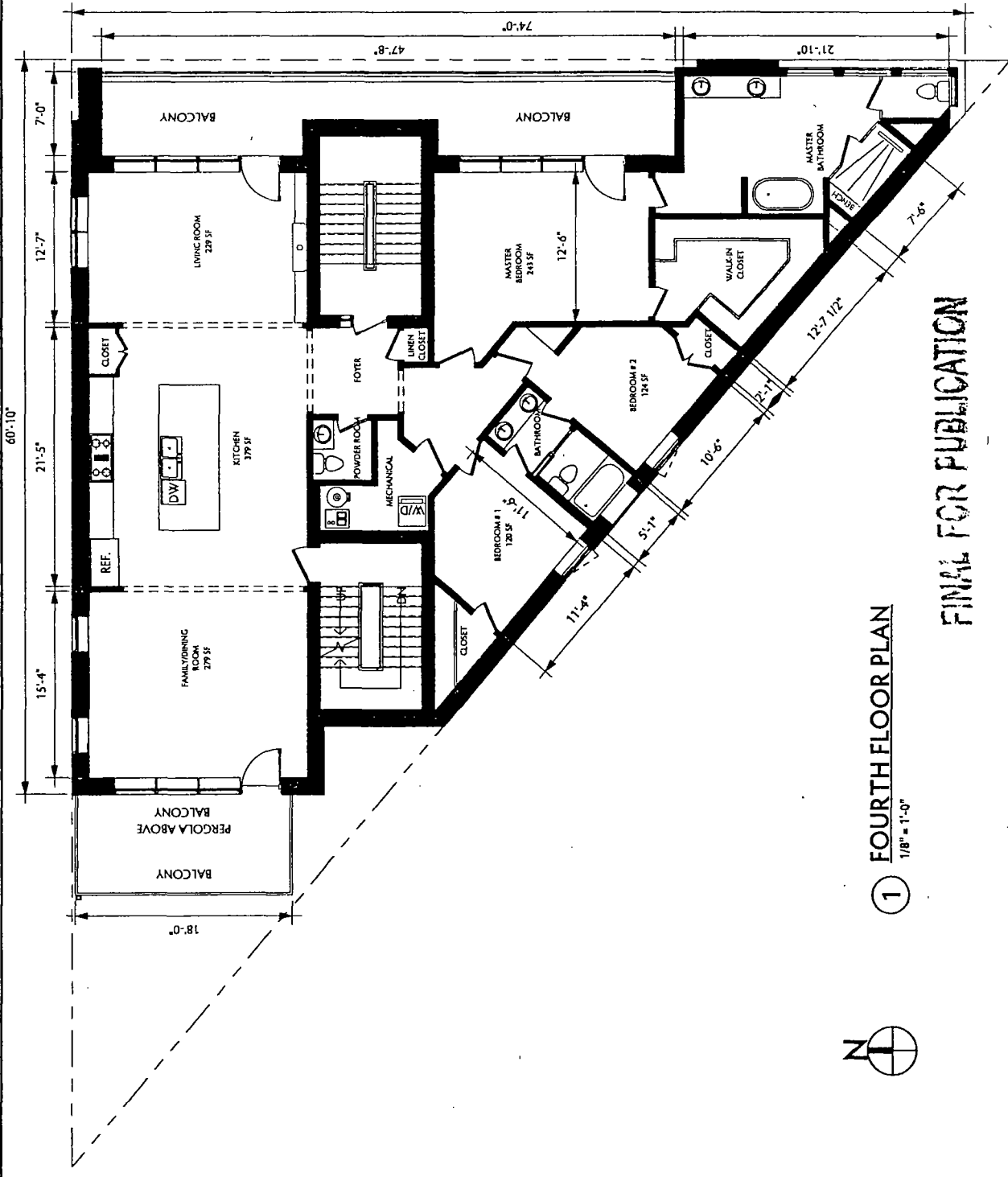
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FOURTH FLOOR PLAN
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1 FOURTH FLOOR PLAN
1/8" = 1'-0"

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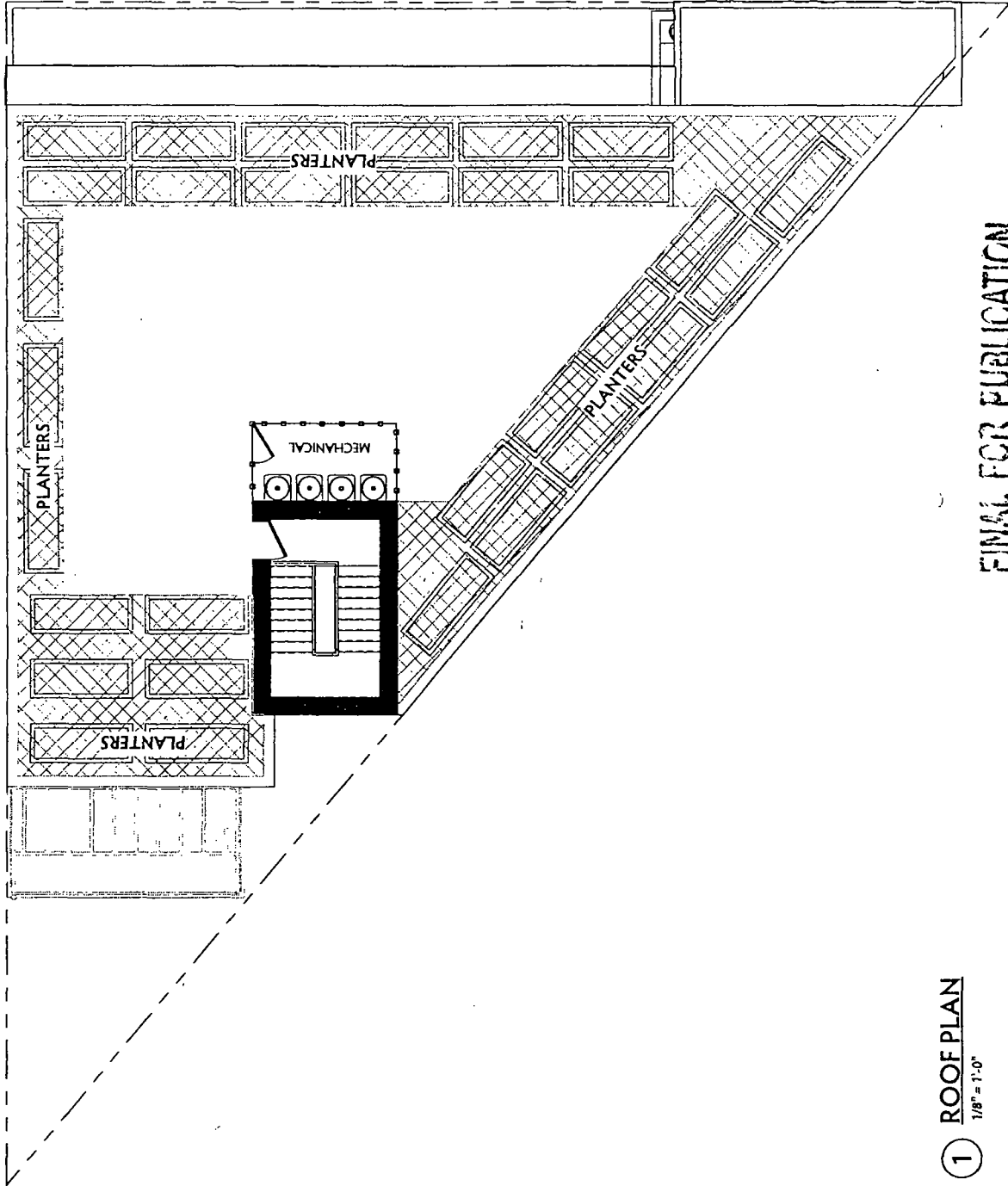




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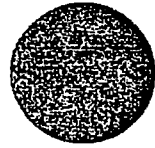
ROOF PLAN
2138 N ROCKWELL ST, CHICAGO, IL 60647



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1 **ROOF PLAN**
1/8" = 1'-0"

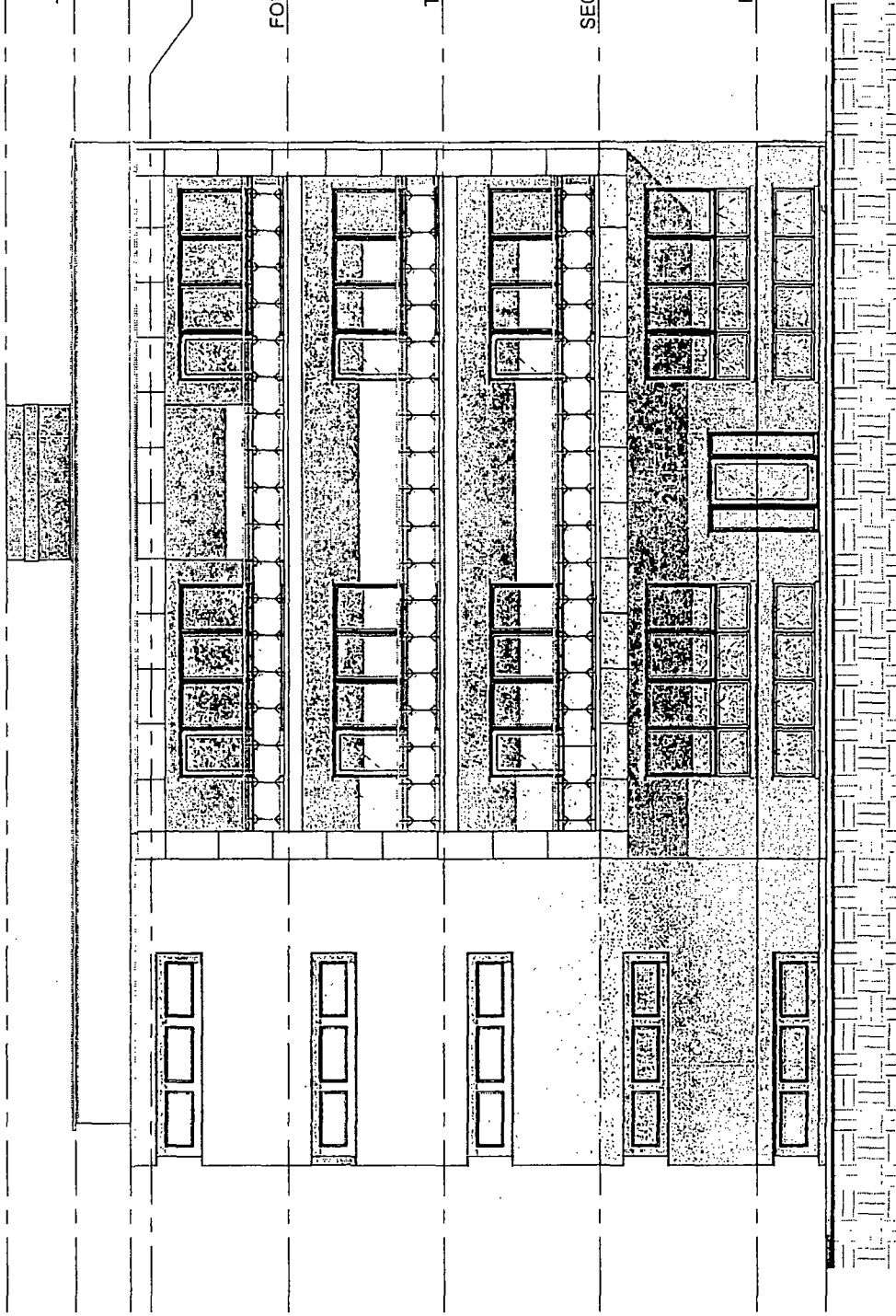
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T/O STAIR ENCLOSURE 59' - 6"
T/O PARAPET 54' - 6"
ROOF 50' - 6"
B/O CEILING 49' - 0"
FOURTH FLOOR 39' - 0"
THIRD FLOOR 27' - 8"
SECOND FLOOR 16' - 4"
FIRST FLOOR 5' - 0"
GRADE 0' - 0"



1 EAST ELEVATION
1/8" = 1'-0"

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ELEVATION
2138 N ROCKWELL ST, CHICAGO, IL 60647

T/O STAIR
ENCLOSURE
59' - 6"

T/O PARAPET
54' - 6"

ROOF
50' - 6"

B/O CEILING
49' - 0"

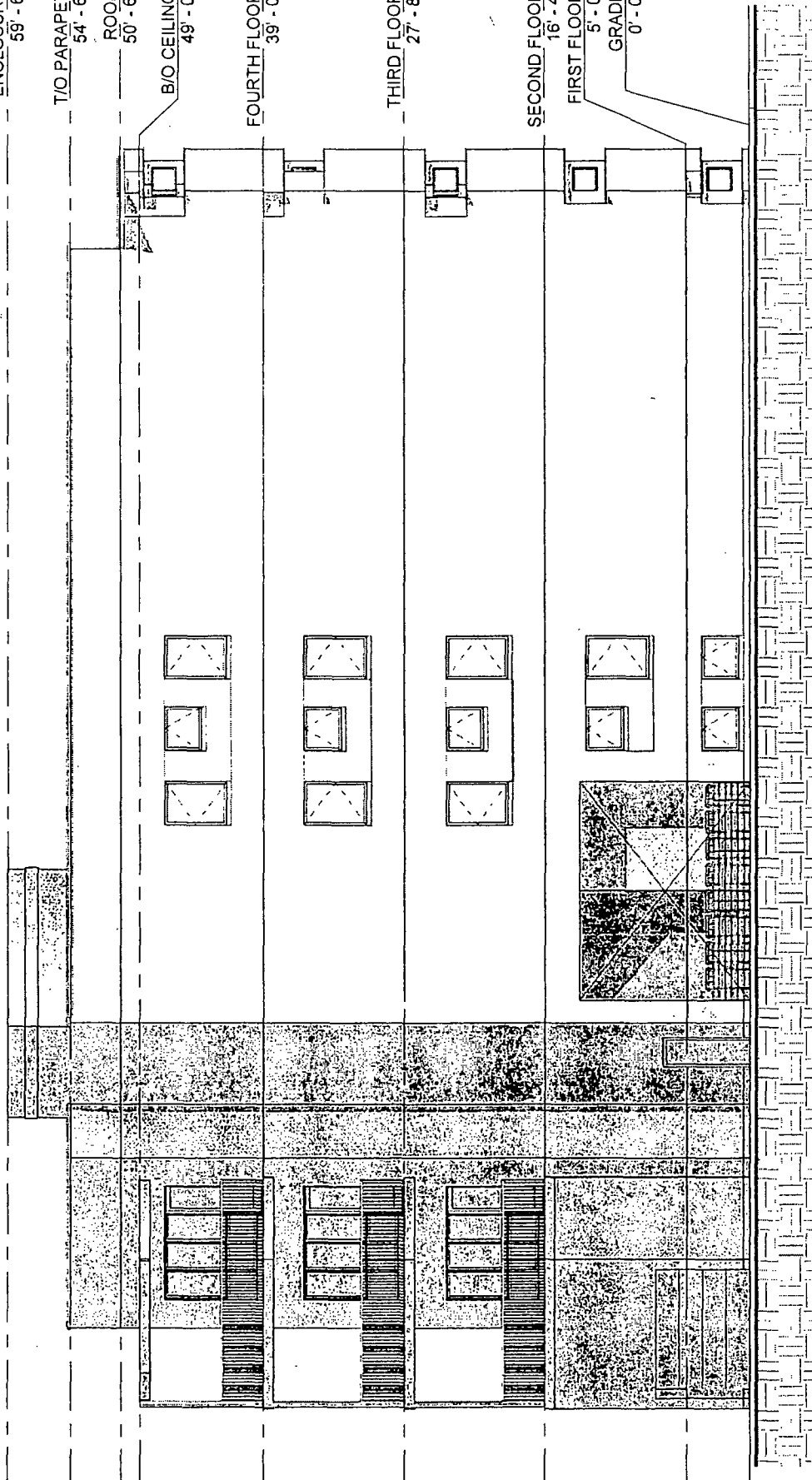
FOURTH FLOOR
39' - 0"

THIRD FLOOR
27' - 8"

SECOND FLOOR
16' - 4"

FIRST FLOOR
5' - 0"

GRADE
0' - 0"



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ELEVATION
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① **SOUTH WEST ELEVATION**
1/8" = 1'-0"

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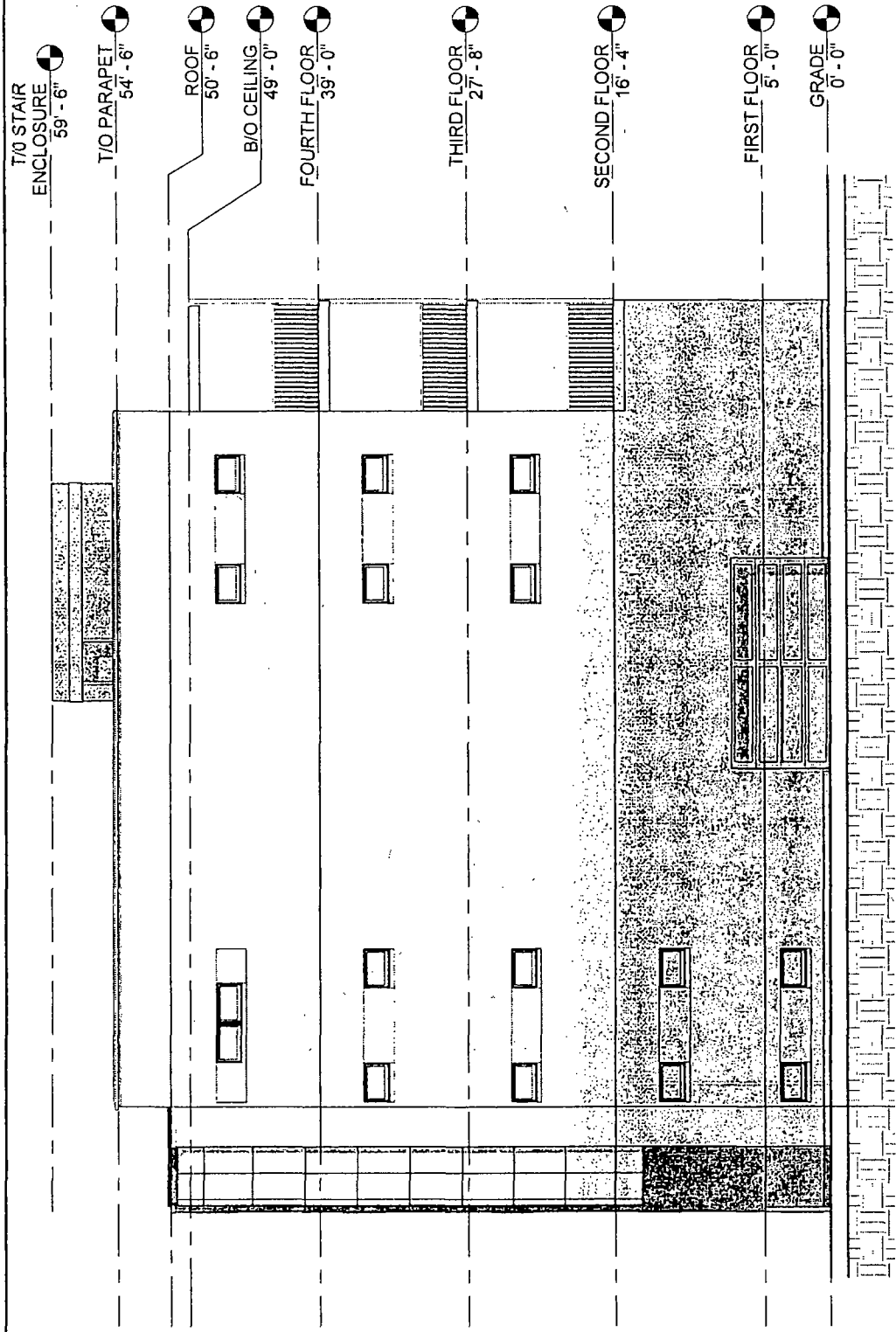
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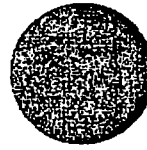
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ELEVATION
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1 NORTH ELEVATION
1/8" = 1'-0"

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T/O STAIR
ENCLOSURE
59' - 6"

T/O PARAPET
54' - 6"

ROOF
50' - 6"

B/O CEILING
49' - 0"

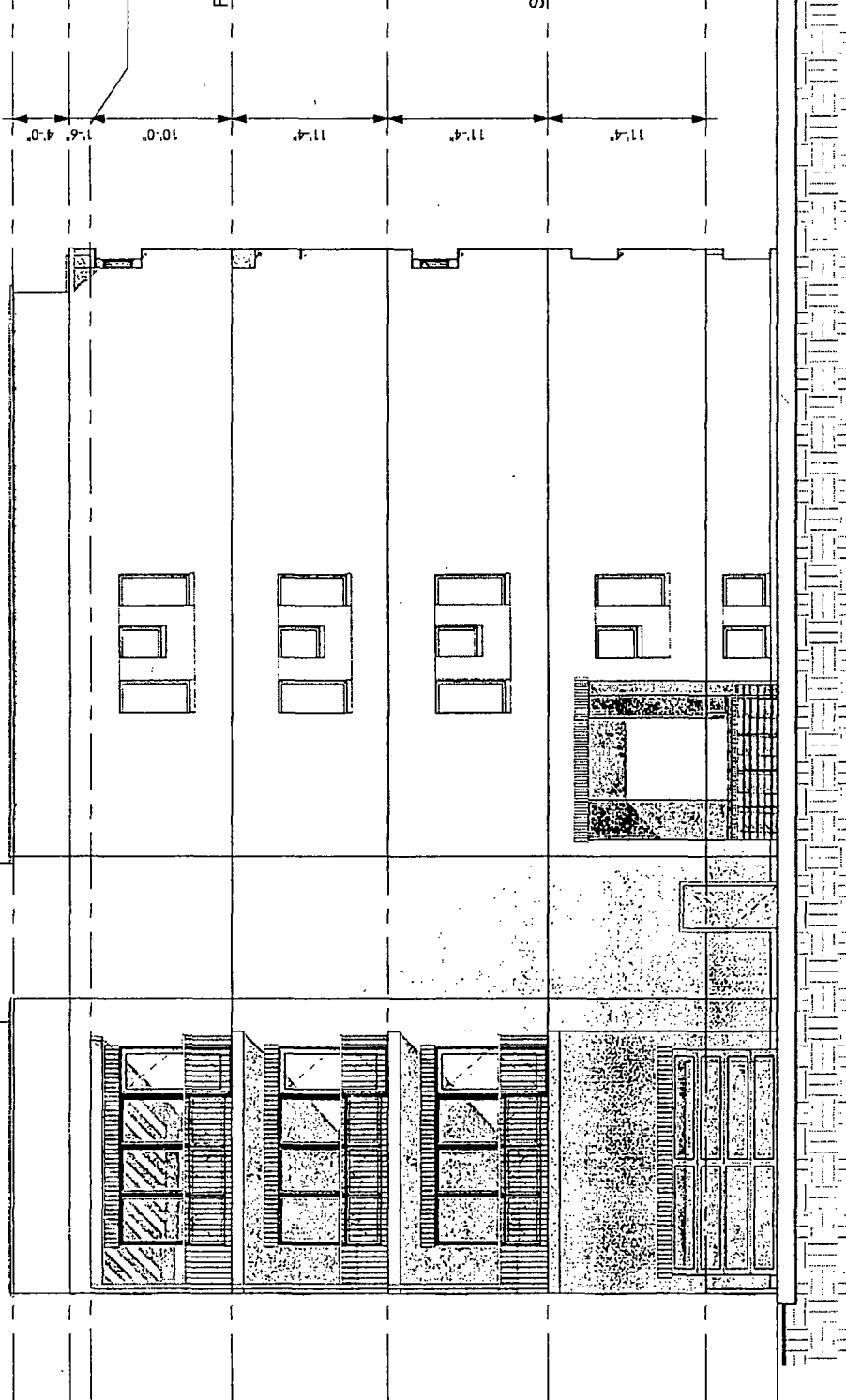
FOURTH FLOOR
39' - 0"

THIRD FLOOR
27' - 8"

SECOND FLOOR
16' - 4"

FIRST FLOOR
5' - 0"

GRADE
0' - 0"



1 WEST ELEVATION
1/8" = 1'-0"

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ELEVATION

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