



City of Chicago



SO2016-8656

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-I 3053 N Rockwell Ave - App No. 19078T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19078 TI
INTRO. DATE:
DEC. 14, 2016

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 of the M2-3 Light Industry District symbols and indications as shown on Map No. 7-1 in the area bounded by:

A line 664.11 feet north of and parallel to West Wellington Avenue; the west boundary line of the North Branch of the Chicago River; a line 350.43 feet north of and parallel to West Wellington Avenue; a line 150 feet east of and parallel to North Rockwell Street; a line 507.61 feet north of and parallel to West Wellington Avenue; and North Rockwell Street;

to those of a C3-3 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: 3053 North Rockwell Street

Type 1 Zoning Amendment
Address 3053 N. Rockwell

Narrative

Project: The applicant intends to use the subject property to allow mixed commercial uses in a total of 100,000 square feet in a combination of 1 and 2-story existing buildings with one address, 3053 N. Rockwell, situated on the river. On the first floor there will be a coffee roaster, and brewery with a small tasting room. The owner is in discussion with other artisanal users such as a baker, a distiller and a natural juice producer. The balance of the space will be mercantile and industrial users with the second floor largely office space. There is no residential.

Zoning: C3-3

Lot Size: 156.5 feet x (282 + 183.75) feet

Lot area: 126,014 square feet
2.88 acres

Min. Lot Area/Dwelling unit n/a

F.A.R.: 1.0

Building area: 100,000 square feet

Setbacks: front (West) zero
side (North) zero
rear (East) zero
side (South) zero

Building height: 39 feet 11 inches

Off street parking: 40 spaces (including 4 handicapped spaces)

Off street loading: 5

FINAL FOR PUBLICATION

**ROSEN
ARCHITECTURE**
83 WEST JACKSON BLVD. SUITE 1700
CHICAGO, IL 60601
TEL: 312.582.1888 FAX: 312.582.8282



NO	DATE	PURPOSE
1	7.13.2018	ZONING REVIEW

REVISIONS/ISSUANCES

1" = 1'-0"

1" = 1'-0"

1" = 1'-0"

3055 N ROCKWELL
CHICAGO, IL 60618

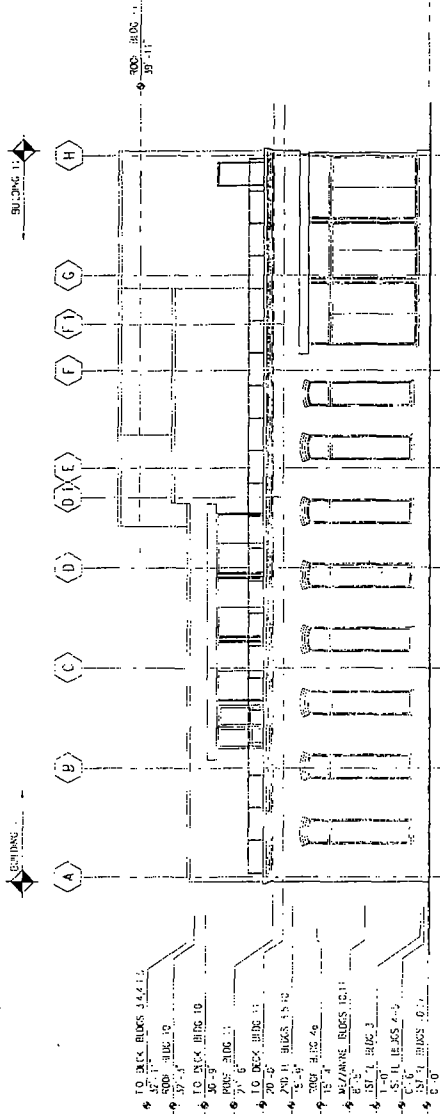
EXTERIOR WINDOW
ELEVATIONS 10 & 11

FILE NO. 3057.02

DATE 10.03.18 SCALE AS SHOWN

DRAWN BY: [Name] SHEET NO.

CHECKED BY: [Name] A4-1



1 WEST ELEVATION
1" = 1'-0"

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**ROSEN
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20 WEST JACKSON BLVD. SUITE 1000
CHICAGO, IL 60604
TEL: 312.582.1100 FAX: 312.582.1042



NO	DATE	REVISIONS
1	11.13.2016	ISSUE FOR PERMITS

REVISIONS/ISSUANCES

1" = 1'-0"

SCALE: THIS DRAWING IS
FOR THE SQUARE OF 1'-0"

3055 N ROCKWELL
CHICAGO, IL 60618

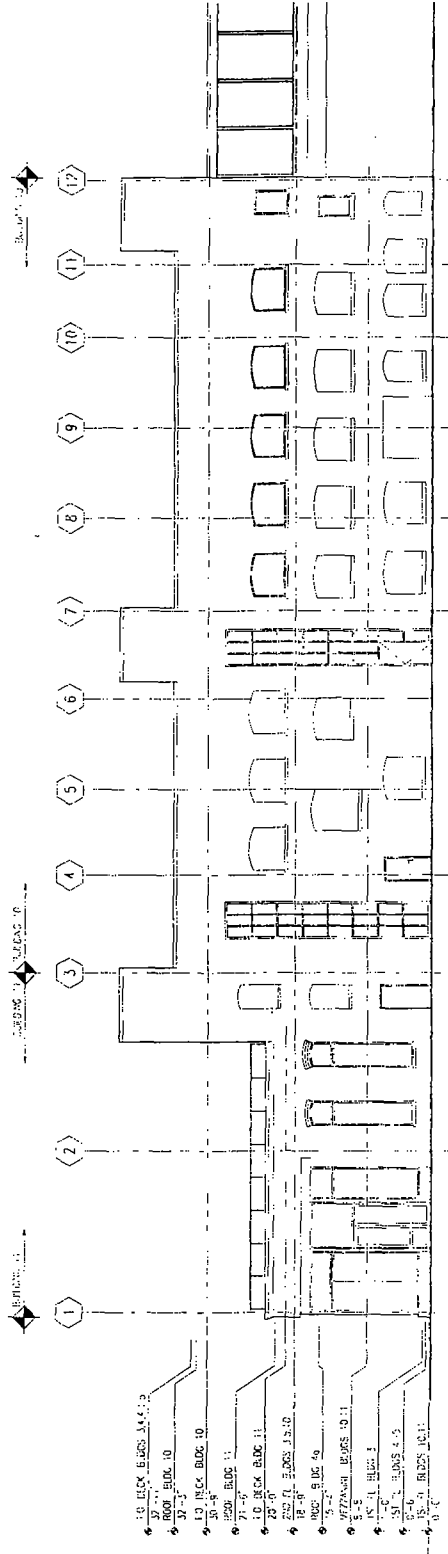
EXTERIOR ELEVATIONS
BUILDINGS 10 & 11

FILE NO. 2017-03

DATE 10.03.16 SCALE AS NOTED

DRAWN BY: [] SHEET NO.

CHECKED BY: [] A4-2



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

ROSEN ARCHITECTURE, JR PUBLICATION

**ROSEN
ARCHITECTURE**
87 WEST JACKSON BLVD. SUITE 1000
CHICAGO, IL 60604
TEL: 312.582.1188 FAX: 312.582.1182



NO.	DATE	PURPOSE
1	7/13/2016	ISSUE FOR PERMITS

REVISIONS/ISSUES

1" = 1'-0"

BEING THIS DRAWING IS
THIS SQUARE IS 1" x 1"

3055 N ROCKWELL
CHICAGO, IL 60618

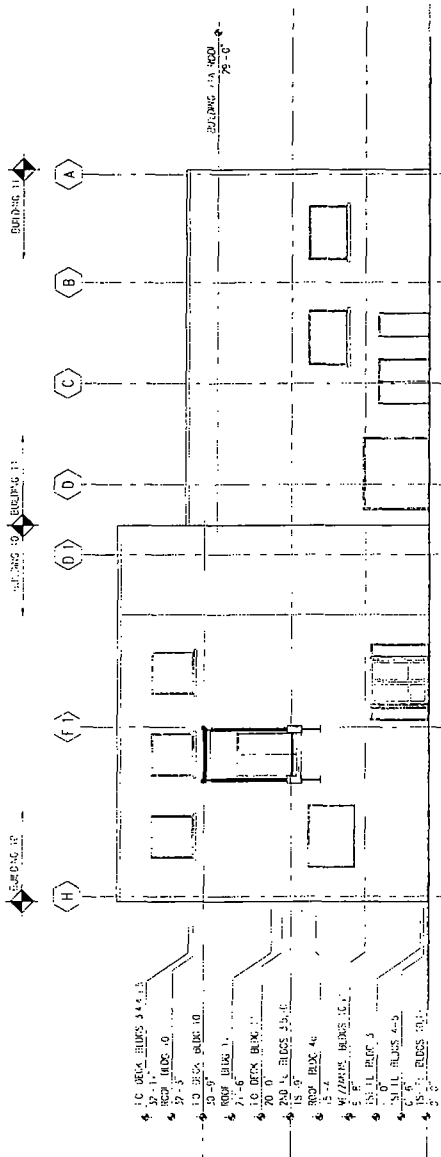
W. J. ROSEN ARCHITECTS
SUNSHINE TO RISE

FILE NO. 305707

DATE ISSUED: SCALE AS NOTED

DRAWN BY: SHEET NO.

CHECKED BY: A4-3



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

W. J. ROSEN ARCHITECTS
SUNSHINE TO RISE

**ROSEN
ARCHITECTURE**
80 WEST JACKSON BLVD. SUITE 1400
CHICAGO, IL 60604
TEL: 312.582.1888 FAX: 312.822.8422



NO	DATE	PURPOSE
1	7/13/2016	CONTRACT REVIEW

REVISIONS/ISSUANCES

1" = 1'-0"

THIS DRAWING IS
NOT TO BE USED
IF THE SCALE IS 1/4" = 1'-0"

3055 N ROCKWELL
CHICAGO, IL 60618

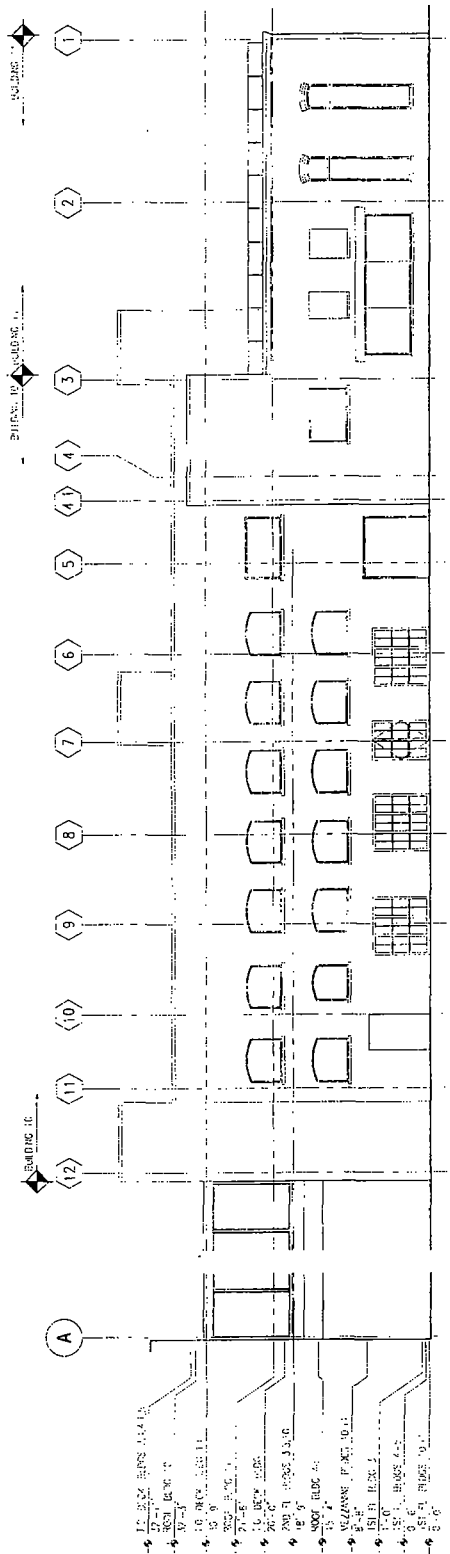
3055 N ROCKWELL
BUILDING 10-4

FILE NO. 3037-27

DATE: 10.03.16 SCALE: AS NOTED

DRAWN BY: [Name]

CHECKED BY: A4-4



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

ROSEN ARCHITECTURE, P.C. PUBLICATION

**ROSEN
ARCHITECTURE**
40 WEST JACKSON STREET, SUITE 1100
CHICAGO, IL 60604
TEL: 312.582.1188 FAX: 312.582.5462



NO	DATE	PURPOSE
1	7.13.2016	DRAWING REVIEW

REVISIONS/ISSUANCES

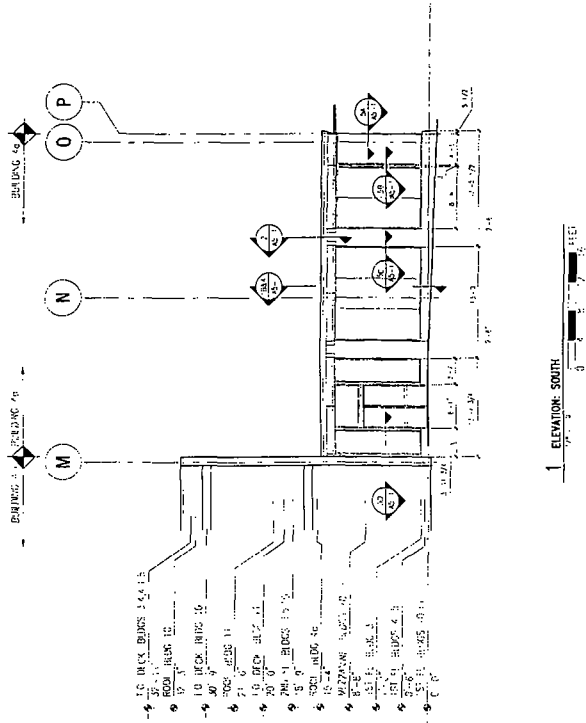
1" = 1/2" (WITH THIS DRAWING IS THIS SQUARE IS 1/2" X 1/2")

3055 N ROCKWELL
CHICAGO, IL 60618

CONCEPTUAL DRAWINGS
AD. 100000000

FILE NO. 3055/03
DATE TO EXIST SCALE AS NOTED
DRAWN BY: [] SHEET NO.
CHECKED BY: [] A4-6

FOR PUBLICATION



**ROSEN
ARCHITECTURE**
25 WEST JACKSON BLVD. SUITE 1800
CHICAGO, ILL. 60604
TEL. 312.427.1800 FAX 312.427.4023



NO	DATE	PURPOSE
1	7.13.2018	ZONING REVIEW
REVISIONS/ISSUANCES		

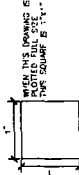
DATE 10.03.18 SCALE AS NOTED
DRAWN BY
CHECKED BY

3053 N ROCKWELL
CHICAGO, IL 60618

EXTERIOR ELEVATIONS
REVISIONS: ?

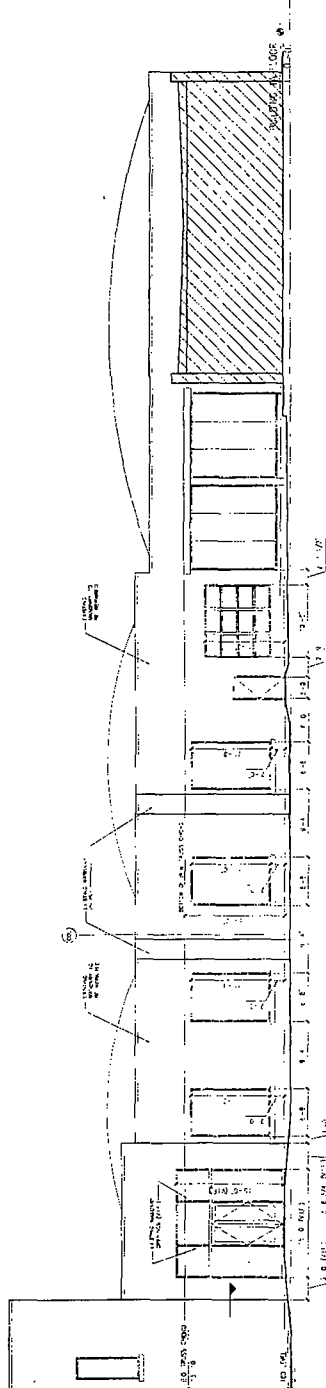
FILE NO. 2007-07
DATE 10.03.18 SCALE AS NOTED
DRAWN BY
CHECKED BY

SHEET NO.
A4-7



Facing 7
Facing 7

Facing 7
Facing 7



ELEVATION - WEST
0 4 8 12 16

FOR PUBLICATION

**ROBEN
ARCHITECTURE**
20 WEST JACKSON ST. SUITE 1000
CHICAGO, IL 60604
TEL: 312.582.1888 FAX: 312.582.8402



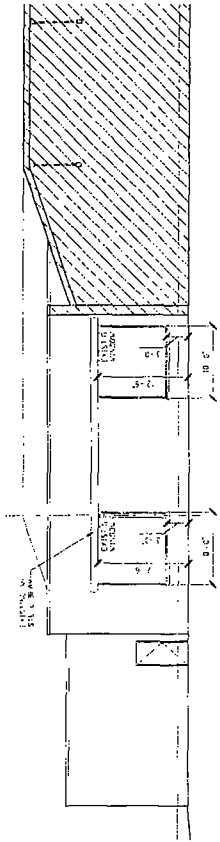
NO.	DATE	PURPOSE
1	7/13/2016	FINAL REVIEW

REVISIONS/ISSUANCES

1. 7/13/2016 FINAL REVIEW

3055 N. ROCKWELL
CHICAGO, IL 60618

EXTERIOR ELEVATIONS
SHEET NO. 44-8



ELEVATION NORTH

FOR PUBLICATION

**ROSEN
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40 WEST JACKSON BLVD. SUITE 1800
CHICAGO, IL 60604
TEL: 312.662.1188 FAX: 312.662.4022

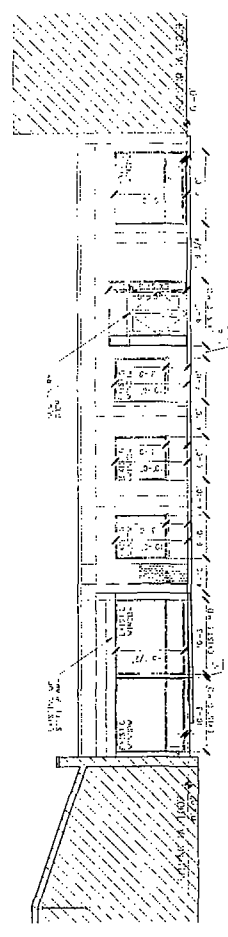
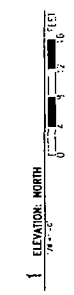


NO	DATE	PURPOSE

REVISIONS/ISSUANCES
1 / 13.2018 ZONING REVIEW

3055 N ROCKWELL
CHICAGO, IL 60619
EXTERIOR ELEVATIONS
BUILDING 1A

DATE: 10.03.16	SCALE: AS NOTED
DRAWN BY: [Signature]	SHEET NO.
CHECKED BY: [Signature]	A4-9



FOR PUBLICATION

ROSEN ARCHITECTURE
 20 WEST JACKSON ST. 10TH FLOOR
 CHICAGO, IL 60604
 TEL: 312.467.1800 FAX: 312.467.8622



NO	DATE	PURPOSE
1	7.13.2016	ZONING REVIEW

REVISIONS/ISSUANCES

1" = 1/8" (SEE DRAWING 6 FOR WINDOW FULL SIZE)
 THIS SQUARE IS 1/8" x 1/8"

3053 N ROCKWELL
 CHICAGO, IL 60618

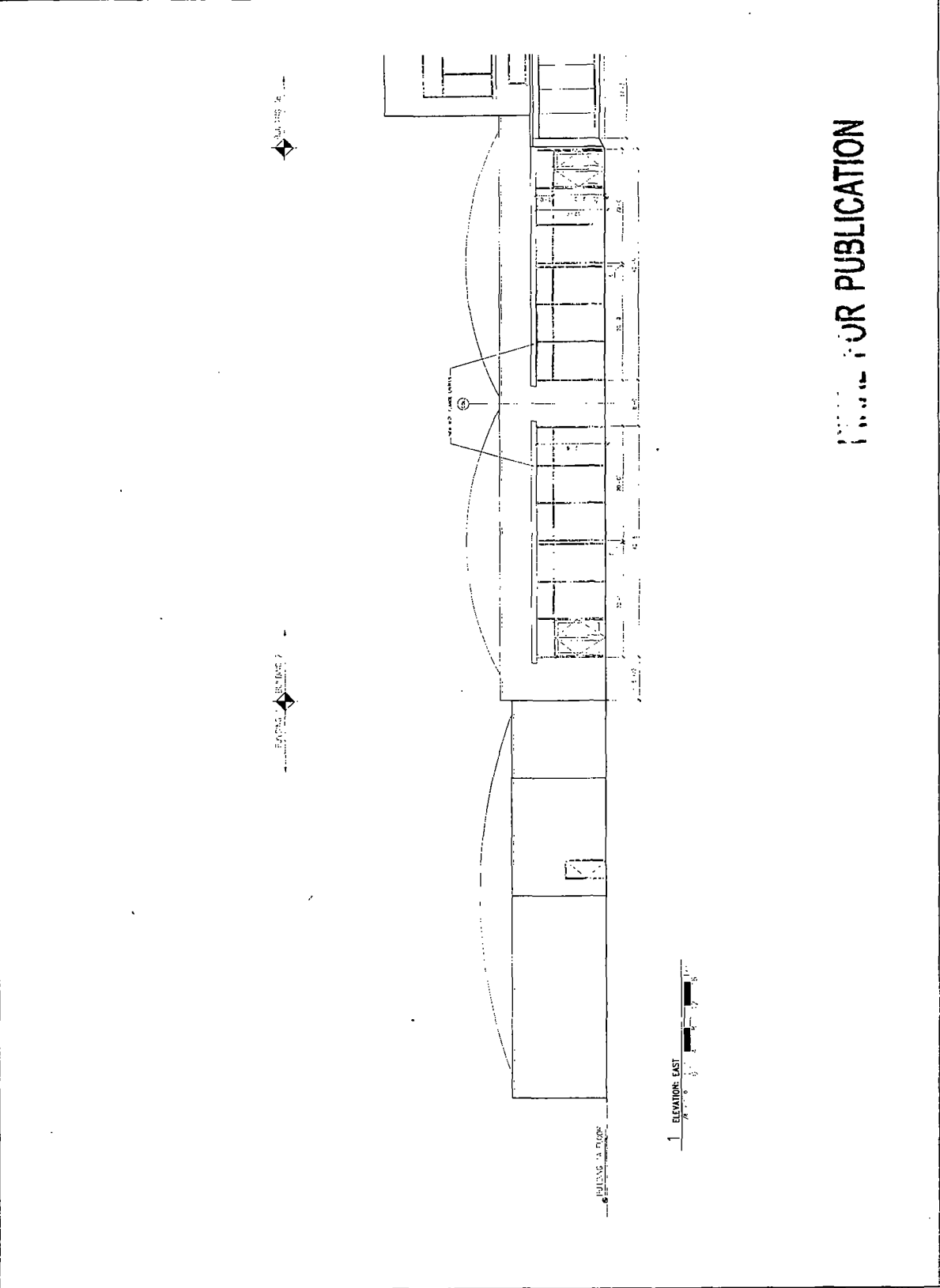
EXTERIOR ELEVATIONS
 BUILDINGS 1 AND 2

FILE NO. 3053 07

DATE: 10.03.16 SCALE: AS NOTED

DRAWN BY: [Signature] SHEET NO.:

CHECKED BY: AA-10



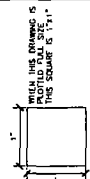
FOR PUBLICATION

**ROSEN
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40 WEST JACKSON BLVD. SUITE 1000
CHICAGO, IL 60604
TEL: 312.462.1000 FAX: 312.462.3402



NO	DATE	PURPOSE
1	7.13.2016	ZONING REVIEW

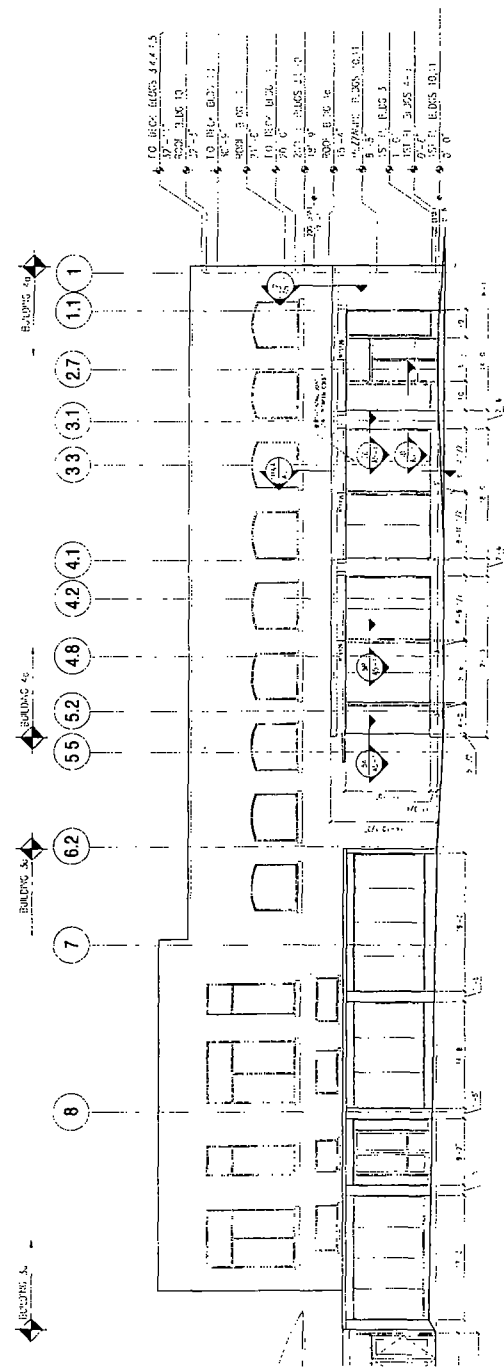
REVISIONS/ISSUANCES



3053 N ROCKWELL
CHICAGO, IL 60618

EMERIGER ELEVATIONS
BUILDINGS SA AND 4A
NORTH & EAST

DATE: 10.03.16	SCALE: AS NOTED
DRAWN BY: RWR	SHEET NO: AA-11
CHECKED BY: RWR	



FOR PUBLICATION