



# City of Chicago



SO2018-2328

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 3/28/2018

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 3-I at 1415 N Rockwell St -  
App No. 19595

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

## 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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.3-I in the area bounded by

a line 175 feet north of and parallel to West Hirsch Street;  
the alley next east of and parallel to North Rockwell Street;  
a line 150 feet north of and parallel to West Hirsch Street;  
and North Rockwell Street,

to those of a RM4.5 Residential Multi-Unit 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:      1415 North Rockwell Street

**FINAL FOR PUBLICATION**

**17-13-0303-C (1) Substitute Narrative and Plans - Amended to a Type 1**  
1415 North Rockwell Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

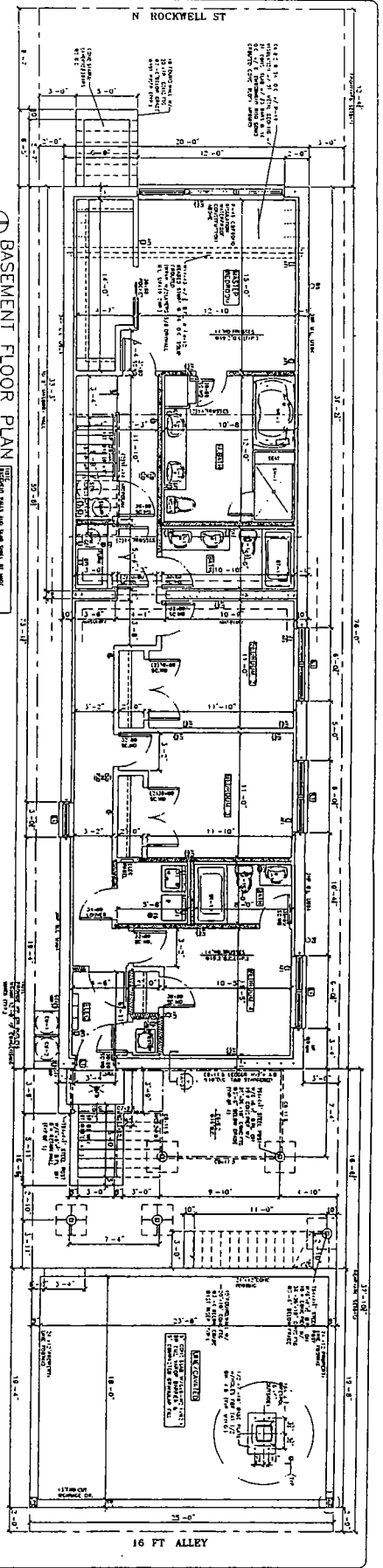
Lot Area: 3,157 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story (with basement) building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 37 feet 9 inches in height. Onsite parking for a total of three (3) cars will be provided in an attached garage accessed through an alley at the back of the subject zoning lot.

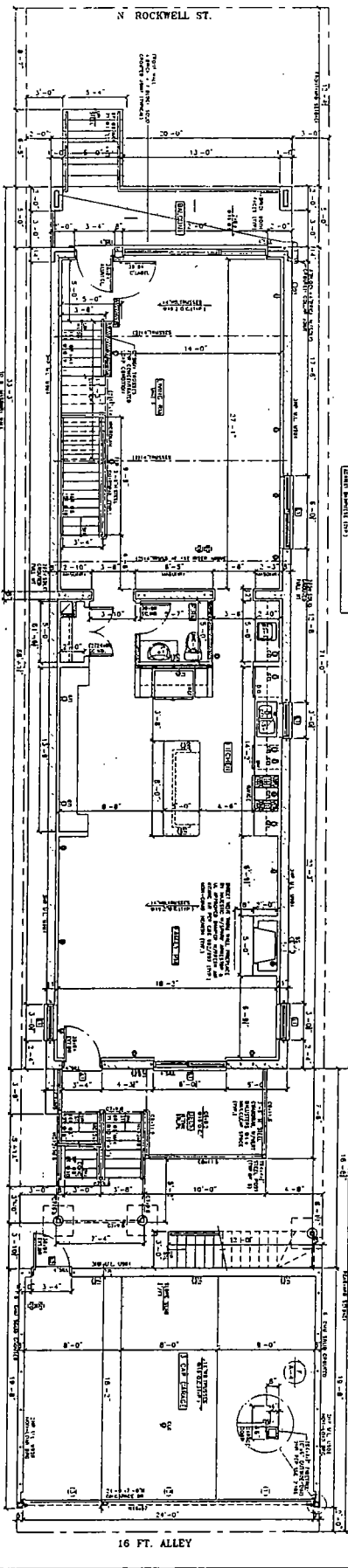
- (A) The Project's Floor Area Ratio: 4,545 square feet (1.44 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):  
3 dwelling units (1,515 square feet)
- (C) The amount of off-street parking: 3 parking spaces
- (D) Setbacks:
  - a. Front Setback: 12 feet-5 inches
  - b. Rear Setback: 37 feet-10 inches
  - c. Side Setbacks:  
North: 3 feet-0 inches  
South: 2 feet-0 inches
- (E) Building Height:  
37 feet-9 inches

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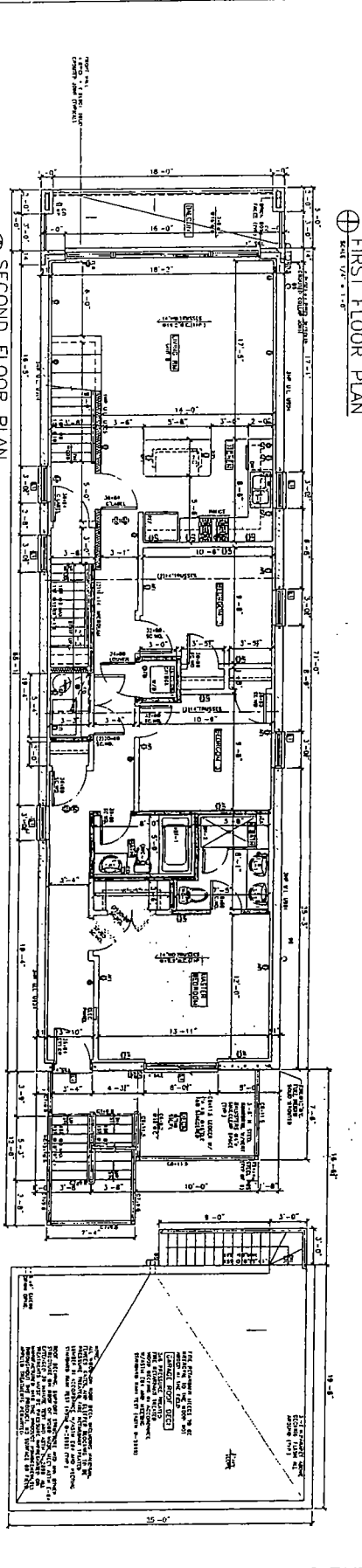




⊕ BASEMENT FLOOR PLAN  
SCALE 1/8" = 1'-0"



⊕ FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



⊕ SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

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PROJECT NAME & ADDRESS  
1415 N ROCKWELL  
3 UNIT 3 STORY  
MASONRY BLDG  
CHICAGO, ILLINOIS

PROJECT TITLE  
BASEMENT THRU  
SECOND FLOOR  
PLANS

DATE  
11/15/18

SCALE  
1/8" = 1'-0"

PROJECT NUMBER  
A-2

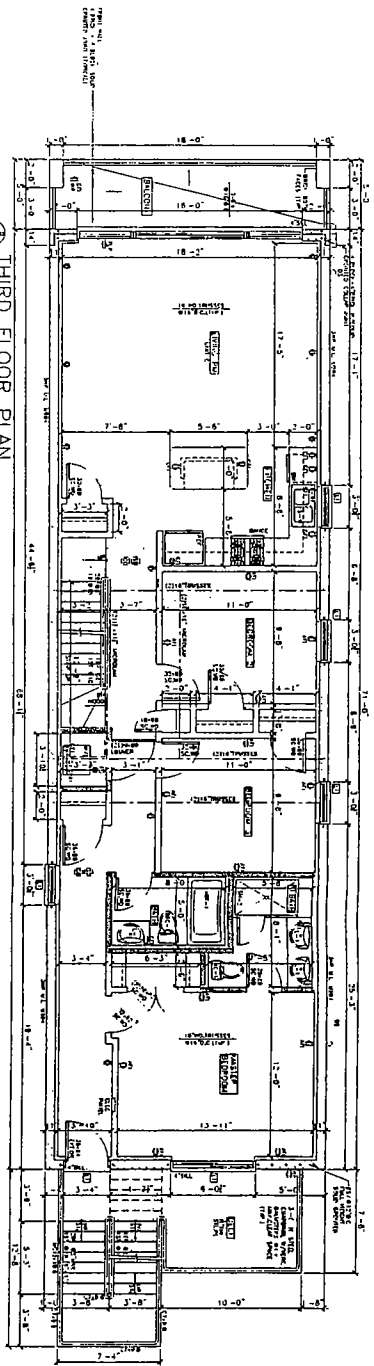


DESIGN TEAM  
ARCHITECTS  
HANNA ARCHITECTS, INC.  
1415 N ROCKWELL  
CHICAGO, IL 60642  
TEL: (773) 327-1111  
WWW.HANNAARCHITECTS.COM

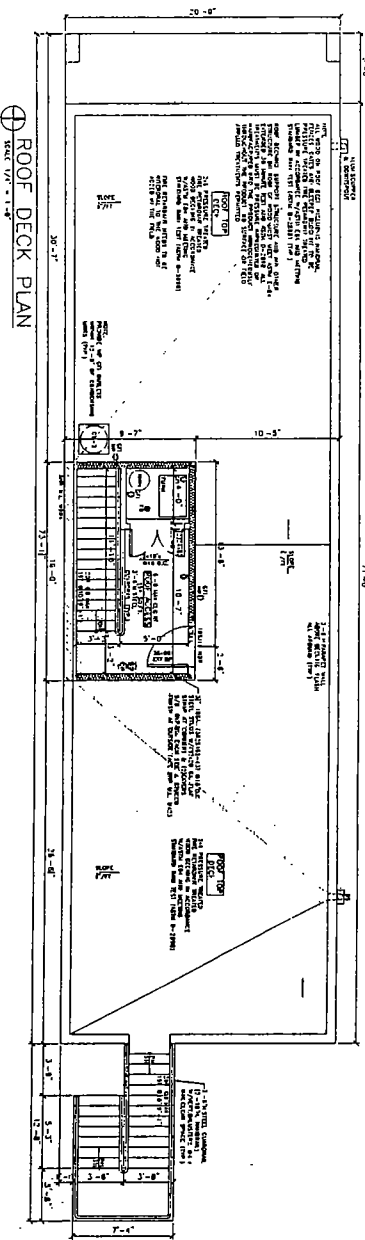
NOTES:  
1. THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND CONTRACT DOCUMENTS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
3. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.  
4. REFER TO THE STRUCTURAL DRAWINGS FOR FURTHER DETAILS.

**HANNA**  
ARCHITECTS, INC.

100 N WASHINGTON  
CHICAGO, IL 60602  
TEL: (773) 327-1111  
FAX: (773) 327-1112  
PROFESSIONAL DESIGNER (P) EA  
LICENSE NUMBER: 144-00145



THIRD FLOOR PLAN  
SCALE 1/8" = 1'-0"



ROOF DECK PLAN  
SCALE 1/8" = 1'-0"

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**HANNA**  
ARCHITECTS, INC.  
110 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 725-1811  
PROFESSIONAL DESIGN FIRM  
ARCHITECT REGISTRATION  
LICENSE NUMBER 141-001415

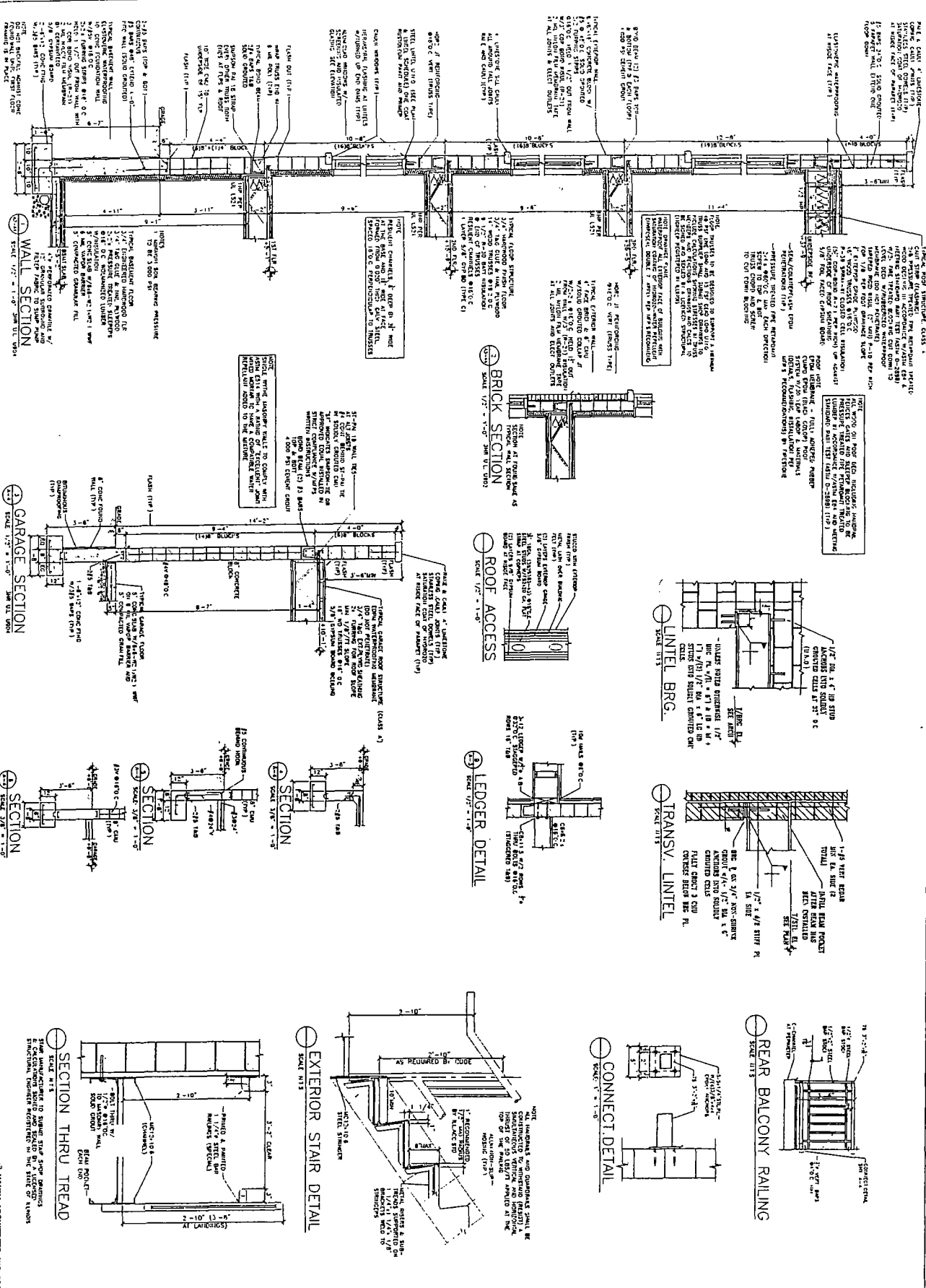
DATE: 08/10/10  
PROJECT: 1415 N. ROCKWELL  
DRAWN BY: J. HANNA  
CHECKED BY: J. HANNA  
DATE: 08/10/10



PROJECT NAME & ADDRESS  
1415 N. ROCKWELL  
3 UNIT 3 STORY  
MASONRY BLDG  
CHICAGO, ILLINOIS

SHEET TITLE  
THIRD THRU  
ROOF FLOOR  
PLANS

TITLEBLOCK  
SHEET NUMBER  
A-3



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PROJECT NAME & ADDRESS  
1415 N. ROCKWELL  
3 UNIT 3 STORY  
MASONRY BLDG  
W/BSMT  
CHICAGO, ILLINOIS

ARCHITECT  
FITZMAURICE

WALL SECTION & DETAILS

SHEET NUMBER  
A-4

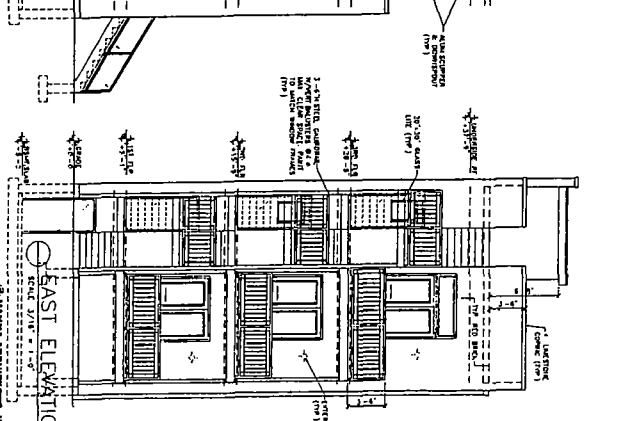
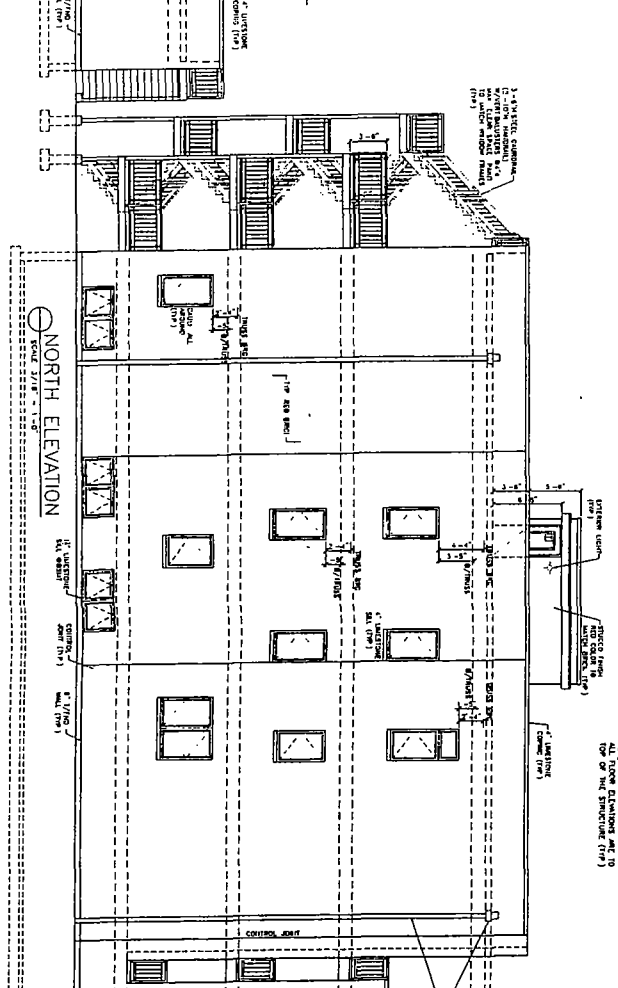
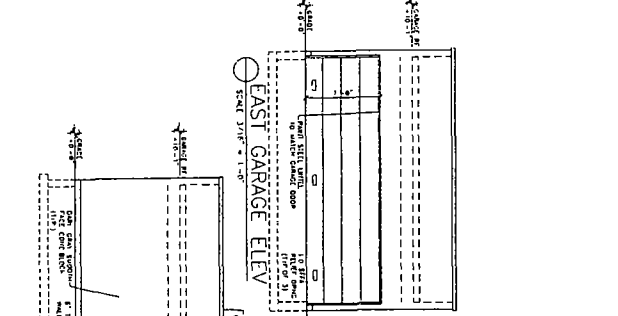
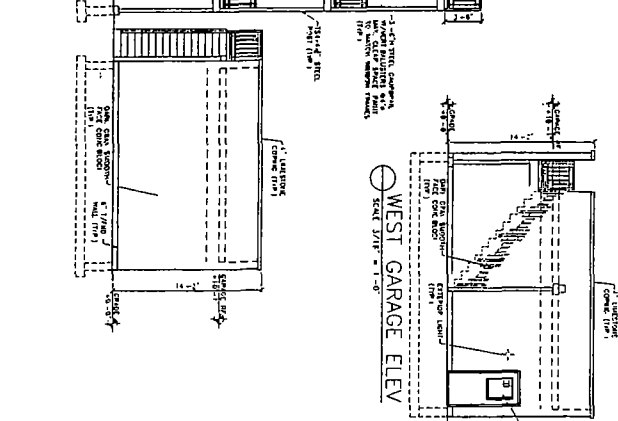
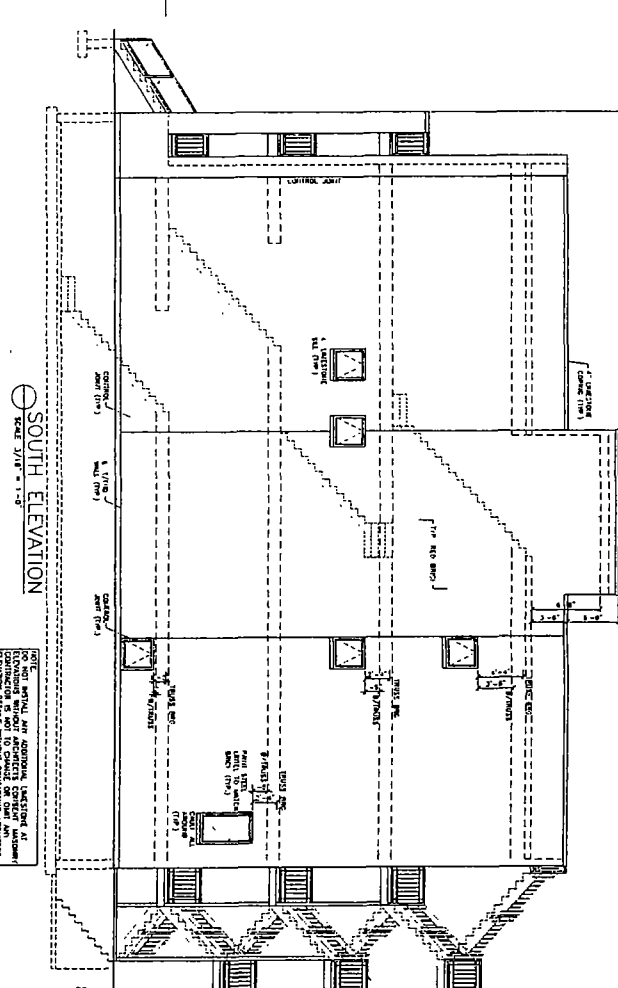
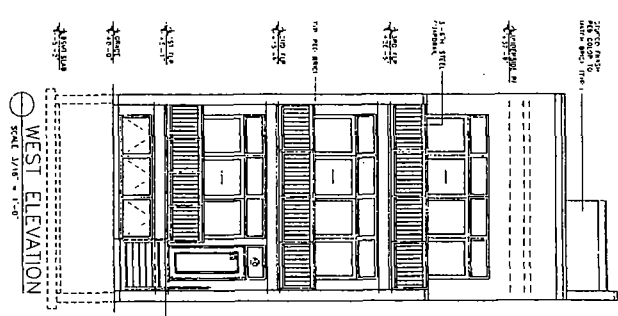


DATE OF DRAWING  
REVISIONS  
REVISION NUMBER  
DATE

NOTICE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

**DEHANN**  
180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PHONE (312) 350-1801  
FAX (312) 350-1801  
PROFESSIONAL DESIGN FIRM  
LICENSE NUMBER 144-00145

(312) 754-1800



DO NOT PERFORM ANY ADDITIONAL WORK AT THIS LOCATION UNLESS SPECIFICALLY NOTED ON THIS DRAWING. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS BUILDING CODE.

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PROJECT NAME & ADDRESS  
 1415 N. ROCKWELL  
 3 UNIT, 3 STORY  
 MASONRY BLDG  
 W/D/SMT  
 CHICAGO, ILLINOIS

SHEET TITLE  
 BUILDING  
 ELEVATIONS

DATE  
 11/15/11

PROJECT NUMBER  
 A-5

DESIGNED BY  
 DRAWN BY  
 CHECKED BY

DATE  
 11/15/11

PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER: 001153

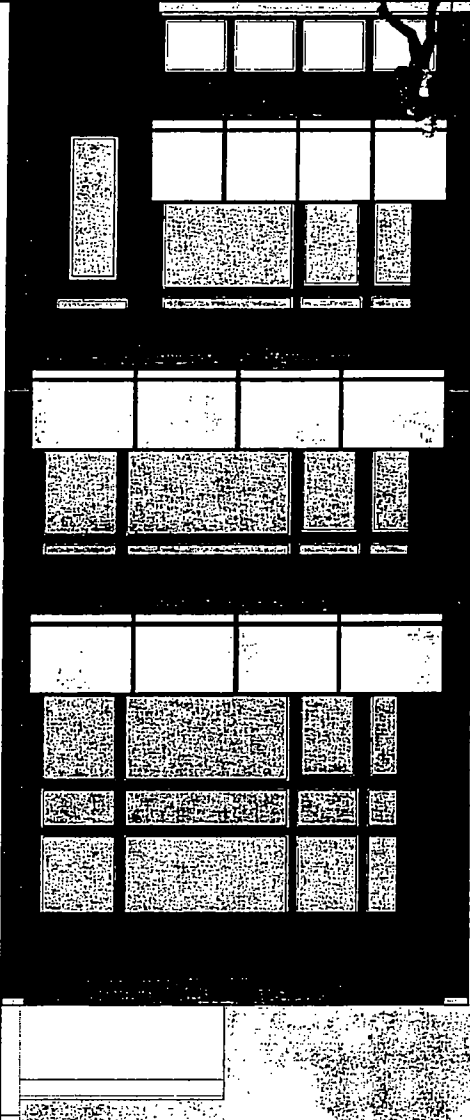
1818 W. WASHINGTON  
 CHICAGO, ILLINOIS 60601  
 (312) 752-1100

1415 N. ROCKWELL  
 CHICAGO, ILLINOIS 60610

11/15/11



1415 N. ROCKWELL ST.  
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