



City of Chicago



O2019-2756

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/10/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 1315 N Rockwell St - App No. 20013T1
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 150 feet north of and parallel to West Potomac Avenue; the alley next east of and parallel to North Rockwell Street; a line 125 feet north of and parallel to West Potomac Avenue; and North Rockwell Street,

to those of a RM 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: 1315 North Rockwell Street

Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis

1315 North Rockwell Street, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 3,156.25 square feet

Proposed Land Use: The Applicant is seeking a Zoning Change to permit the conversion of the existing mixed-use building, with five (5) dwelling units and one (1) retail unit, to a residential building with six (6) dwelling units and zero (0) retail units. The FAR, height, and footprint of the existing building will remain without change. No onsite parking will be provided, as only one (1) dwelling unit is being added to a building that is more than 50 years old.

(A) The Project's Floor Area Ratio: 6,544.95 square feet (2.074 FAR)

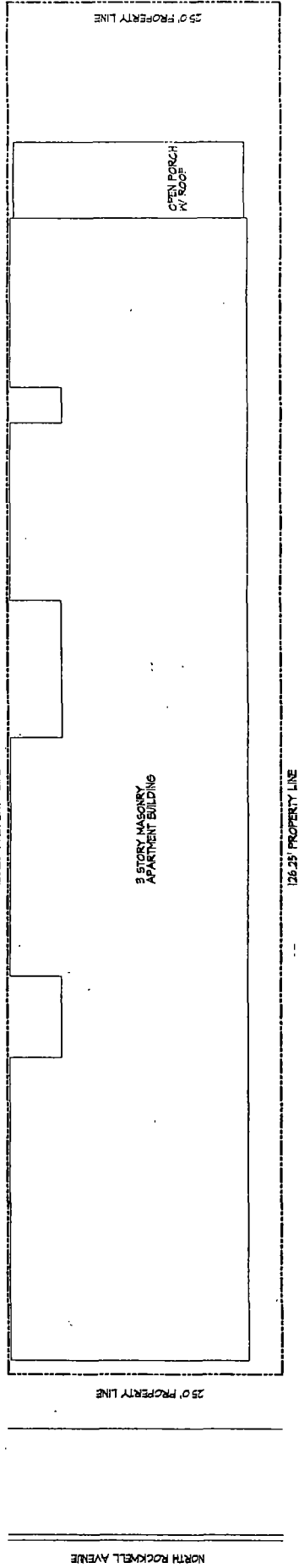
(B) The Project's Density (Lot Area Per Dwelling Unit):
6 dwelling units (526.04 square feet of lot area per dwelling unit)

(C) The amount of off-street parking: 0 parking spaces

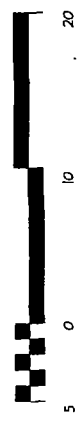
(D) Setbacks:

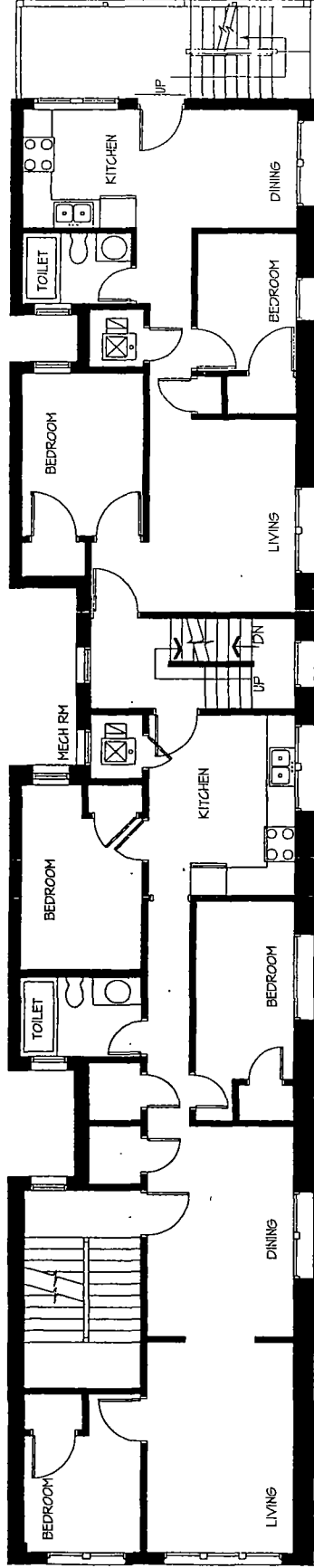
- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 20 feet-2 inches
- c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 3 feet-0 inches

(E) Building Height:
38 feet-0 inches



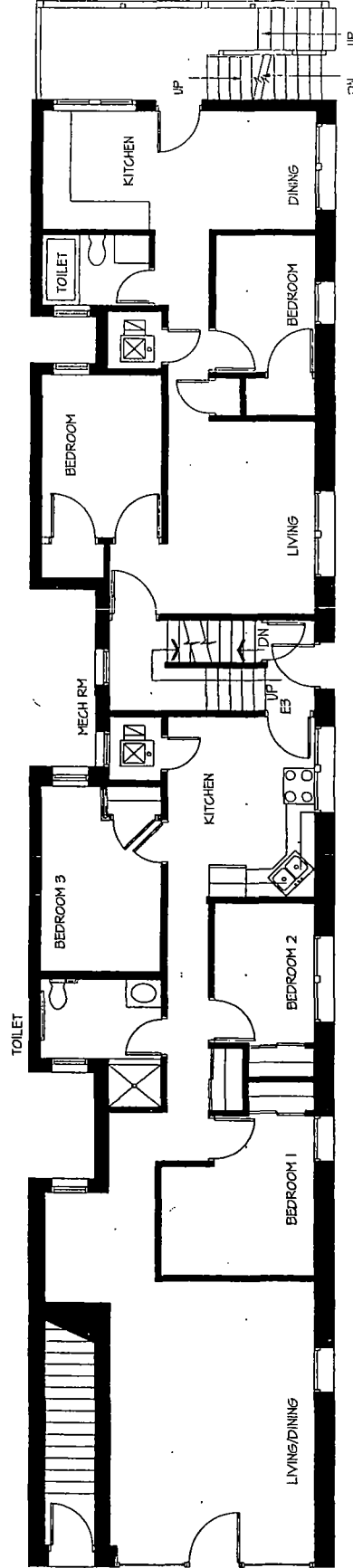
SITE PLAN
SCALE: 1" = 10'-0"





SECOND/THIRD FLOOR PLAN

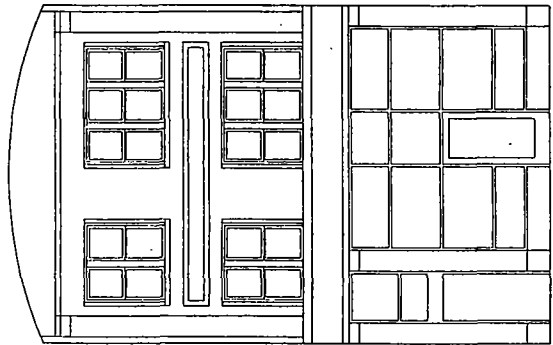
2F & 3F = 454 S.F.
2R & 3R = 665 S.F.



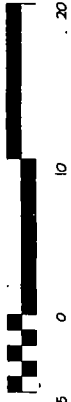
PROPOSED FIRST FLOOR PLAN

2F & 3F = 454 S.F.
2R & 3R = 665 S.F.

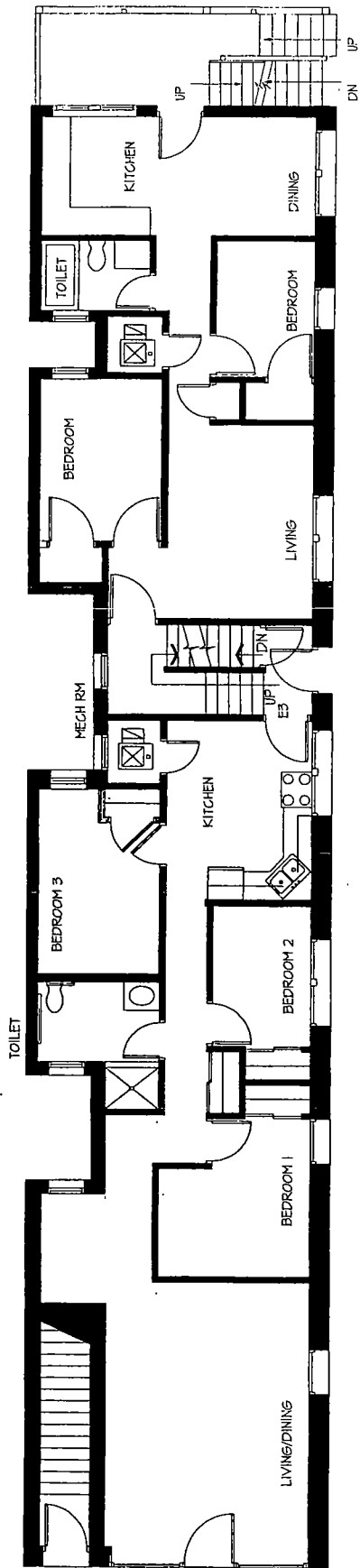




WEST ELEVATION

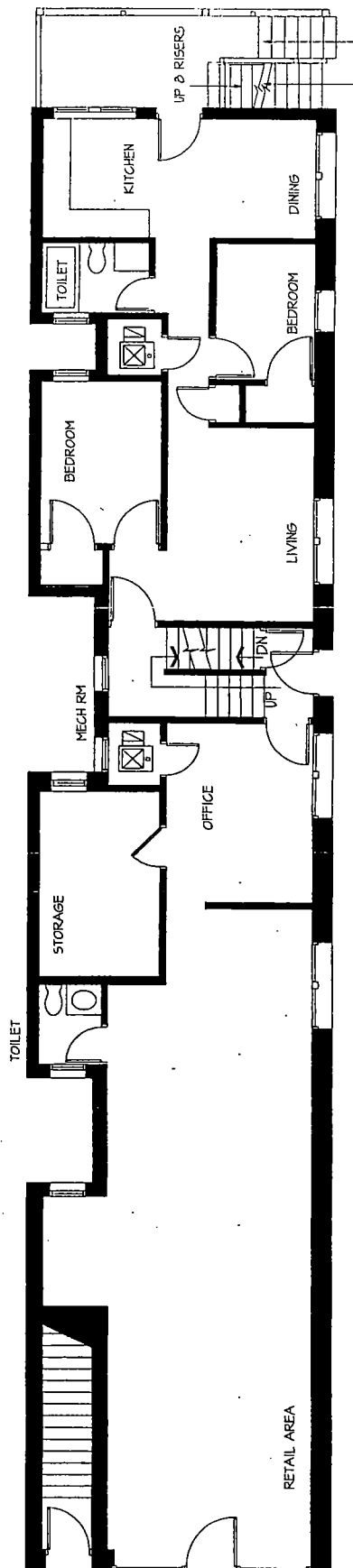


CONVERT STORE TO RESIDENTIAL APARTMENT
1315 N. ROCKWELL AVENUE CHICAGO, ILLINOIS



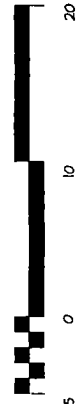
PROPOSED FIRST FLOOR PLAN

2F & 3F = 954 S.F.
2R & 3R = 665 S.F.



EXISTING FIRST FLOOR PLAN

2F & 3F = 954 S.F.
2R & 3R = 665 S.F.



CONVERT STORE TO RESIDENTIAL APARTMENT

135 N ROCKWELL AVENUE CHICAGO, ILLINOIS



NORTH