



# City of Chicago



SO2019-6809

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 9/18/2019  
**Sponsor(s):** Misc. Transmittal  
**Type:** Ordinance  
**Title:** Zoning Reclassification Map No. 7-I at 3121 N Rockwell St -  
App No. 20145T1  
**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the M2-3 Light Industry District symbols and indications as shown on Map No. 7-I in area bound by

A line 997.61 feet north of and parallel to West Wellington Avenue; the North Branch of Chicago River; a line 895.86 feet north of and parallel to West Wellington Avenue; and North of Rockwell Street.

To those of a C3-3 Commercial, Manufacturing and Employment District, and a corresponding use district is hereby established in the area above described.

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

3121 North Rockwell Street

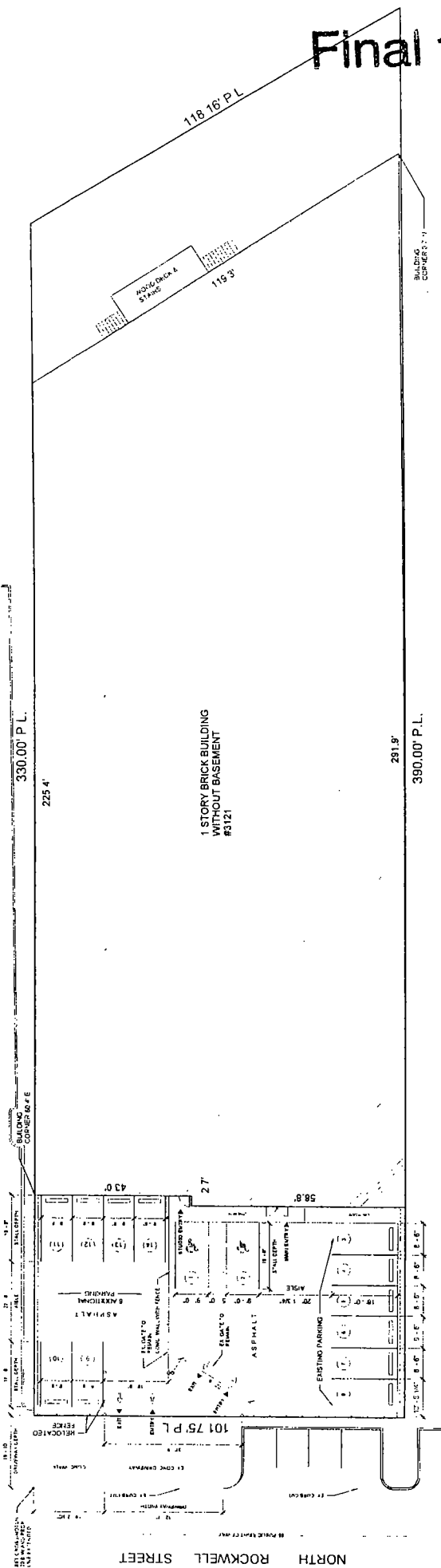
# Final for Publication

**ZONING AND DEVELOPMENT NARRATIVE AND PLANS  
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT  
OF THE CITY OF CHICAGO ZONING MAP  
FOR THE PROPERTY COMMONLY KNOWN AS 3121 NORTH ROCKWELL AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M2-3 District to that of a C3-3 District for the property commonly known as 3121 North Rockwell Avenue. The total lot area of the subject site is 36,628 square feet. Applicant seeks to maintain the existing 1 story commercial building at the subject site without any proposed expansion. The amendment is sought in order to allow the use of the existing building as a dance studio.

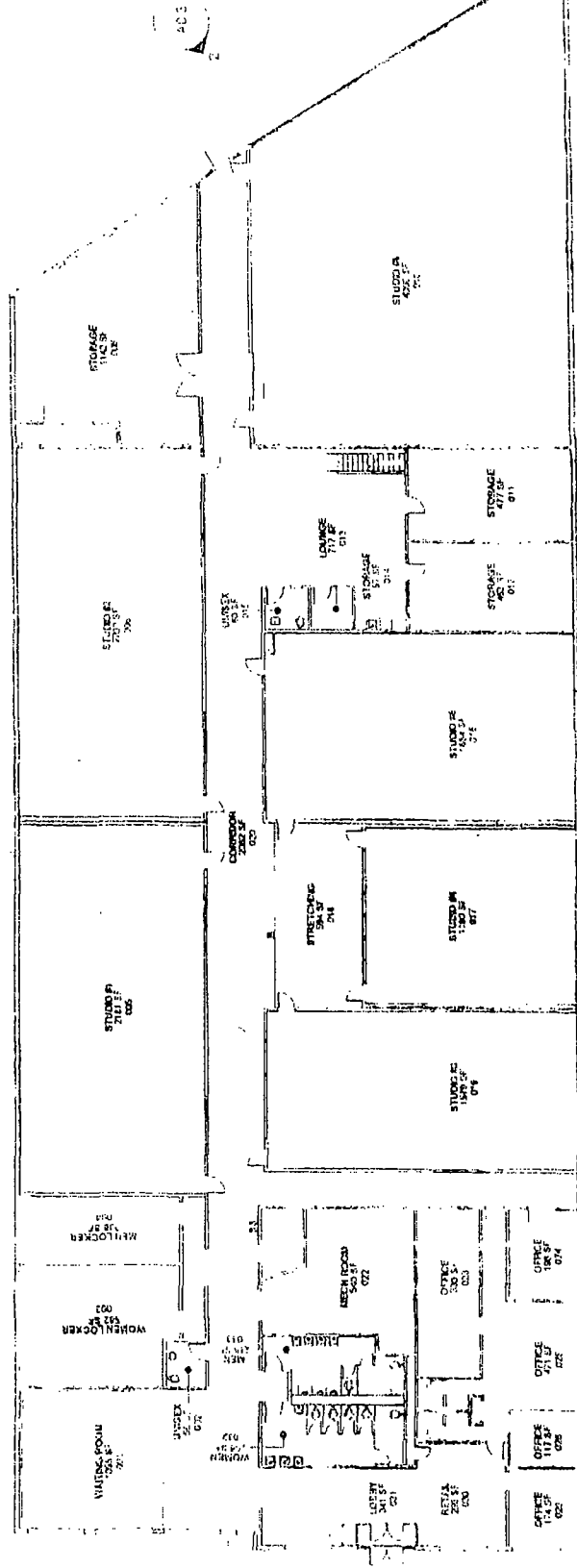
The following is a list of the proposed (existing) dimensions of the development:

<b>Density:</b>	0 residential dwelling units
<b>Lot Area Per Unit:</b>	n/a (no residential proposed)
<b>Off Street Parking:</b>	8 spaces (existing)
<b>Height:</b>	existing height of 18 feet
<b>Floor Area:</b>	approximately 23,603 square feet (existing)
<b>Floor Area Ratio:</b>	.64 (existing)
<b>Front (East) Setback:</b>	57.2 feet (existing)
<b>Rear (West) Setback:</b>	40.9 feet (existing)
<b>North Side Setback:</b>	0 feet (existing)
<b>South Side Setback:</b>	0 feet (existing)



SEE PLAN (CONTINUED)  
 1/2" = 10' (VERTICAL)  
 1/4" = 10' (HORIZONTAL)

**SLER ARCHITECTS**  
 ARCHITECTS  
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FIRST FLOOR - PLAN (ZONING)

SCALE: 1" = 20'-0"

FLOOR PLAN

3121 N ROCKWELL (ZONING)

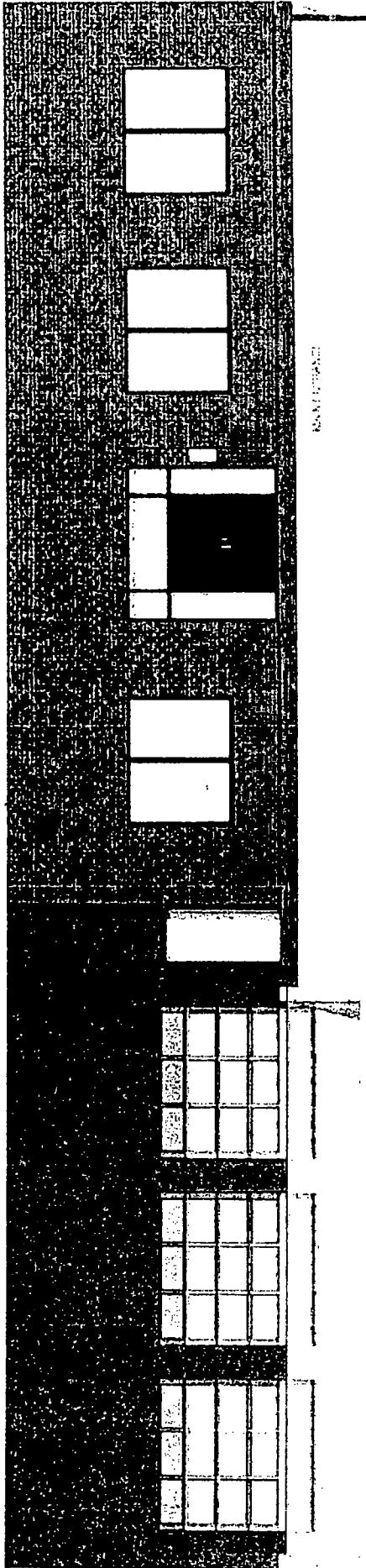
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**ARCHITECTS**

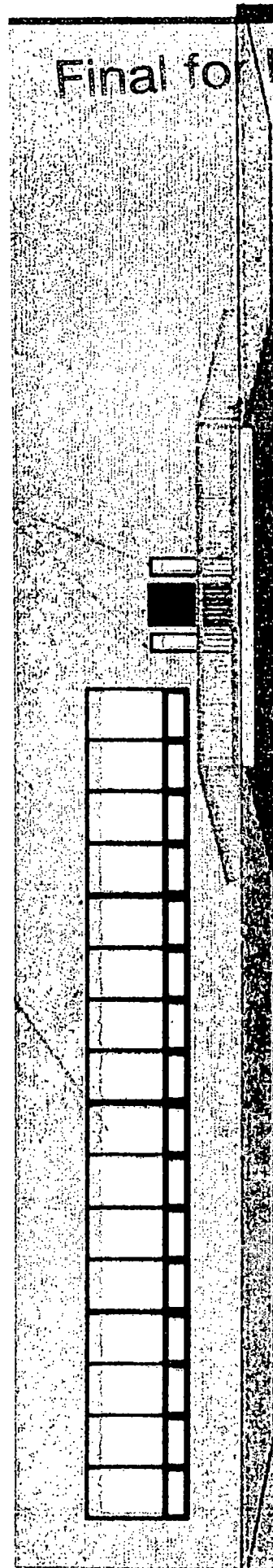
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11/14/2019 1:45:06 PM



WEST ELEVATION - FRONT



EAST ELEVATION - REAR

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Applicant: Nicholas Pupillo  
Address: 3121 N. Rockwell Street  
Plan Commission: November 21, 2019



NORTH ELEVATION



SOUTH ELEVATION



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From:   
Matrice D. Cox  
Chicago Plan Commission

Date: November 21, 2019

Re: Proposed Map Amendment within the Addison Industrial Corridor for the property generally located at 3121 N. Rockwell Street

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On November 21, 2019, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by Nicholas Pupillo. A copy of the proposed map amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)

To: ~~City Clerk~~ City Clerk - App # 20145-T1  
3121 N Rockwell - FFP Packet