



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2016-8656, Version: 1

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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: Lot Size: Lot area:

C3-3

156.5 feet x (282 + 183.75) feet

126,014 square feet 2.88 acres

Min. Lot Area/Dwelling unit

F.A.R.: Building area: Setbacks:

Building height: Off street parking: Off street loading:

1.0

100,000 square feet

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

39 feet 11 inches

40 spaces (including 4 handicapped spaces) 5

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