



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2017-3847, Version: 1

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FINAL FOR PUBLICATION

ORDINANCE

fl£ J7^l ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the MI-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.

11-1 in the area bounded by

beginning at a line 240.91 feet north of and parallel to West Irving Park Road; North Rockwell Street; a line 141 feet north of and parallel to West Irving Park Road; and a line from a point 141 feet north of West Irving Park Road and 213.84 feet west of North Rockwell Street; to a point 240.91 feet north of West Irving Park Road and 207.14 feet west of North Rockwell Street (PoB),

to those of a C3-2 Commercial, Manufacturing and Employment 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: 4014-4022 North Rockwell Street
17-13-0303-C (1) Narrative Zoning Analysis
4014-22 N. Rockwell

Proposed Zoning: C3-2 Lot Area: 21,022 square

feet

Proposed Land Use: The Applicant is proposing to allow the location and establishment of a uses permitted in the C3-2 Zoning District, including but not limited to a retail food establishment, a fitness center, office uses, and a theatre rehearsal and storage space, at the subject property. The Applicant is proposing to adapt and reuse the existing tall one-story warehouse building located at the subject property. Onsite surface parking for five (5) cars will be provided.

- a) The Project's floor area ratio: 0.82
- b) The project's density (Lot Area Per Dwelling Unit): n/a
- c) The amount of off-street parking: 5
- d) Setbacks:
 - Front Setback: 0 feet
 - North Side Setback: 0 feet
 - South Side Setback: 0 feet
 - Rear Setback: 14 feet 9.12 inches

Building Height: 18 feet 9 inches

*17-10-0207-A

*17-13-0303-C(2) - Plans Attached.

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
CHICAGO

MEMORANDUM

To: Alderman Danie^S. Solis
Chairman. City Council Committee on Zoning

From
Davj^fiL. Reifman Chicago Plan
Commission

Date: August 17, 2017

Re: Proposed Map Amendment within the Addison Industrial Corridor for the property generally located at 4014 N. Rockwell Street.

On August 17, 2017, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by SMW Holdings, LLC. 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)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602