



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: SO2017-4818, Version: 1

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### ORDINANCE

BE IT ORDAINED BY 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 M1-2 Limited Manufacturing/Business Park District symbols and indicators as shown on Map No. 7-1 in the area bounded by

North Rockwell Street; West Fletcher Street; the public alley next west of and parallel to North Rockwell Street; and the public alley next north of and parallel to West Fletcher Street.

to those of a C3-5 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; 3130-3138 North Rockwell Street  
Chicago, IL 60618

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**SUBSTITUTE NARRATIVE AND PLANS**

Address: 3130-38 North Rockwell Street

Current Zoning: M1-2

Proposed Zoning: C3-5

Lot Area: 11,942 Square Feet

(A) Proposed Land Use:

The Applicant is seeking a zoning change in order to obtain Restaurant, Liquor Consumption on Premises, and Public Place of Amusement Licenses for a new business in what is currently an existing one-story manufacturing facility at the subject property. The existing building will be renovated and an addition will be added to accommodate the proposed uses. The renovated building will contain a medium event venue, a restaurant, an open-air courtyard, and member meeting halls (which will include a reception area, a cafe, a lounge, a project showcase area, and a co-working space). These will be partially contained in the existing structure and partially contained within the second story addition, which will additionally contain office space and an open-air exterior patio/rooftop deck. A Special Use will be sought for the exterior patio/rooftop deck in a separate application. Including the addition, the building height will be 30 feet, zero inches. The total commercial area is 18,040 square feet. There will be no dwelling units. No off-street parking is proposed.

(B) Floor Area Ratio:

(C) Density (Lot Area / Dwelling): Not Applicable - no dwelling units

(D) Amount of Off-street parking: 0 parking spaces

- a) Front Setbacks: Zero Feet, Zero Inches
- b) Rear Setbacks: Zero Feet, Zero Inches
- c) Side Setbacks: Zero Feet, Zero Inches (North)  
Zero Feet, Zero Inches (South)

(Existing structure has no setbacks and property is not

adjacent to any R Zoned lots)

Thirty Feet, Zero Inches

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