



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2019-6809, Version: 1

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# 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. 7-1 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:

**Density:**

**Lot Area Per Unit: Off Street Parking: Height: Floor Area: Floor Area Ratio: Front (East) Setback: Rear (West)**

**Setback: North Side Setback: South Side Setback:**

0 residential dwelling units

n/a (no residential proposed)

8 spaces (existing)

existing height of 18 feet

approximately 23,603 square feet (existing)

.64 (existing)

57.2 feet (existing)

40.9 feet (existing)

0 feet (existing)

0 feet (existing)

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Date: November 21, 2019

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

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)

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