

FINAL FOR PUBLICATION

NARRATIVE AND PLANS

TYPE I Rezoning Attachment

2614 West 48th Street and 4743 South Talman Avenue

The Project

The subject property is improved with a one-story commercial building containing approximately 27,092.35 square feet and no parking. The Applicant is currently renovating the front portion of the building, containing approximately 15,306 square feet, for a coffee roaster and café. The Applicant seeks to rezone the property to allow the rear portion of the building to be used for a medium venue. No expansion or additions to the building are proposed. The height of the building is and will remain at 17.33 feet.

The subject property is located in a block that is improved with buildings containing residential uses to the east along Rockwell and a few to the north along West 47th Street, and commercial uses to the north of subject property on parcels fronting on West 47th Street. West of the property, across Talman Avenue, is a vacant parcel and commercial uses, with one residential building approximately mid-block. South of the property is Shields Middle School. To allow the proposed medium venue, the Applicant seeks a change in zoning from an M1-2 Limited Manufacturing/Business Park District to a C3-2 Commercial, Manufacturing and Employment District. This change of zoning is being sought through the Type I rezoning process of Section 17-13-0302-A of the Zoning Ordinance because the M1-2 District does not impose a height limit, but the C3-2 District does. In addition, the property is within the Brighton Park Industrial Corridor, requiring under Section 17-13-0404, a hearing before the Chicago Plan Commission prior the City Council Committee on Zoning, Landmarks and Building Standards considering the Application at a public hearing. The property is in a Transit Served Location under the provisions of the Chicago Zoning Ordinance as it is located within is 1,774 feet from the CTA Orange Line Western Avenue Station entrance. The Applicant will seek a reduction in any required parking under the Transit Served Location of the Zoning Ordinance and any remaining required parking will be provided off-site pursuant to the provisions of the Zoning Ordinance.

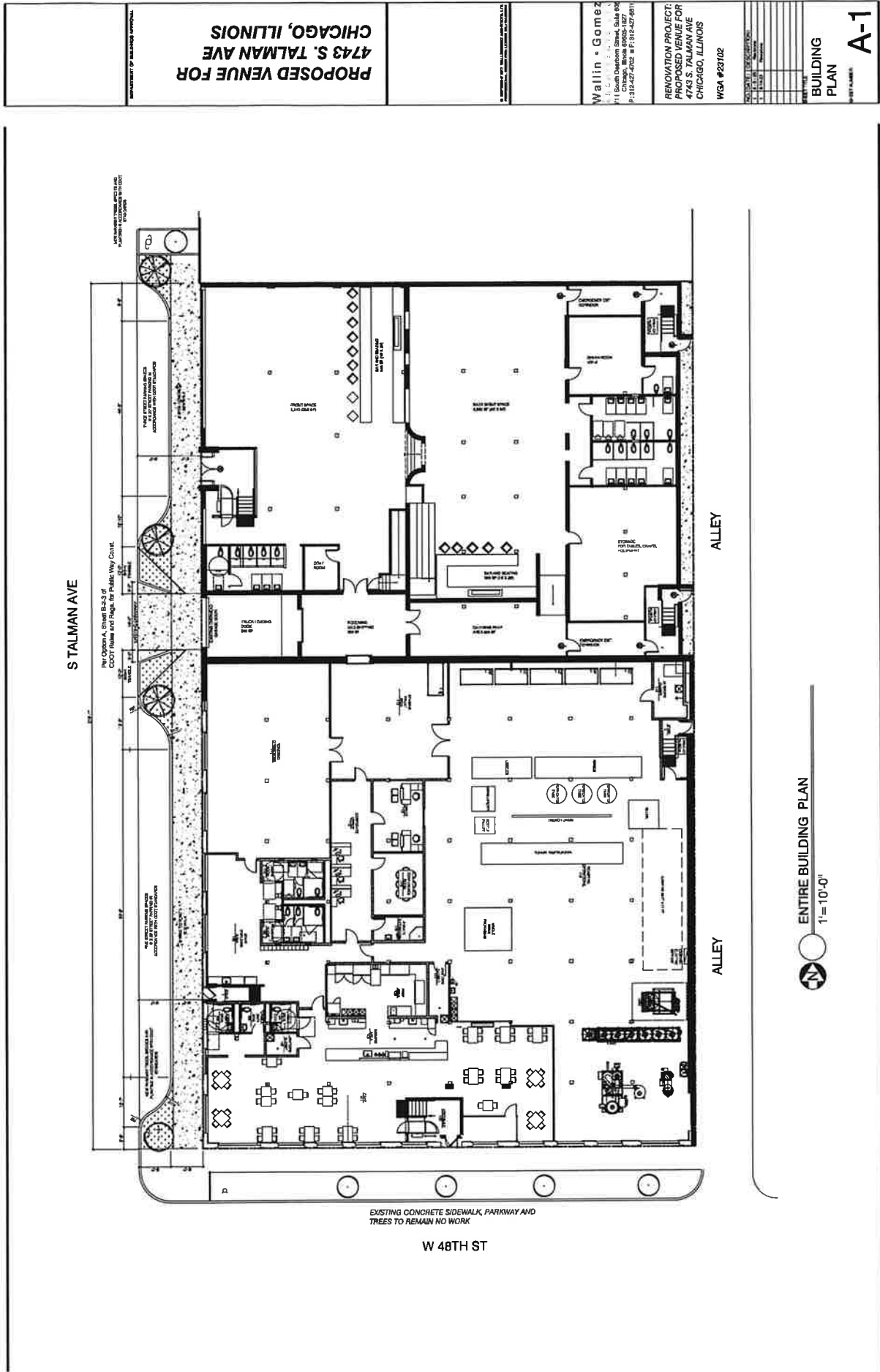
The following are the relevant zoning parameters for the proposed project:

Lot Area:	27,503 square feet
Maximum FAR:	1.0
Residential Dwelling Units:	None
MLA Density:	Not Applicable
Height (existing):	17.33 feet
Bicycle Parking:	As required under the TSL provisions
Automobile Parking:	None for Roaster and Café 1 per 10 occupants for Medium Venue*
Setbacks (existing):	Front (West 48 th Street): 0.00' East Side: 0.00' West Side (South Talman Avenue): 0.00' Rear: 0.00'

A set of plans is attached.

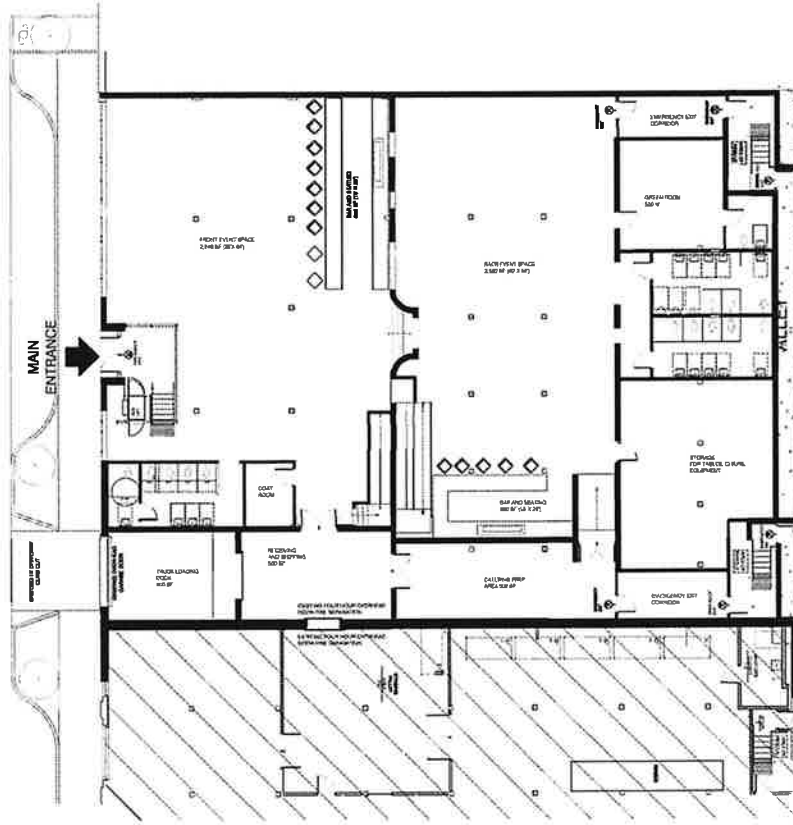
*The project will comply with the Transit Served Location provisions of section 17-10-0102-B and the Applicant will seek an Administrative Adjustment to reduce the required parking by more than 50%. Any residual required parking will be provided off-site pursuant to the provisions of Section 17-10-0600 and the Applicant will seek any required Administrative Adjustment or Special Use.

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S TALMAN AVE



ALLEY



PROPOSED VENUE PLAN
1"=10'-0"

DEPARTMENT OF PUBLIC WORKS & PARKS

PROPOSED VENUE FOR
4743 S. TALMAN AVE
CHICAGO, ILLINOIS

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED

Wellin & Gomez
ARCHITECTS
711 South Dearborn Street, Suite 208
Chicago, Illinois 60605-1827
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RENOVATION PROJECT:
PROPOSED VENUE FOR
4743 S. TALMAN AVE
CHICAGO, ILLINOIS

WCA #23102

NO.	DATE	DESCRIPTION
1	11/14/11	ISSUED
2	11/14/11	REVISIONS
3	11/14/11	REVISIONS
4	11/14/11	REVISIONS
5	11/14/11	REVISIONS
6	11/14/11	REVISIONS
7	11/14/11	REVISIONS
8	11/14/11	REVISIONS
9	11/14/11	REVISIONS
10	11/14/11	REVISIONS


PROPOSED
VENUE PLAN
SHEET NUMBER
A-2



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Carlos Ramirez-Rosa
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: August 17, 2023

Re: Proposed Industrial Corridor Map Amendment – 2614 West 48th Street and 4743 South Talman Avenue

On August 17, 2023, the Chicago Plan Commission recommended approval of the proposed Industrial Corridor Map Amendment within the Brighton Park Industrial Corridor, submitted by Rocket Twins, LLC for the property generally located at 2614 West 48th Street and 4743 South Talman Avenue. The applicant proposes to rezone the site from M1-2 (Limited Manufacturing/Business Park District) to C3-2 (Commercial, Manufacturing and Employment District). The proposed zoning change will allow for the "Medium Venue" use category, in order to provide a venue at the rear section of the existing building. While the rear portion of the building is approximately 12,000 sq. ft., the actual area for people to gather in the venue is approximately 4,800 sq. ft. No other changes are proposed.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Roberto Astudillo at 312-744-5146.

Cc: ICMA Master File (Original ICMA, copy of memo)