

Legislation Details (With Text)

File #:	020	22-362			
Туре:	Ordi	nance S	itatus:	Passed	
File created:	1/26	/2022 Ir	n control:	City Council	
		F	inal action:	2/23/2022	
Title:	Zoning Reclassification Map No. 8-G at 1200 W 35th St - App No. 20931T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 8-G				
Attachments:	1. O2022-362 (V1).pdf, 2. O2022-362.pdf				
Date	Ver.	Action By	Act	lon	
		Action by	ACI	1011	Result
2/23/2022	1	City Council		ssed	Result Pass
2/23/2022 2/22/2022	1 1	•	Pas	-	
		City Council Committee on Zoning, Land	Pas marks Re	ssed	

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 C2-3 Motor Vehicle-Related District symbols and indications and all of the M2-3 Light Industry District symbols and indications as shown on Map No. 8-G in the area bounded by

A line 796.01 feet north of and parallel to West 35th Street (as measured along the west boundary line of South Racine Avenue); South Racine Avenue; West 35th Street; the east boundary line of the south fork of the South branch of the Chicago River; the northeast boundary line of the south fork of the south branch of the Chicago River; a line 497.34 feet north of and parallel to the north boundary line of West 35th Street (as measured along the west boundary line of South Racine Avenue); a line 176.79 feet east of the northeast boundary line of the south branch of the Chicago River; a line 515.49 feet north of and parallel to the north boundary line of West 35th Street; and a northwesterly line from a point 173.77 feet east of the northeast boundary line of the south fork of the south branch of the Chicago River to along the previously stated line to a point 360.77 feet west of South Racine Avenue and parallel to West 35th Street.

NOTE: The right of way of the Chicago River is not included.

to those of a C2-3 Motor Vehicle-Related District.

File #: 02022-362, Version: 1

SECTION 2. This ordinance takes effect after its passage and approval.

Address of property 1200 W. 35th Street

Type 1 Zoning Amendment Address 1200 W. 35th Street

Narrative

Project: The applicant's purpose for rezoning the property is to correct the split zone into one cohesive C2-3 zone for full compliance of the proposed mix-uses on the property and comply with required parking The applicant intends to use the subject property to allow mixed commercial uses in a total of 466,235 sq.ft. in a 5-story existing building with the address 1200 W. 35th situated on the South Branch of the Chicago River. There will be the following uses: artist studios, artist galleries, office spaces, banquet hall for private events (with a 623 person capacity), a maritime museum, cafe, public self-storage, general retail space.

Zoning:	currently C2-3 and M2-3	After amendment: C2-3

Lot Size: 280,765 square feet

Min. Lot Area/Dwelling unit n/a F.A.R.: 3.0

- Building area: 466,265 square feet
- Setbacks: front (south) 0' 0" side (west) 16'0" rear (north) 455' 0" side (east) 33' 0"
- Building height: 75'
- Off street parking: 411
- Off street loading: 5
- Bicycle spaces: 54

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