



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2022-328  
**Type:** Ordinance      **Status:** Passed  
**File created:** 1/26/2022      **In control:** City Council  
**Final action:** 2/23/2022

**Title:** Zoning Reclassification Map No. 1-G at 1200-1208 W Hubbard St and 440-442 N Racine Ave - App No. 20924T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2022-328 (V1).pdf, 2. O2022-328.pdf

Date	Ver.	Action By	Action	Result
2/23/2022	1	City Council	Passed	Pass
2/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/26/2022	1	City Council	Referred	

### ORDINANCE

#### BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M2-2 Light Industry District and symbols and indications as shown on Map No. 1-G in the area bounded by:

A line 50 feet north of and parallel to West Hubbard Street; North Racine Avenue; West Hubbard Street;  
the alley next west of and parallel to North Racine Avenue;

to those of CI-3 Neighborhood Commercial District, which is hereby established in the area above described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 1200-1208 W. Hubbard St., 440-442 N. Racine Ave.

2909.0000

**NARRATIVE AND PLANS (TYPE 1 APPLICATION FOR ZONING MAP AMENDMENT)**

**Re: 1200-1208 W. Hubbard St., 440-442 N. Racine Ave.**

The Applicant seeks a change in zoning from M2-2 Light Industry District to C1-3 Neighborhood Commercial District, to allow an outdoor patio at grade level, expand the existing restaurant uses into the patio area, obtain a package goods license, bring two existing dwelling units into conformance with the zoning district, and make related renovations.

Lot Area:	5,250 square feet
Maximum Floor Area Ratio:	1.5
Maximum Dwelling Units:	2 dwelling units (preexisting)
Minimum Lot Area Per Dwelling Unit:	2,625 square feet (2 preexisting dwelling units)
Off-Street Parking:	2 parking spaces
Front Setback (south / Hubbard Street): (preexisting)	0 feet
Side Setback (west / alley): (preexisting)	0 feet
Side Setback (east / Racine Avenue): (preexisting)	0 feet
Rear Setback (north):	25 feet
Building Height:	38 feet

\* Pursuant to Section 17-3-0307 exceptions, the site must comply with a special use from the Zoning Module of Appeals if needed

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