

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

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**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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