

Office of the City Clerk

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

Legislation Details (With Text)

File #: 02022-328

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 I HE CITY COUNCIL OF I HE 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:

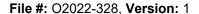
A line 50 feet north of and parallel to West Hubbard Street; North Racine

Avenue; West Hubbard Street;

the alley next west of and paral lel to North Racine Avenue;

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

SECTION 2: This ordinance shall lake 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 VV. Huhbsml St., 440-442 N. Racine Ave.

The Applicant seeks a change in zoning from M2-2 Light Industry District to Cl-3 Neighborhood Commercial District, lo 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): 0 feci

(preexisting)

Side Setback (west / alley): (preexisting) 0 feet
Side Setback (cast / Racine Avenue): 0 feel

(preexisting) j

Rear Setback (north): 25 foot Building Height: 38 feet

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^{*} Pursunnl lo Section 17-3-0307 exceptions, the site must comply with a special use from Ihe Zoning Mo;ud ol Appeals if needed

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