



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2016-5569
Type: Ordinance
Status: Passed
File created: 7/20/2016
In control: City Council
Final action: 12/14/2016
Title: Zoning Reclassification Map No. 1-G at 440-450 N Morgan St and 1000-1010 W Hubbard St - App No. 18894T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2016-5569.pdf, 2. SO2016-5569.pdf

Date	Ver.	Action By	Action	Result
12/14/2016	1	City Council	Passed as Substitute	Pass
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/20/2016	1	City Council	Referred	

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ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map No. 1-G in the area bounded by:

a line 117.39 north of West Hubbard Street; North Morgan Street; West Hubbard Street; the public alley next west of North Morgan Street

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

440-50 North Morgan Street/1000-10 West Hubbard Street

SUBSTITUTE NARRATIVE AND PLANS
440-50 North Morgan Street/1000-10 West Hubbard Street TYPE I
REGULATIONS

Current Zoning: Proposed Zoning:
M2-2 Light Industry District.
B2-3 Neighborhood Mixed-Use District.

Narrative: The subject property consists of approximately 13,703 square feet and is improved with a one-story commercial building and a vacant lot. The Applicant proposes to construct a new five story mixed-use building consisting of approximately 9,500 square feet of retail space, approximately 25,000 square feet of office space with two accessory roof top terraces, one on the roof of the second story portion of the building, and one on the roof of the fourth story portion of the building, 35 parking spaces and no loading berth. The height of the proposed building is 70 feet 2 inches.

FAR:

FLOOR AREA: Retail Space: Office Space: Height:

Dwelling Units: Setbacks:

2.96

40,561 square feet Approximately 9,500 square feet Approximately 25,000 square

feet 70 feet 2 inches

None

FINAL FOR PUBLICATION

North Property Line: East Property Line: West Property Line: South Property Line:
Zero Zero Zero Zero

Automobile Parking Spaces: 35 Bicycle

Parking Spaces:. 18

Loading Berth: None

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