



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-5574
Type: Ordinance **Status:** Passed
File created: 7/20/2016 **In control:** City Council
Final action: 9/14/2016
Title: Zoning Reclassification Map No. 1-G at 1134 W Hubbard St - App No. 18899T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2016-5574 (V1).pdf, 2. O2016-5574.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
7/20/2016	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, the Chicago-Zoning Ordinance, is hereby amended by changing of the M2-2 Manufacturing District symbols and indications as shown on Map No. 1-G in the area bounded by:

A line 50.52 feet north and parallel to West Hubbard Street; North May Street; West Hubbard Streets; the public alley next west of and parallel to North May Street.

to those of a B3-3 Community Shopping District

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

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Common Address of Property: 1134 W. Hubbard St.

Narrative

1134 W Hubbard St.. Zoning
Amendment

Type 1 Rezoning Supplemental Submittal Project

Description :

The applicant seeks to rezone the above mentioned property from zoning district M2-2 to B3-3. The applicant intends to use the subject property to renovate an existing 14,760 SF, 3 story manufacturing building to be converted to an office building. The applicant seeks a zoning change to raise FAR to allow for the addition of an 194 SF stairway and allow for a 1,296 SF open roof deck to serve the office building.

Proposed Use:

Office Building

Floor area ratio: 2.5

Lot Area = 5,860 sf Building Area =14,909 sf

Off street parking provided:

No parking spaces

Setbacks:

South: 0', North: 0', East: 0', West: 0'

Building Height:

49'-6 1/2" (Top of Penthouse) 40'-6" (Building Height)

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