



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-362
Type: Ordinance
Status: Passed
File created: 1/26/2022
In control: City Council
Final action: 2/23/2022
Title: Zoning Reclassification Map No. 8-G at 1200 W 35th St - App No. 20931T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-G
Attachments: 1. O2022-362 (V1).pdf, 2. O2022-362.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, the Chicago Zoning Ordinance, is hereby amended by changing all of the C2-3 Motor Vehicle-Related District symbols and indications and all of the M2-3 Light Industry District symbols and indications as shown on Map No. 8-G in the area bounded by

A line 796.01 feet north of and parallel to West 35th Street (as measured along the west boundary line of South Racine Avenue); South Racine Avenue; West 35th Street; the east boundary line of the south fork of the south branch of the Chicago River; the northeast boundary line of the south fork of the south branch of the Chicago River; a line 497.34 feet north of and parallel to the north boundary line of West 35th Street (as measured along the west boundary line of South Racine Avenue); a line 176.79 feet east of the northeast boundary line of the south fork of the south branch of the Chicago River; a line 515.49 feet north of and parallel to the north boundary line of West 35th Street; and a northwesterly line from a point 173.77 feet east of the northeast boundary line of the south fork of the south branch of the Chicago River to along the previously stated line to a point 360.77 feet west of South Racine Avenue and parallel to West 35th Street.

NOTE: The right of way of the Chicago River is not included.

to those of a C2-3 Motor Vehicle-Related District.

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

Address of property 1200 W. 35th Street

Type 1 Zoning Amendment Address 1200 W. 35th Street

Narrative

Project: The applicant's purpose for rezoning the property is to correct the split zone into one cohesive C2-3 zone for full compliance of the proposed mix-uses on the property and comply with required parking. The applicant intends to use the subject property to allow mixed commercial uses in a total of 466,235 sq.ft. in a 5-story existing building with the address 1200 W. 35th situated on the South Branch of the Chicago River. There will be the following uses: artist studios, artist galleries, office spaces, banquet hall for private events (with a 623 person capacity), a maritime museum, cafe, public self-storage, general retail space.

Zoning: currently C2-3 and M2-3 After amendment: C2-3

Lot Size: 280,765 square feet

Min. Lot Area/Dwelling unit n/a F.A.R.: 3.0

Building area: 466,265 square feet

Setbacks: front (south) 0' 0" side (west) 16'0" rear (north) 455' 0"
side (east) 33' 0"

Building height: 75'

Off street parking: 411

Off street loading: 5

Bicycle spaces: 54

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