

Legislation Text

### File #: 02022-362, Version: 1

## 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 35<sup>th</sup> Street (as measured along the west boundary line of South Racine Avenue); South Racine Avenue; West 35<sup>th</sup> 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 35<sup>th</sup> 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 branch of the Chicago River; a line 515.49 feet north of and parallel to the north boundary line of West South 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. 35<sup>th</sup> 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: currentl	y 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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