



# City of Chicago



O2017-2224

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/29/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-G at 1201-1235 W Harrison St and 600-610 S Racine Ave - App No. 19176T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19176-T1

INTRO DATE

MARCH 29, 2017

## 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 the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 2-G in the area bounded by

West Harrison Street; South Racine Avenue; the alley next south of and parallel to West Harrison Street; and a line 383 feet west of South Racine Avenue as measured at the north right-of-way line of the alley next south of and parallel to West Harrison Street and perpendicular thereto,

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 1201-1235 West Harrison Street/  
600-610 South Racine Avenue

**17-13-0303-C (1) Narrative Zoning Analysis – 1201 – 1235 W. Harrison / 600-610 South Racine Avenue, Chicago, IL.**

Proposed Zoning: B3-3

Lot Area: 45,061.8 square feet

Proposed Land Use: The Applicant is seeking a zoning map amendment in order to permit the location and establishment of administrative offices at the subject property. The proposed office use will occupy the existing three-story office building. The footprint of the existing building will remain without change. The existing 48 foot building height will remain without change. Seventy (70) onsite surface parking spaces will also remain. One (1) Loading Berth will be provided.

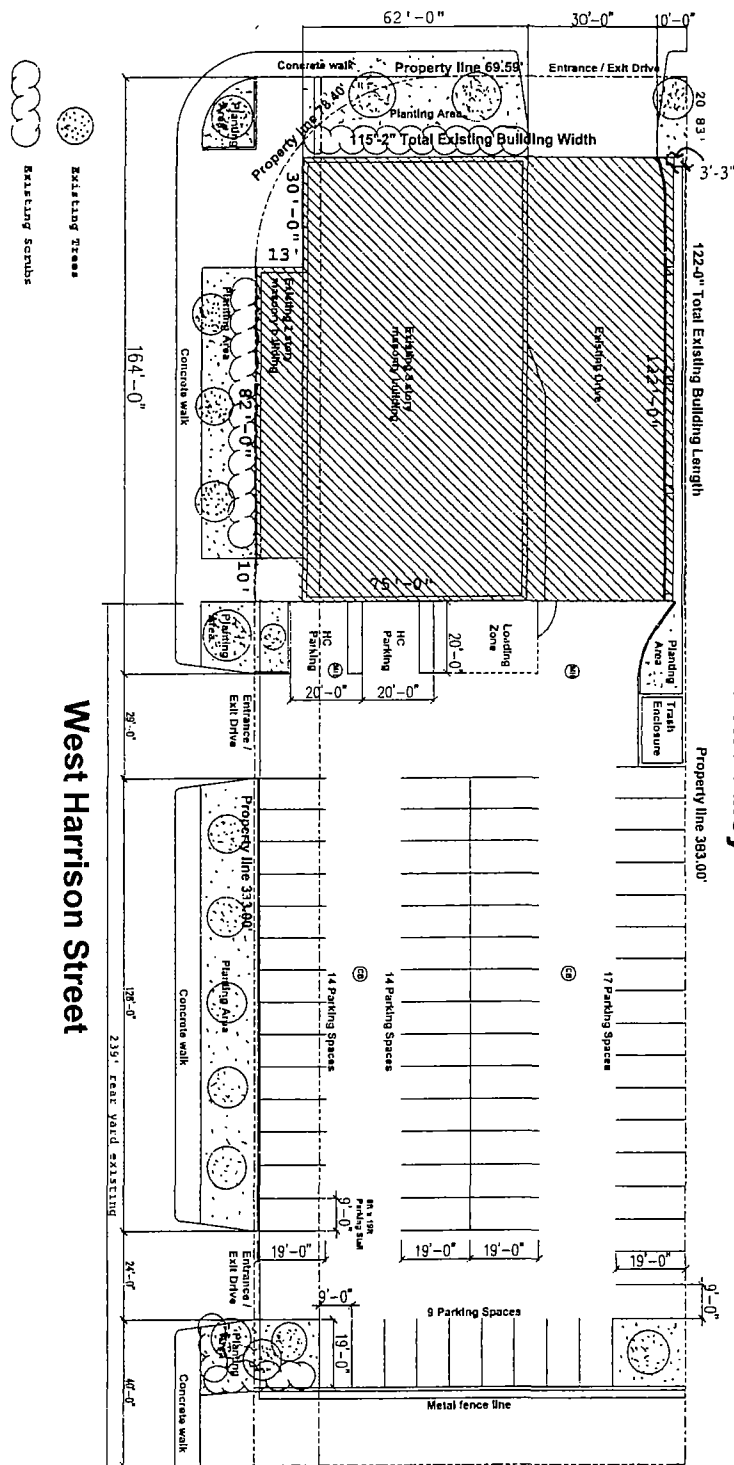
- (A) The Project's floor area ratio: 1.27
- (B) The project's density (Lot Area Per Dwelling Unit): N/A
- (C) The amount of off-street parking: 70
- (D) Setbacks:
  - Front Setback: 0 feet
  - East Side Setback: 4.2 feet
  - West Side Setback: 239 feet
  - Rear Setback: 0 feet
- (E) Building Height: 48 feet

**FINAL FOR PUBLICATION**

\*17-10-0207-A

\*17-13-0303-C(2) – Plans Attached.

# South Racine Avenue



**Site Plan**  
 Scale: 1/32" = 1'-0"

**FINAL FOR PUBLICATION**

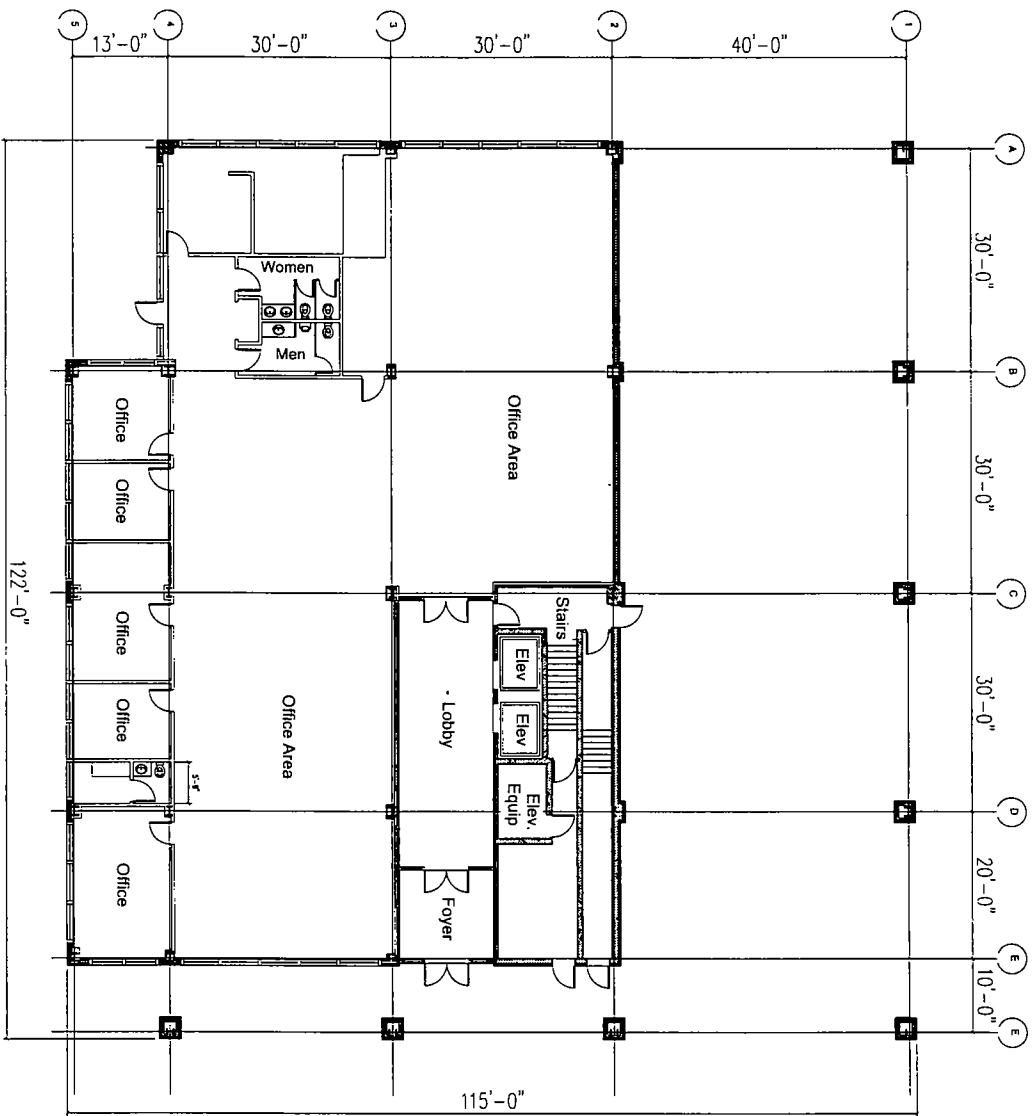
**LAM**  
 ASSOCIATES INC.

LUIS L. MARTINEZ  
 2405 N. STATE ST.  
 CHICAGO, IL 60641  
 PH: 312.321.2400  
 FAX: 312.321.2401  
 WWW.LAM-ASSOCIATES.COM

ARCHITECT/CONSULTANT  
 2405 N. STATE ST.  
 CHICAGO, IL 60641  
 PH: 312.321.2400  
 FAX: 312.321.2401  
 WWW.LAM-ASSOCIATES.COM

1201  
 West  
 Harrison  
 CHICAGO ILLINOIS

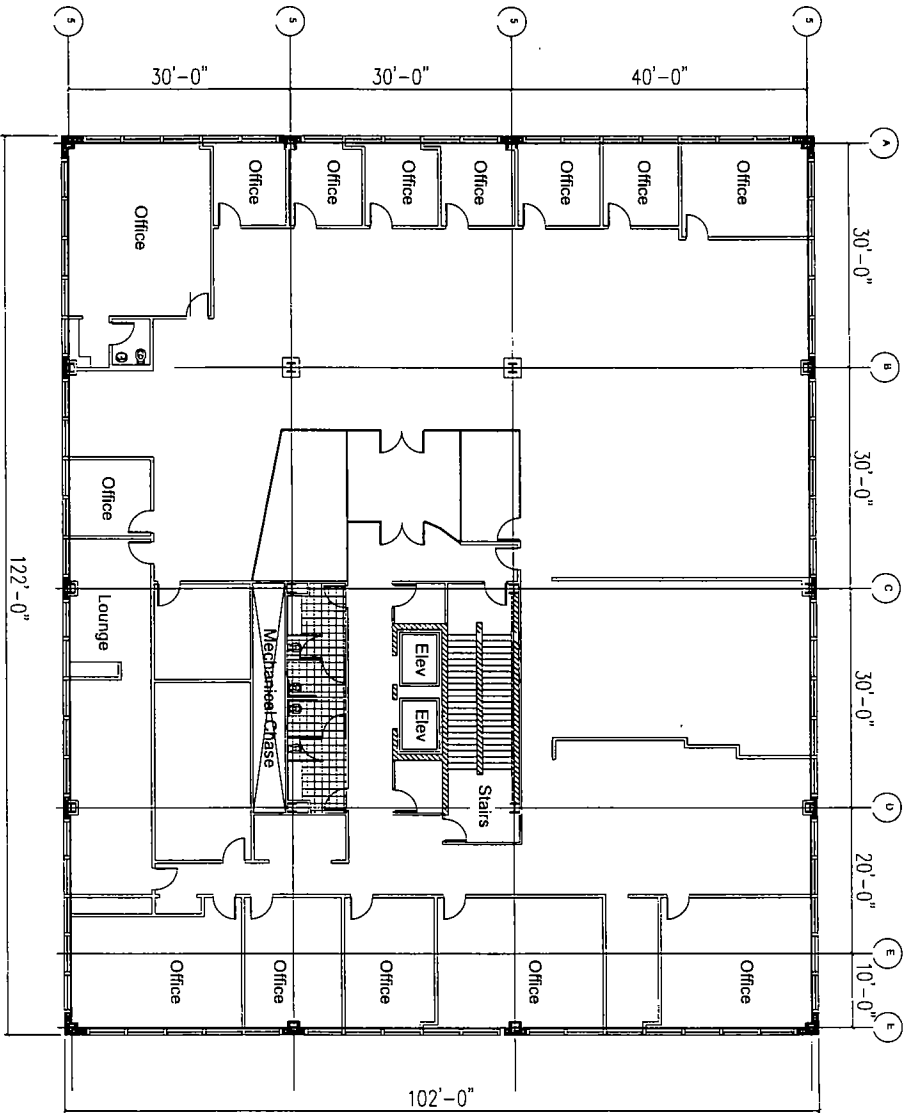
Site Plan  
 A000



**1st Floor Plan**  
 Scale: 1/16" = 1'-0"  
 N

**FINAL FOR PUBLICATION**

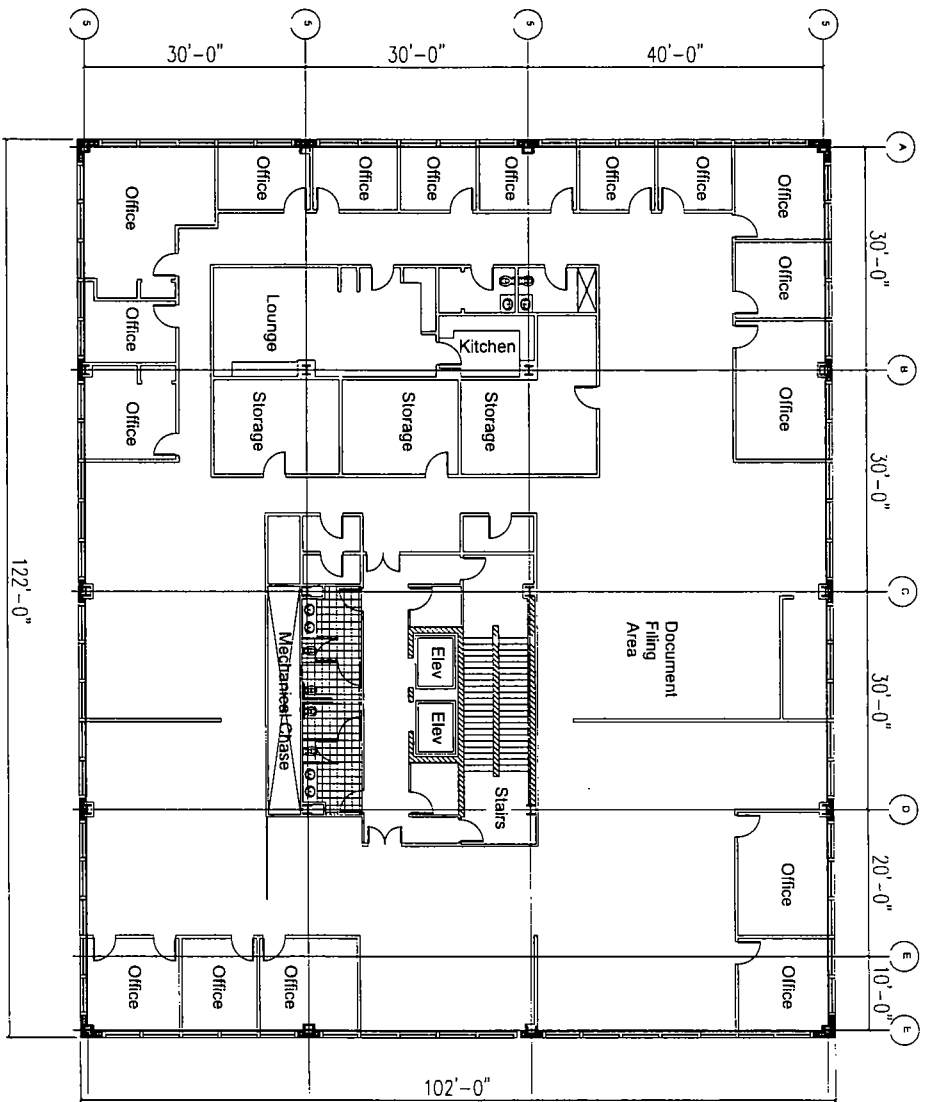
<b>LAM</b> ASSOCIATES, INC.		ARCHITECT & INTERIOR DESIGN 200 N. MICHIGAN ST. CHICAGO, ILLINOIS 60601 TEL: (312) 336-1000 FAX: (312) 336-1001 WWW.LAM-ASSOCIATES.COM	1201 West Harrison CHICAGO, ILLINOIS	1st Floor Plan A001
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**2nd Floor Plan**  
Scale: 1/16" = 1'-0"

FINAL FOR PUBLICATION

<b>LAM</b> ASSOCIATES INC. 300 N. LAUREL ST. CHICAGO, ILLINOIS 60610 TEL: (312) 467-1000 FAX: (312) 467-1001 E-MAIL: LAM@LAM-ASSOCIATES.COM		<b>1201 West Harrison</b> CHICAGO, ILLINOIS	
<b>2nd Floor Plan</b>		<b>A002</b>	



**3rd Floor Plan**  
Scale: 1/16" = 1'-0"

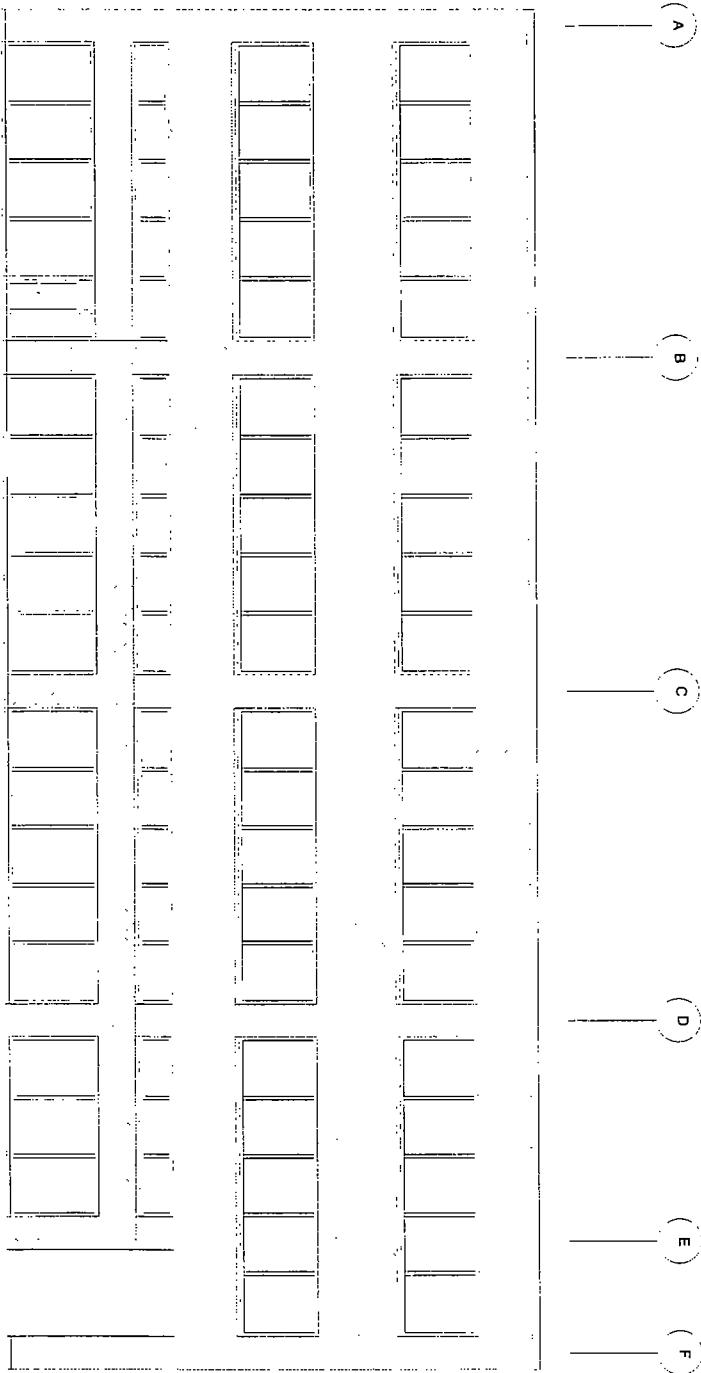
**FINAL FOR PUBLICATION**

**LAM**  
ASSOCIATES INC.

ARCHITECTS-PLANNERS  
1201 WEST HARRISON ST.  
CHICAGO, ILLINOIS 60622  
TEL: (312) 555-1000  
FAX: (312) 555-1001  
WWW.LAM-ASSOCIATES.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PUBLICATION	11/11/2011
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

**1201 West Harrison**  
CHICAGO, ILLINOIS  
**3rd Floor Plans**  
**A003**



# North Elevation (West Harrison Street)

Scale:  $\frac{3}{32} = 1'-0"$

FINAL FOR PUBLICATION

- Elevation 48'-0" Top of Parapet
- Elevation 48'-0" Top of Roof
- Elevation 31'-0" 3rd Floor
- Elevation 18'-0" 2nd Floor
- Elevation 12'-0" Top of Parapet
- Elevation 0'-0" Finish Floor

**LAM**  
 ASSOCIATES, INC.

ARCHITECTS-ENGINEERS  
 340 N. DEARBORN ST.  
 CHICAGO ILLINOIS 60623  
 PH 312.321.3400  
 FAX 312.321.3400  
 WWW.LAMASSOCIATES.COM

DATE: 10/10/2012  
 TIME: 10:10:10  
 USER: J. MARTINEZ  
 PROJECT: 1201 WEST HARRISON  
 SHEET: A004

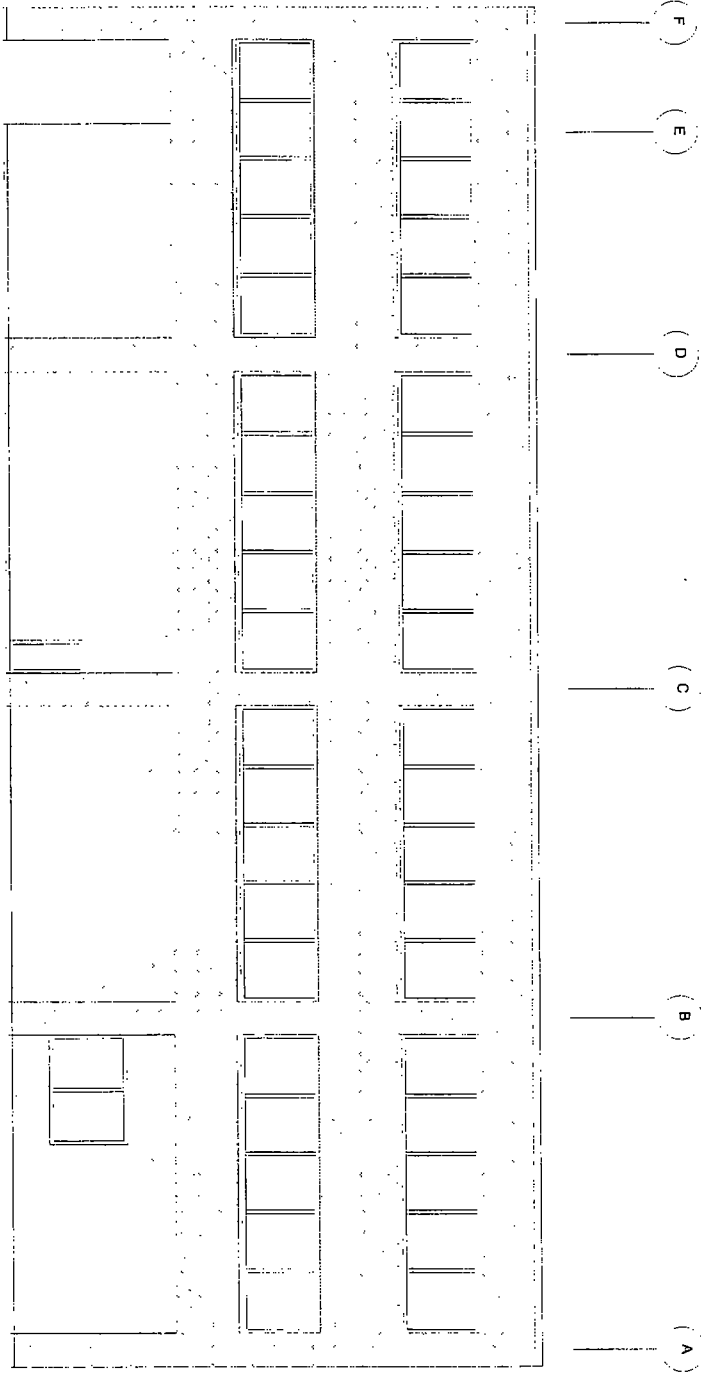
No.	Description	Date

1201  
 West  
 Harrison  
 CHICAGO ILLINOIS

North  
 Elevation

A004





# South Elevation

Scale:  $\frac{3}{32} = 1'-0''$

FINAL FOR PUBLICATION

- Elevation 48'-0" Top of Parapet
- Elevation 48'-0" Top of Roof
- Elevation 31'-0" 3rd Floor
- Elevation 18'-0" 2nd Floor
- Elevation 12'-0" Top of Parapet
- Elevation 0'-0" Finish floor

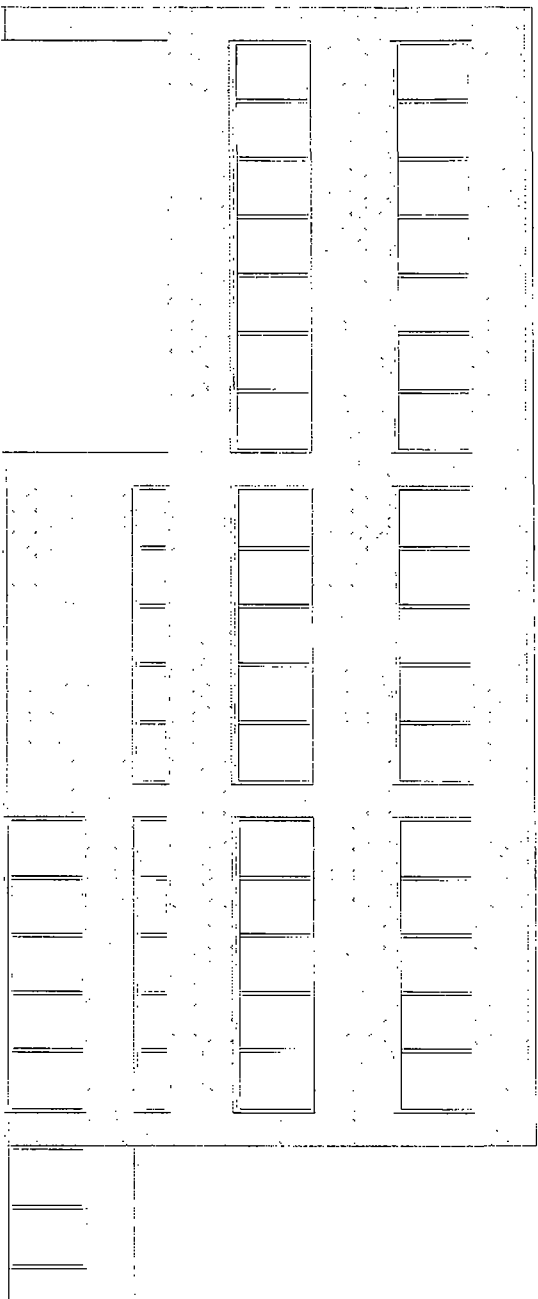
LUIS A. MARTINEZ  
**LAM**  
ASSOCIATES INC.

ARCHITECT/CONSULTANTS  
3400 N. DRYDEN ST.  
CHICAGO ILLINOIS 60622  
Phone: 773-399-0000  
Email: lamartinez@laminco.com

1201 West Harrison CHICAGO ILLINOIS	
No.	Description
1	DATE

South  
Elevation  
**A005**

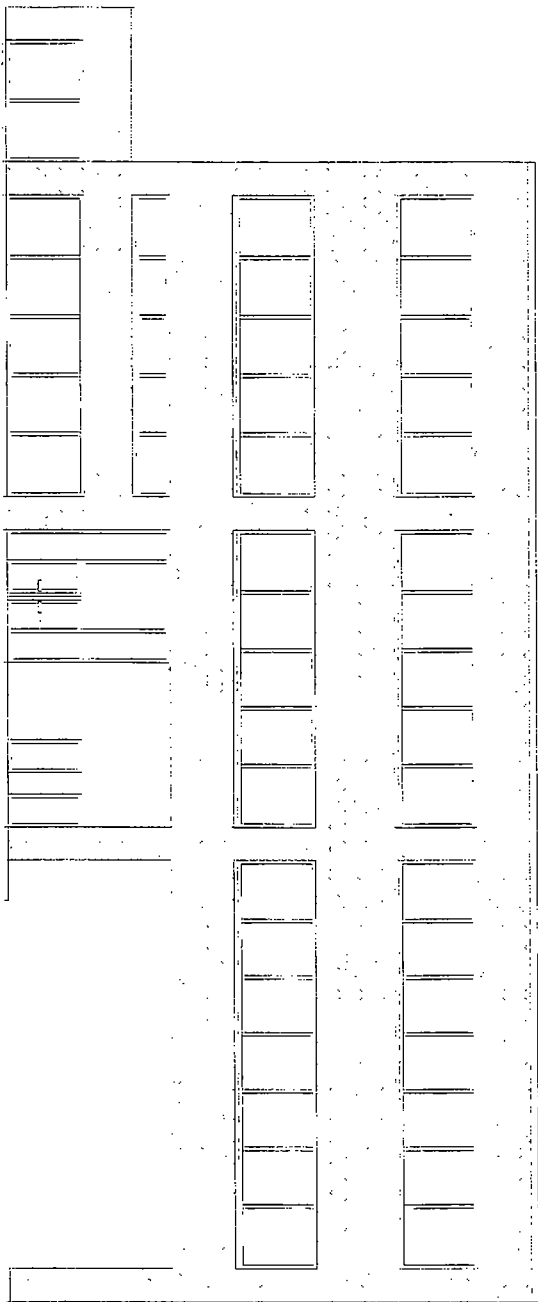
5



**FINAL FOR PUBLICATION**

Elevation 0'-0"  
Finish floor

[illegible]



West Elevation

Scale:  $\frac{3}{32} = 1'-0"$

FINAL FOR PUBLICATION

- Elevation 48'-0" Top of Parapet
- Elevation 48'-0" Top of Roof
- Elevation 31'-0" 3rd Floor
- Elevation 18'-0" 2nd Floor
- Elevation 12'-0" Top of Parapet
- Elevation 0'-0" Finish floor

**LAM**  
ASSOCIATES INC.

LUIS A. MARTINEZ  
ARCHITECTS

ARCHITECTS CONSULTANTS  
1201 West Harrison  
CHICAGO ILLINOIS 60604  
PH 312.321.1000  
FAX 312.321.1001  
WWW.LAM-ARCHITECTS.COM

ARCHITECT'S STATEMENT  
I, the undersigned, being a duly licensed architect under the laws of the State of Illinois, do hereby certify that the above is a true and correct copy of the original design and specification as submitted to and approved by the City of Chicago for the purpose of obtaining a building permit for the construction of the above described building.

DATE: 10/10/2011  
BY: [Signature]

No.	Description	Date

1201 West Harrison  
CHICAGO ILLINOIS

West Elevation

A007