



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-2224
Type: Ordinance **Status:** Passed
File created: 3/29/2017 **In control:** City Council
Final action: 5/24/2017

Title: Zoning Reclassification Map No. 2-G at 1201-1235 W Harrison St and 600-610 S Racine Ave - App No. 19176T1

Sponsors: Misc. Transmittal

Indexes: Map No. 2-G

Attachments: 1. O2017-2224 (V1).pdf, 2. O2017-2224.pdf

Date	Ver.	Action By	Action	Result
5/24/2017		City Council	Passed	Pass
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/9/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/29/2017	1	City Council	Referred	

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ORDINANCE " ^!^!7

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.

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

Building Height: 48 feet

*17-10-0207-A

*17-13-0303-C(2)- Plans Attached.

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