



City of Chicago



SO2019-1381

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 213-221 N Racine Ave - App No. 19978T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No.1-G in the area bounded by

the alley next south of and parallel to West Fulton Market; the alley next east of and parallel to North Racine Avenue; the alley next north of and parallel to West Lake Street; and North Racine Avenue,

to those of a DX-5 Downtown Mixed-Use 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: 213-221 North Racine Avenue

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17-13-0303-C (1) Narrative Zoning Analysis - *SUBSTITUTE NARRATIVE AND PLANS*
213-221 North Racine Avenue, Chicago, Illinois

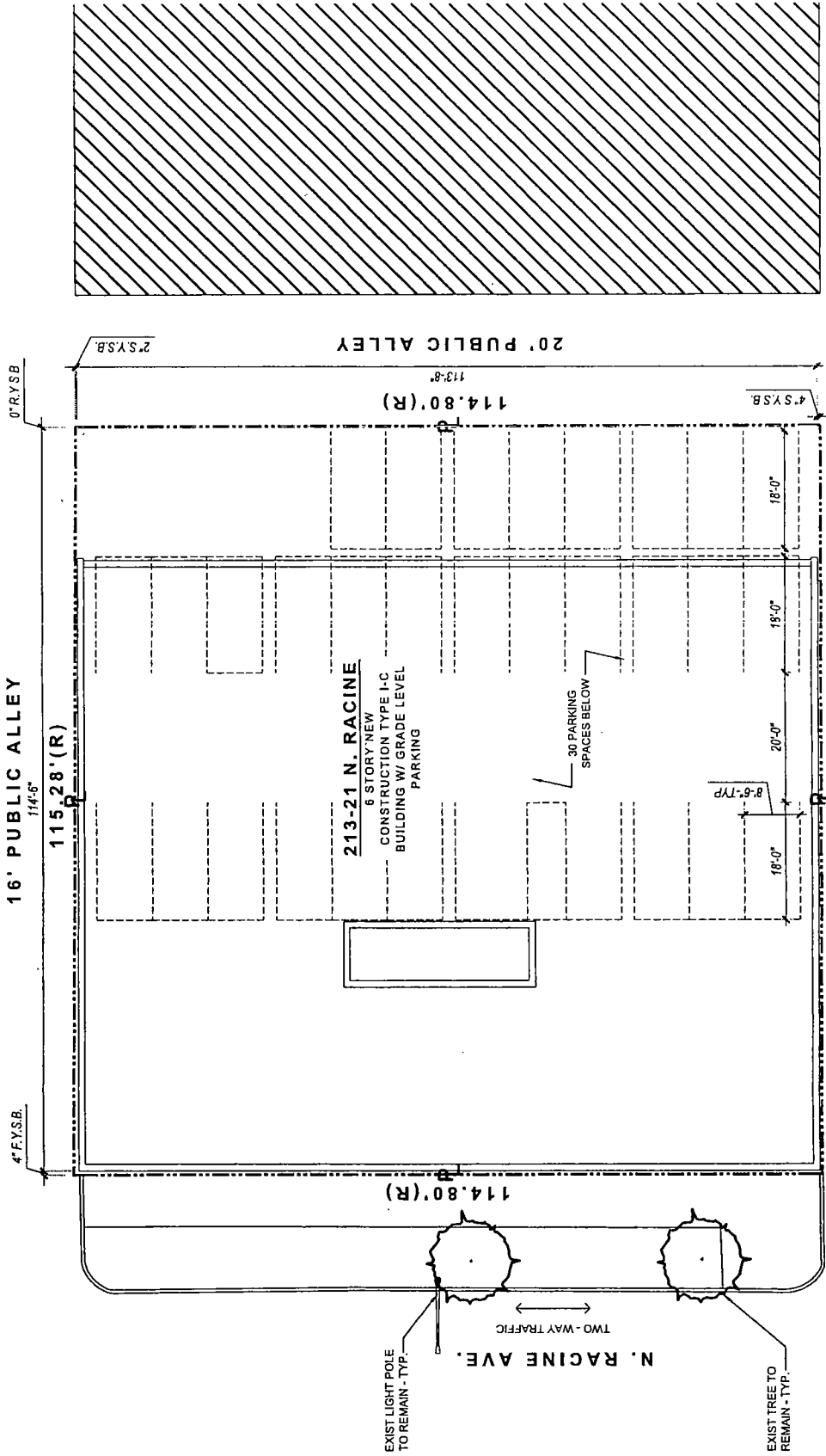
Proposed Zoning: DX-5 Downtown Mixed-Use District

Lot Area: 13,229.5 square feet

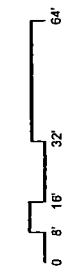
Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new six-story office building, at the subject site. The existing three-story (*non-conforming*) mixed-use building will be razed. The new proposed building will feature a lobby – at grade level, as well as interior (garage) parking for thirty (30) vehicles and a room for bicycle storage. The 2nd thru 6th Floors will contain leasable office suites. The new proposed building will also feature a roof deck, for the exclusive and private use of the respective tenants, which will be accessible via an elevator; contained within a small enclosure. The new proposed building will be masonry, steel and glass in construction and measure 78 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 66,715 square feet (5.04 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): NO dwelling units proposed
- (C) The amount of off-street parking: 30 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet-4 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-2 inches
 - South: 0 feet-4 inches
- (E) Building Height:
 - 78 feet-0 inches (ceiling of 6th Floor)
 - 88 feet-0 inches (ceiling of rooftop access structure)

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INFORMATION TAKEN FROM
 SURVEY BY: STUJNICKA AND ASSOC
 DATE: 11/14/2018
 ORDER #: 18-11-74



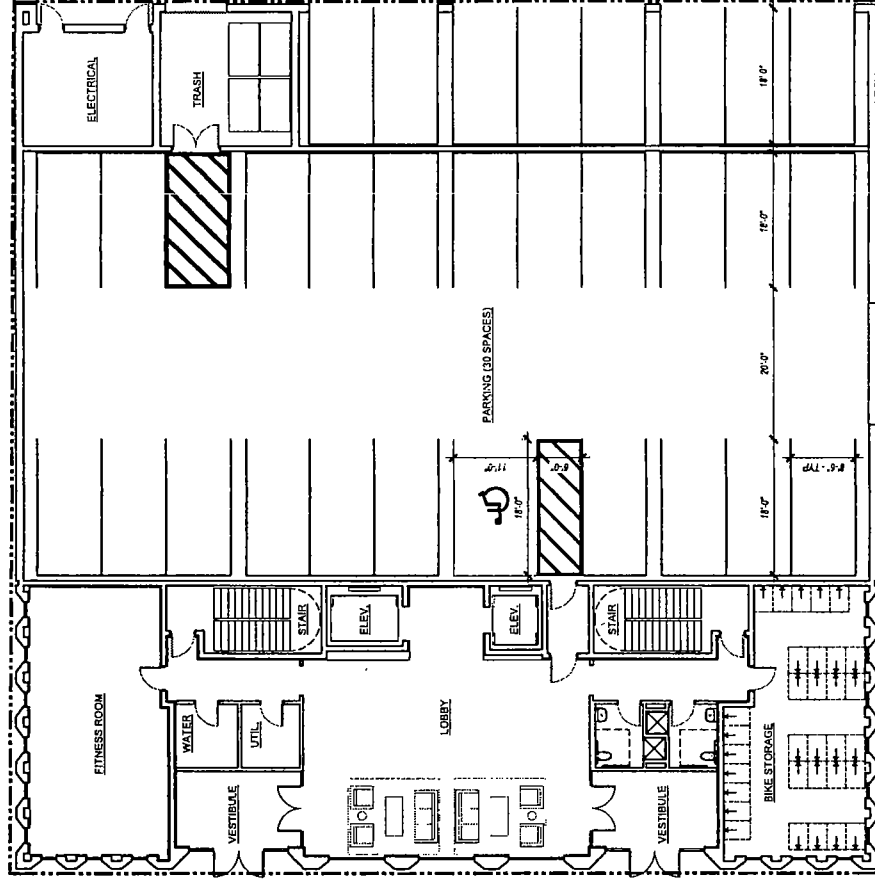
1 SITE PLAN
 SCALE: 1/32" = 1'-0"

213-21 N. RACINE AVE.
 CHICAGO, ILLINOIS 60607

ARCHITECTS - PLANNERS
 STUJNICKA AND ASSOCIATES
 1140 N. LAUREL ST. CHICAGO, IL 60610
 TEL: 312.467.1100 FAX: 312.467.1101

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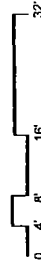
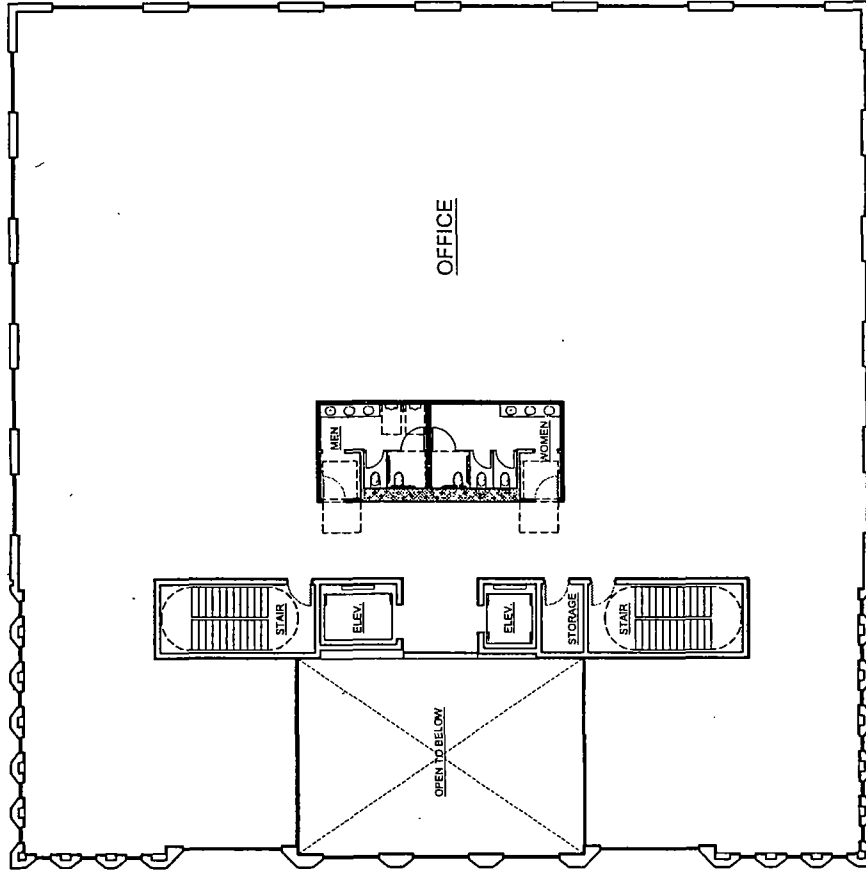


1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

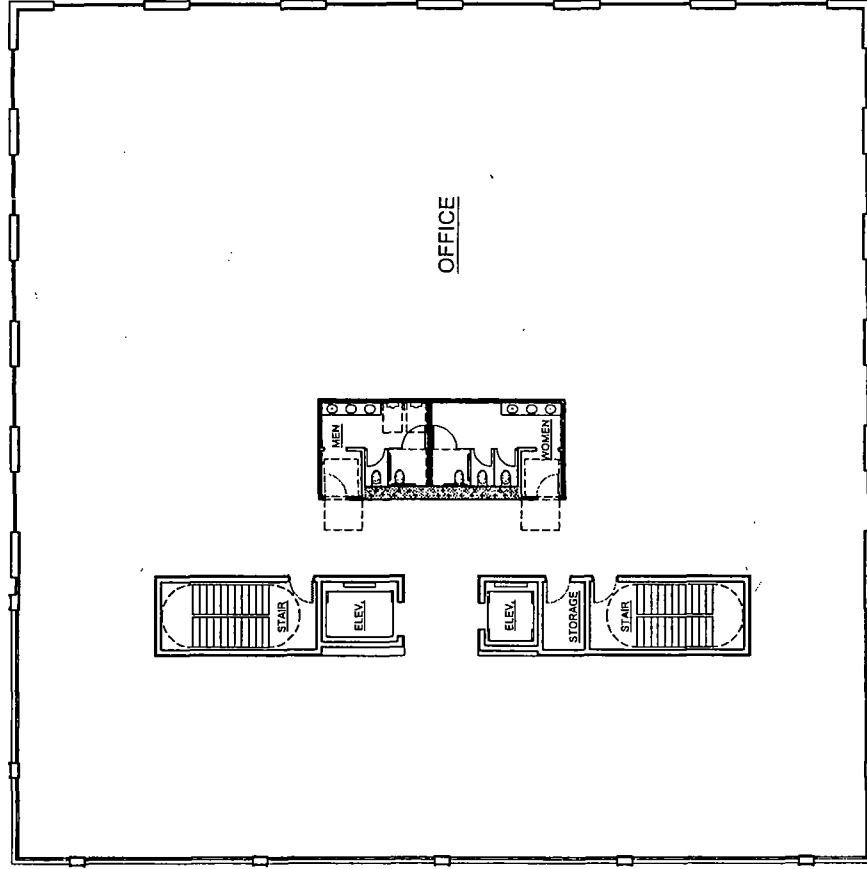
213-21 N. RACINE AVE.
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VERSION
A1.0

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CHICAGO, IL 60610

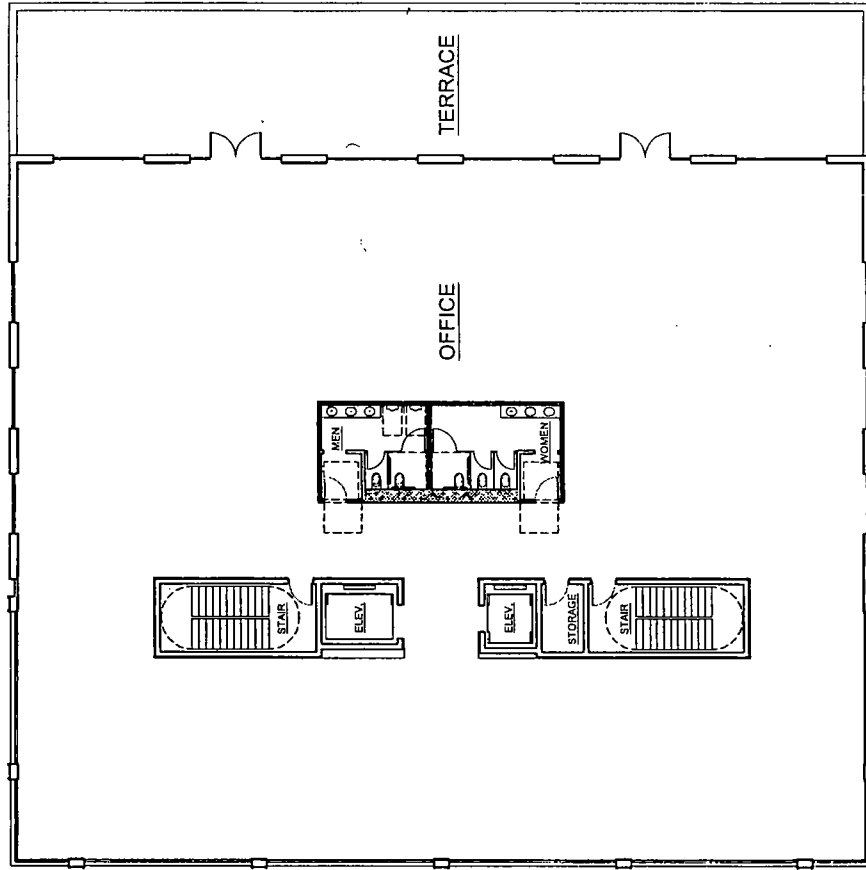


1 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 3RD-5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

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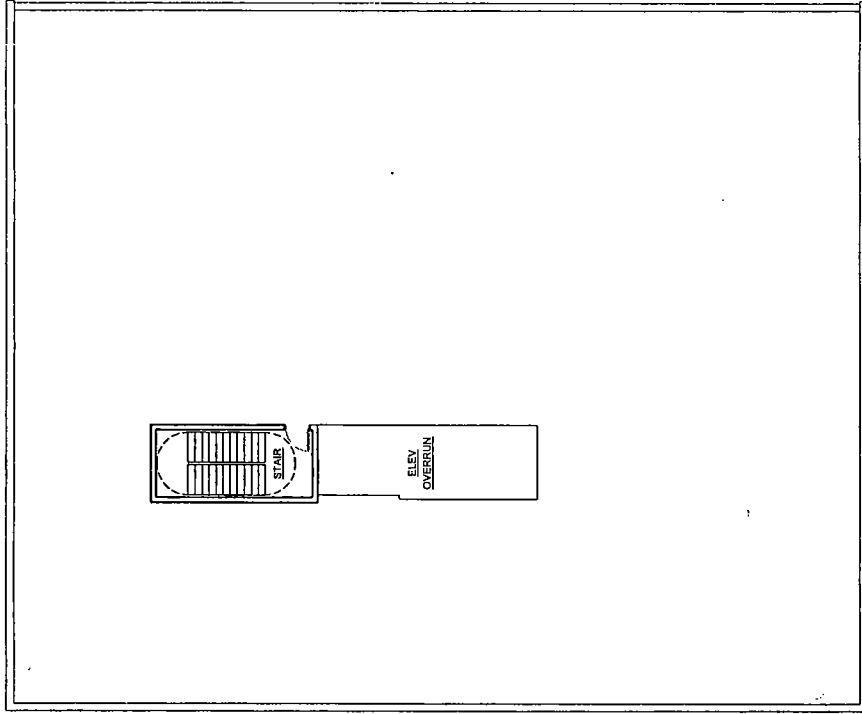
1 6TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

213-21 N. RACINE AVE.
CHICAGO, ILLINOIS 60607

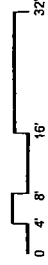
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VERSION **A1.3**

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1 ROOF PLAN
SCALE: 1/16" = 1'-0"

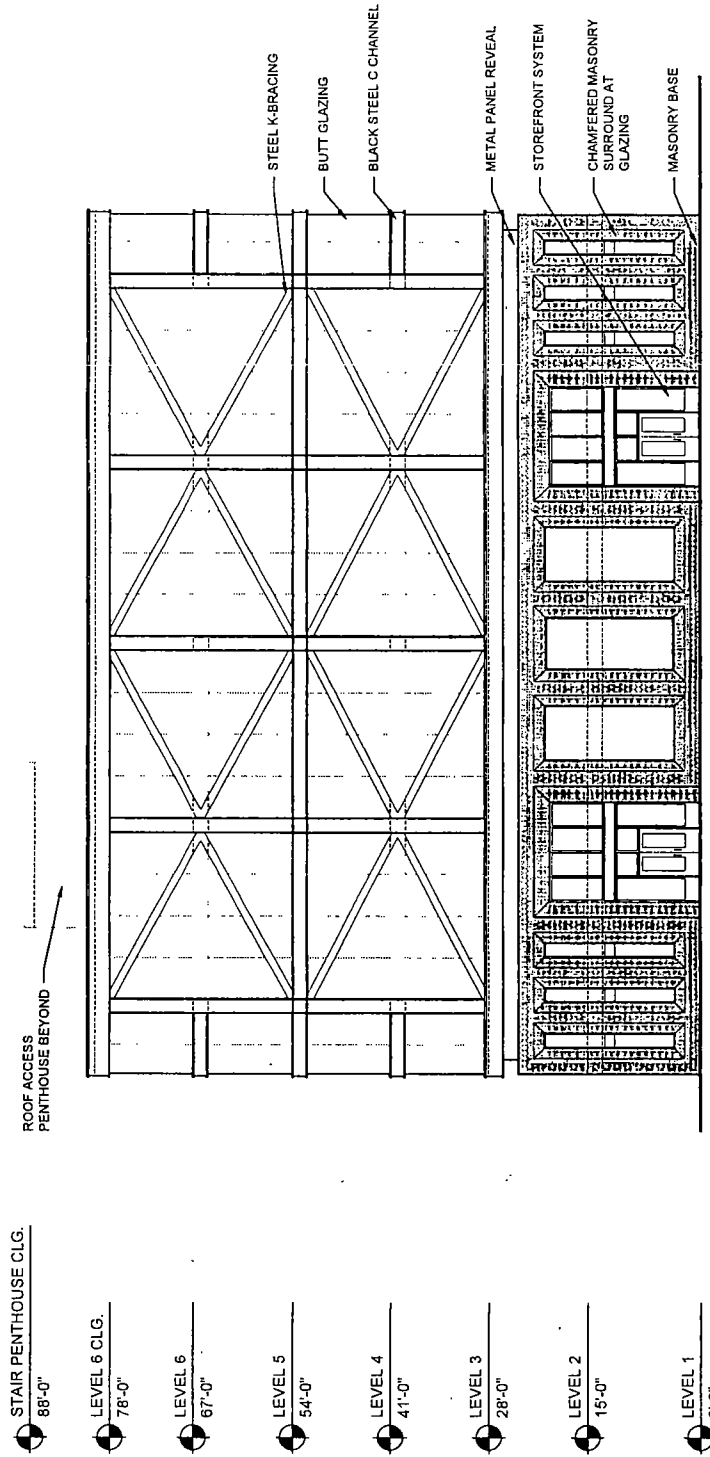


213-21 N. RACINE AVE.
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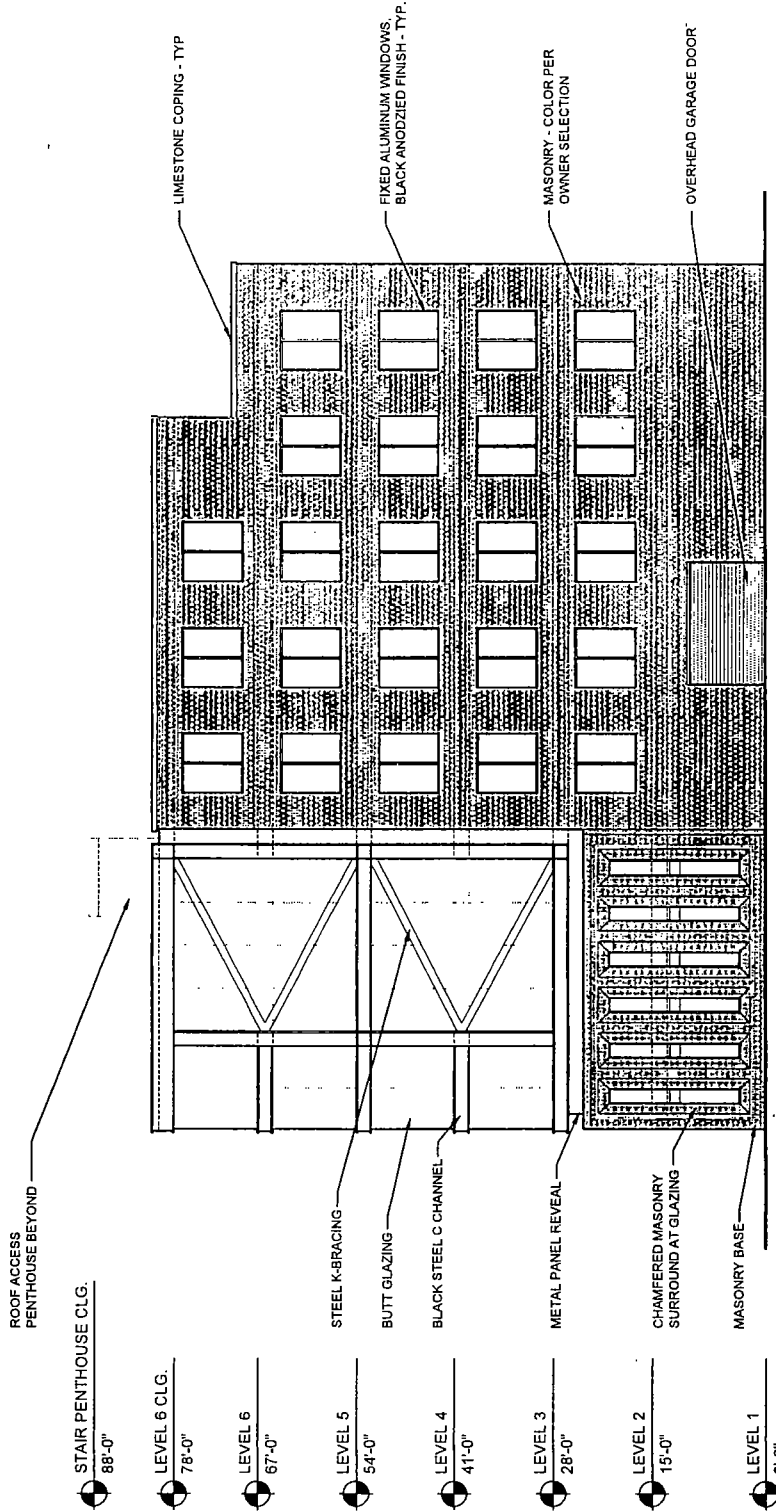
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1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

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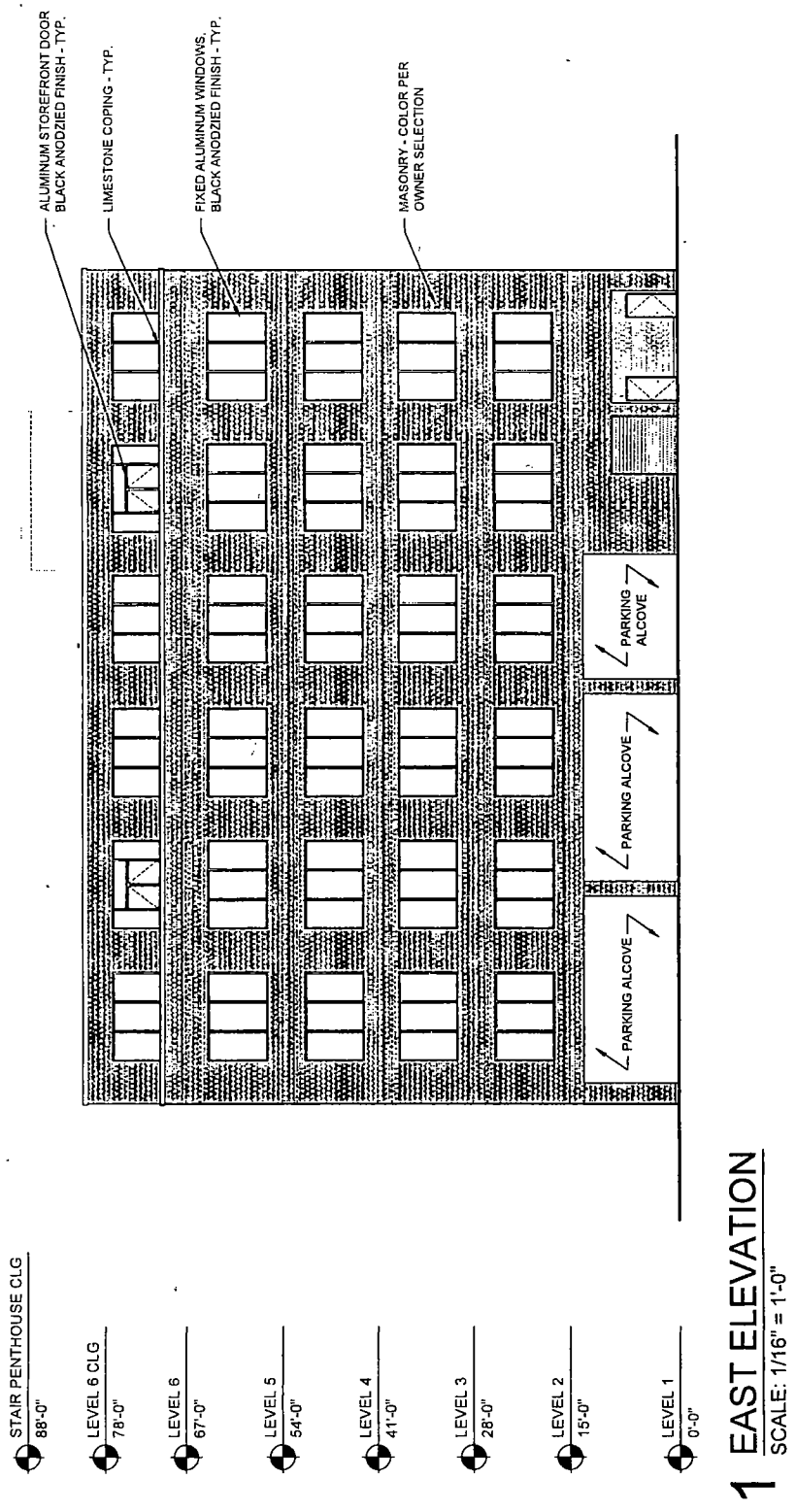
1 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

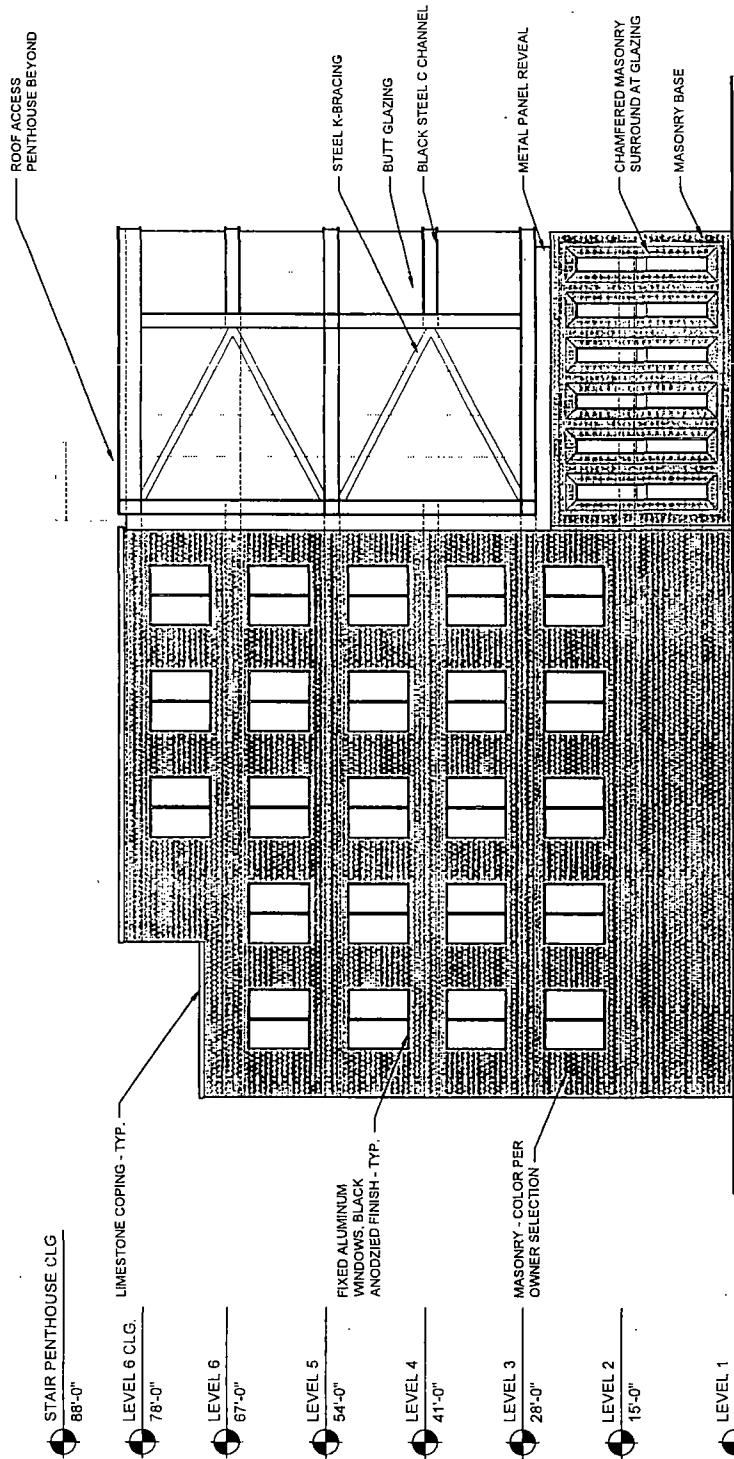
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VERSION A2.1

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1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"