



# Office of the City Clerk

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## Legislation Text

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File #: SO2019-1381, Version: 1

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# Final for Publication

## 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 CI-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.

213-221 North Racine Avenue

# Final for Publication

*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 2<sup>nd</sup> thru 6<sup>th</sup> 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 6<sup>th</sup> Floor)
  - 88 feet-0 inches (ceiling of rooftop access structure)

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