

159-67 North Racine Avenue  
Type I Zoning Map Amendment  
Narrative and Plans

Narrative

The Applicant, 167 Racine LLC, is proposing a Type 1 Zoning Map Amendment from a Cl-2 Neighborhood Commercial District to a DX-5 Downtown Mixed-Used District. The property is improved with a 4 1/2-story, approximately 45,354 square foot building occupied by office tenants. The Applicant proposes a 2-story, approximately 11,364 square foot, upper level addition, which will contain eight (8) dwelling units. The overall height of the building will be 78'-8".

The site is transit served location, approximately 1,284 feet from the Morgan Street Station of the CTA Green Line. Pursuant to Sec. 17-3-0308-B, the parking requirement will be 4 parking spaces. The Applicant will seek an Administrative Adjustment to reduce the number of required parking spaces to 0.

Proposed Zoning:

Cl-2 Neighborhood Commercial District to  
DX-5 Downtown Mixed-Used District.

1) Floor Area and Floor Area Ratio

- |                        |                |
|------------------------|----------------|
| a) Lot Area            | 11,600 Sq. Ft. |
| b) Total building area | 56,718 Sq. Ft. |
| c) FAR                 | 4.89           |

2) Density (lot area per dwelling unit) 1,450 Sq. Ft.

3) Amount of off-street parking 0 pursuant to Sec. 17-3-0308-B

4) Setbacks  
Front: 0'-0" Existing  
Side: 0'-0" Existing  
Rear: 0'-0" Existing. Applicant will seek a variation to reduce the setback to zero.

5) Building height 78'-8"

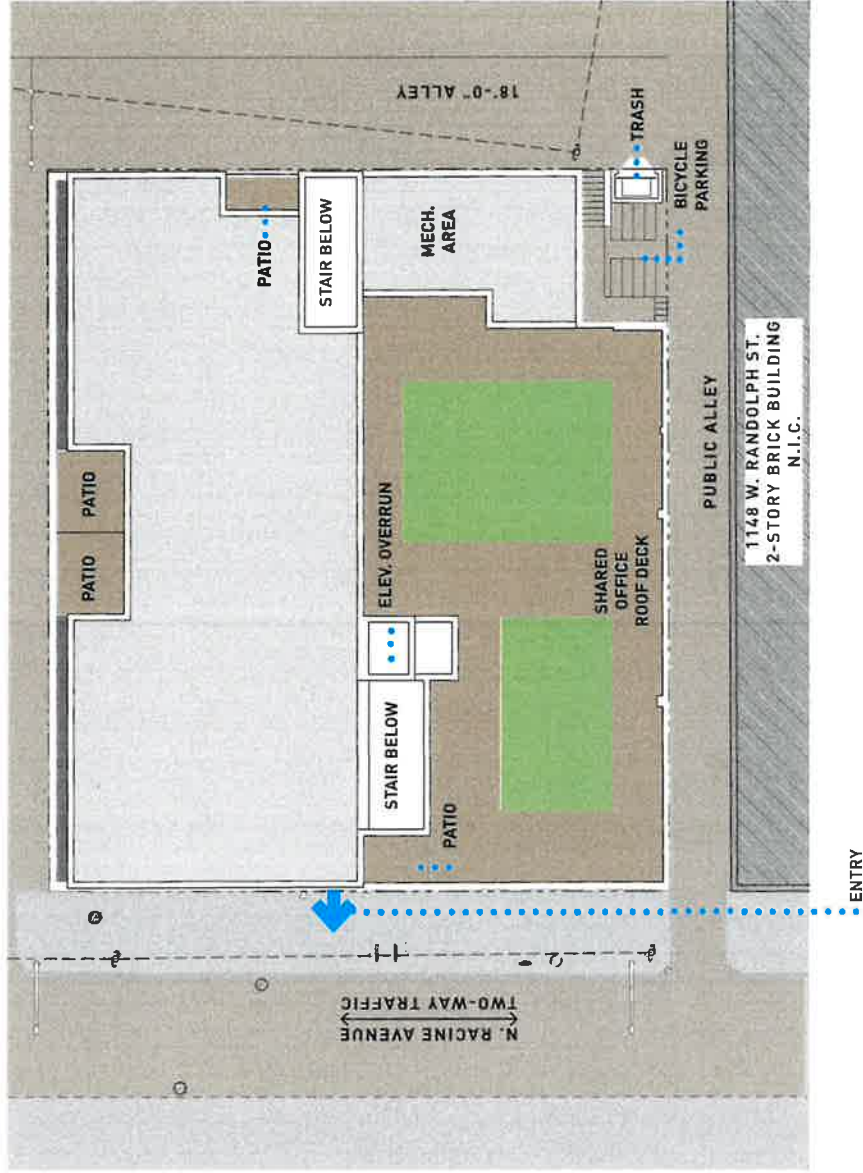
## ZONING ANALYSIS

	ALLOWABLE IN EXIST. ZONING DISTRICT	ALLOWABLE	PROPOSED
District:	C1-7	DX-5	DX-5
TSL (yes/no):	YES	Yes	Yes
Floor area ratio:	2.7	5.0	4.89
Maximum buildable area:	25,520 Sq. Ft.	56,000 Sq. Ft.	56,718 Sq. Ft.
Min. commercial space area:	2,320 Sq. Ft.	N/A	N/A
Min. lot area per unit:	1,000 Sq. Ft.	200 Sq. Ft.	1,450 Sq. Ft.
Maximum number of units:	11 D.U.	58 D.U.	8 D.U.
Maximum number of eff. units:	2 Units	N/A	N/A
Maximum Building Height:	50'-0"	N/A	78'-8"
Front Yard Setback:	N/R	N/R	0'-0" Existing
Side Yard Setback:	N/R	N/R	0'-0" Existing
Rear Yard Setback:	30' @ Residential	30' @ Residential	Variation
Rear Yard Open Space:	N/R	36 Sq. Ft. / DU	62 Sq. Ft. Min
Off Street Parking:	47 (Includes 50% reduction)	0	0
Off Street Loading:	(1) 10' x 25'	(1) 10' x 25'	0*
Bicycle Parking:	50	8 for Residential	8

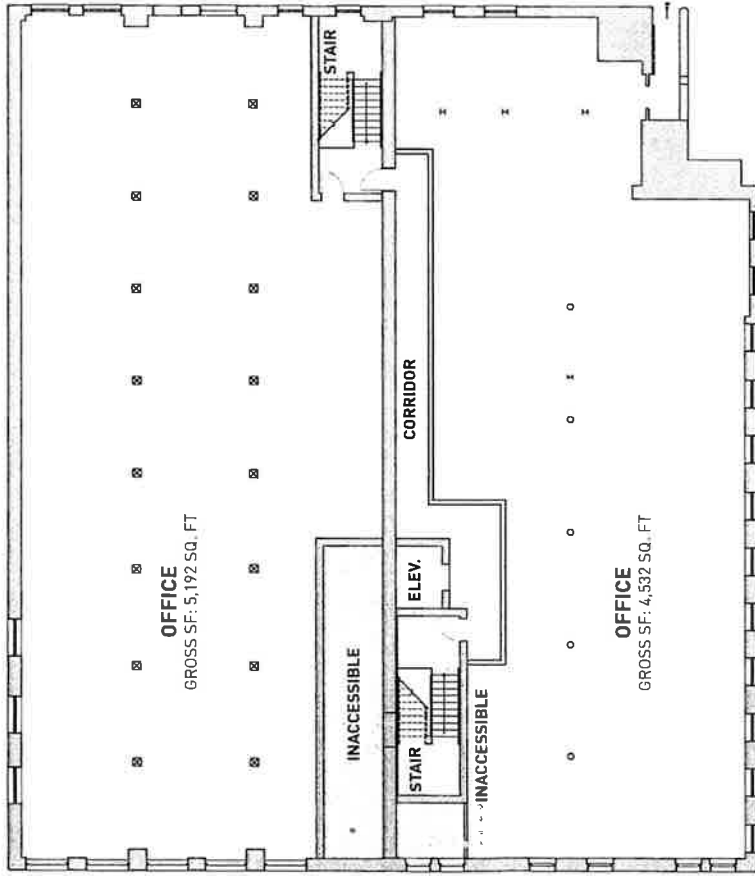
\*Zoning Entitlement



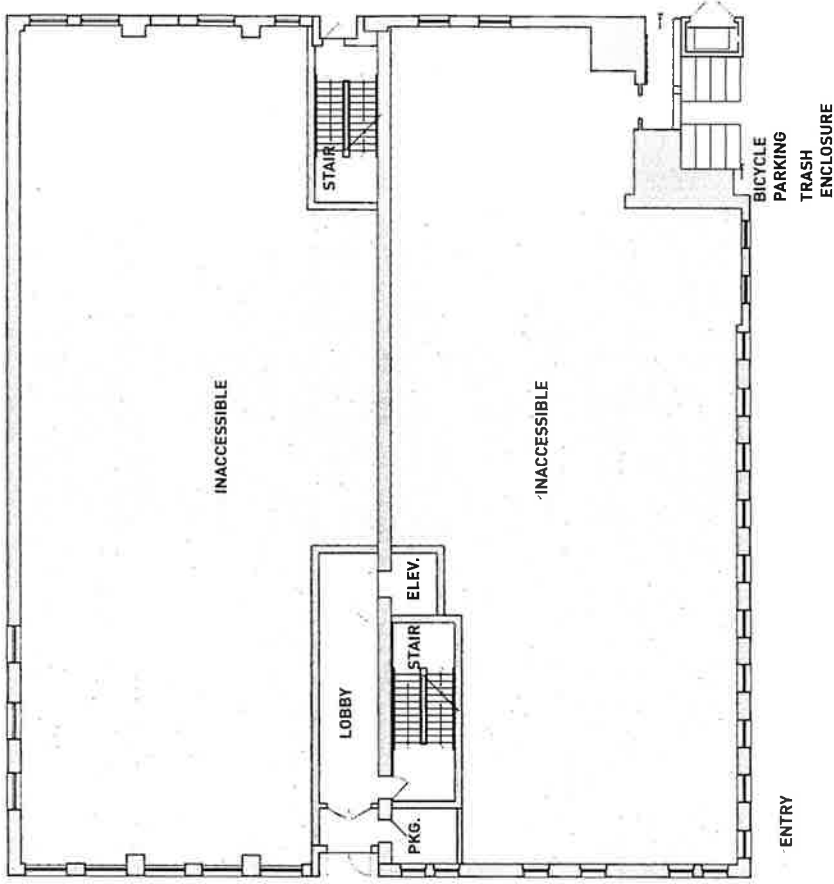
CONTEXT MAP



SITE PLAN  
SCALE: N.T.S.



**BASEMENT**  
 SCALE: N.T.S.



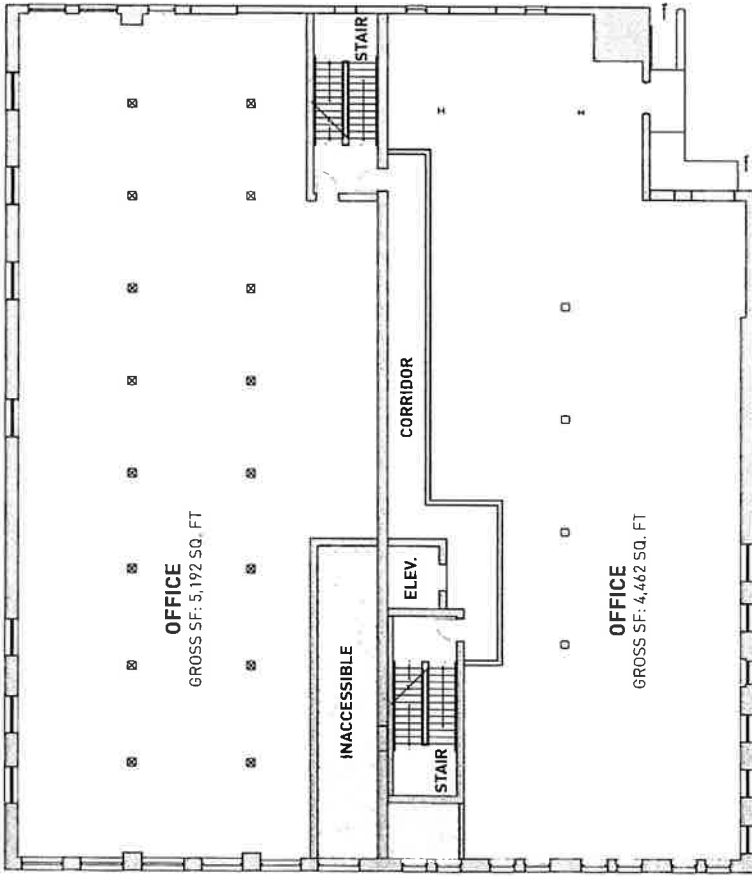
**GRADE**  
 SCALE: N.T.S.

159-67 N. RACINE  
 167 N RACINE LLC

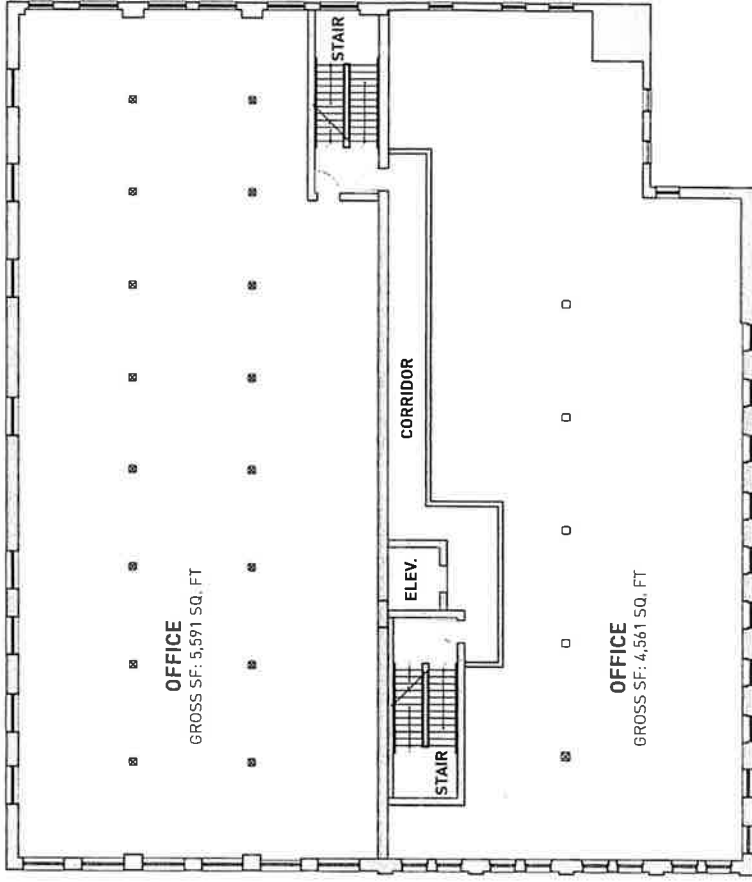
**SPACE**

FLOOR PLANS

COMMUNITY MEETING



**FIRST FLOOR**  
SCALE: N.T.S.



**SECOND FLOOR**  
SCALE: N.T.S.

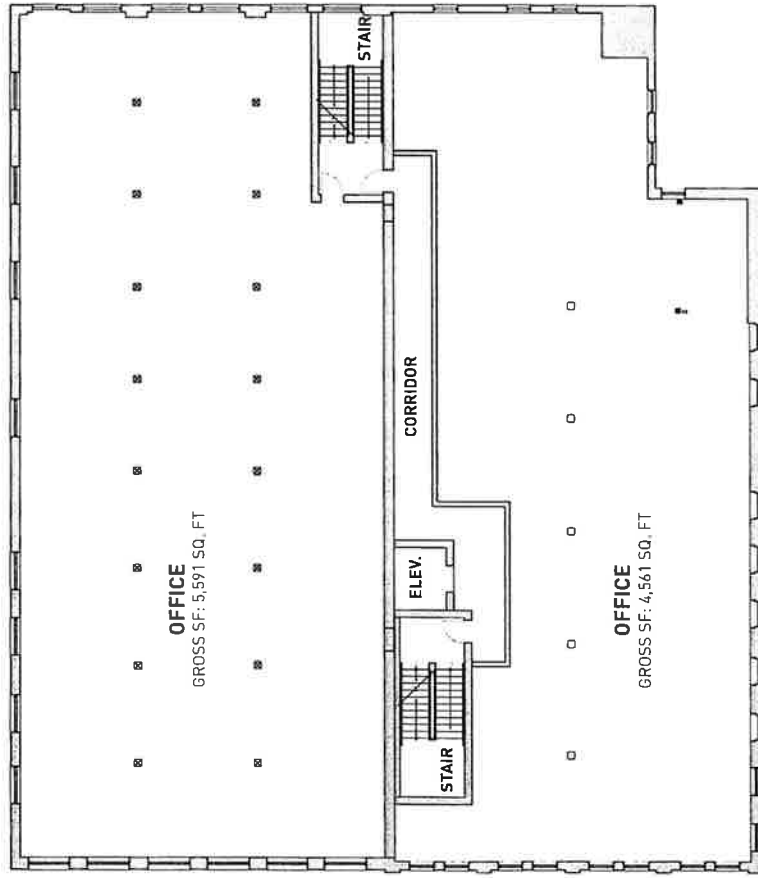
**SPACE**

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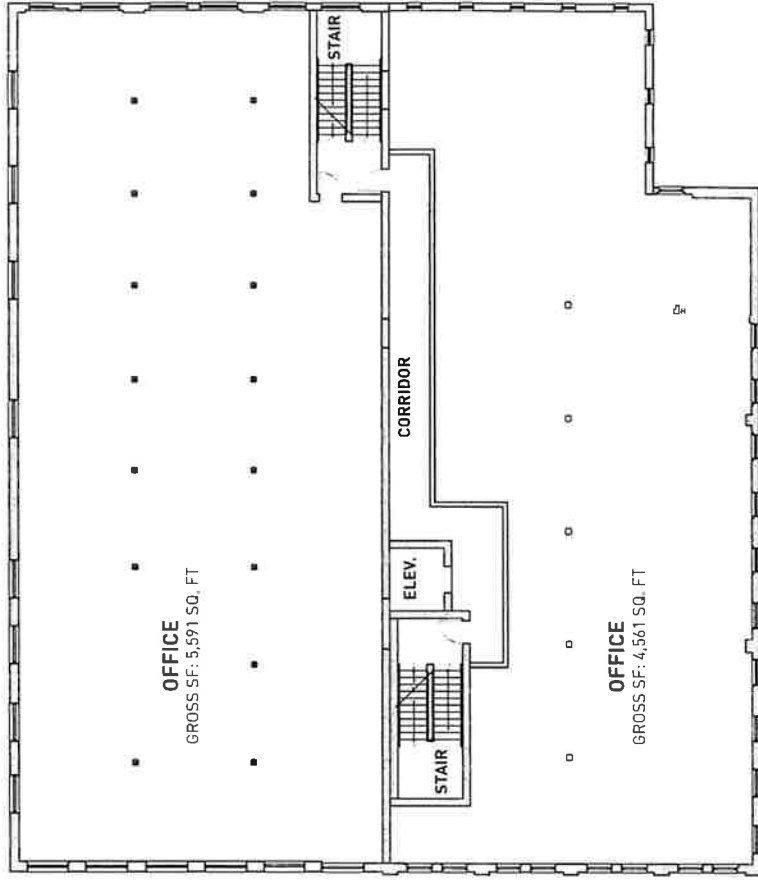
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FLOOR PLANS

COMMUNITY MEETING



**THIRD FLOOR**  
SCALE: N.T.S.



**FOURTH FLOOR**  
SCALE: N.T.S.

**SPACE**

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FLOOR PLANS

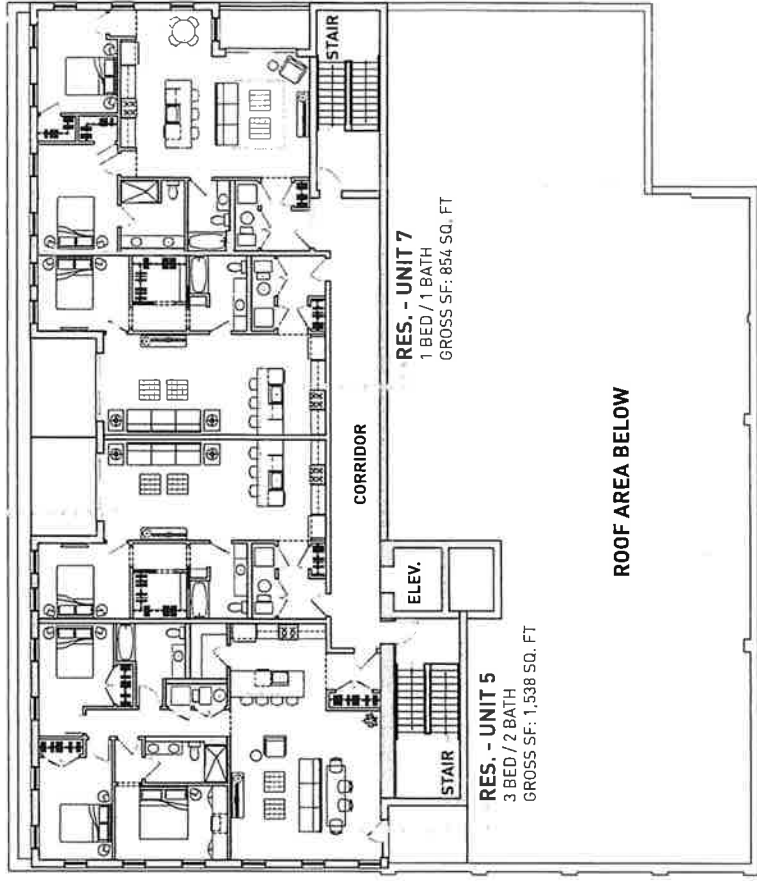
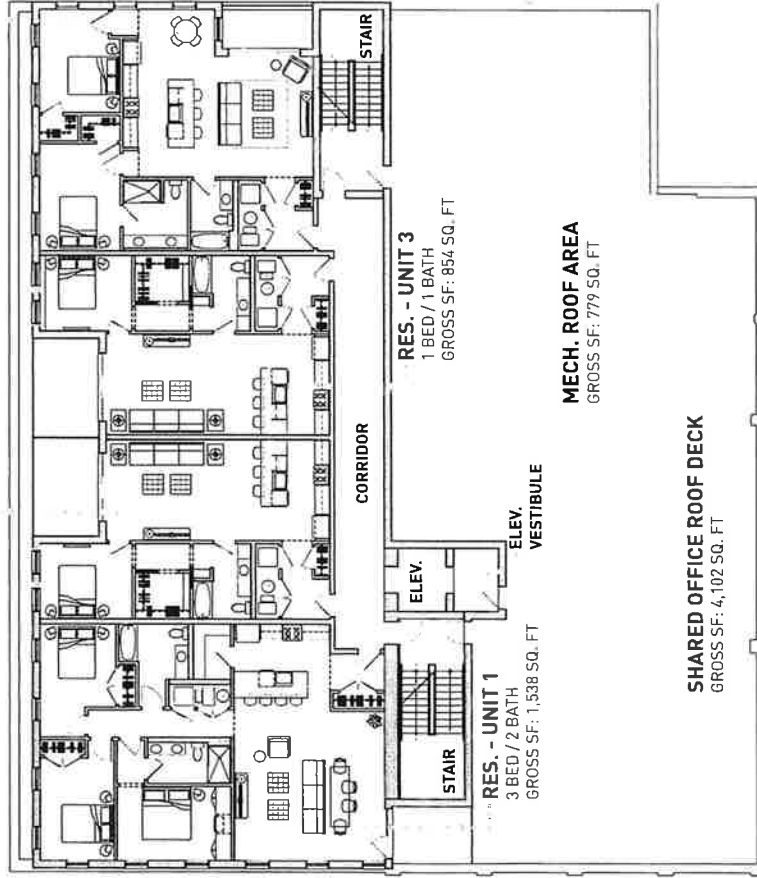
COMMUNITY MEETING

**RES. - UNIT 2**  
1 BED / 1 BATH  
GROSS SF: 854 SQ. FT

**RES. - UNIT 4**  
2 BED / 2 BATH  
GROSS SF: 1,182 SQ. FT

**RES. - UNIT 6**  
1 BED / 1 BATH  
GROSS SF: 854 SQ. FT

**RES. - UNIT 8**  
2 BED / 2 BATH  
GROSS SF: 1,182 SQ. FT



**FIFTH FLOOR**  
SCALE: N.T.S.

**SIXTH FLOOR**  
SCALE: N.T.S.

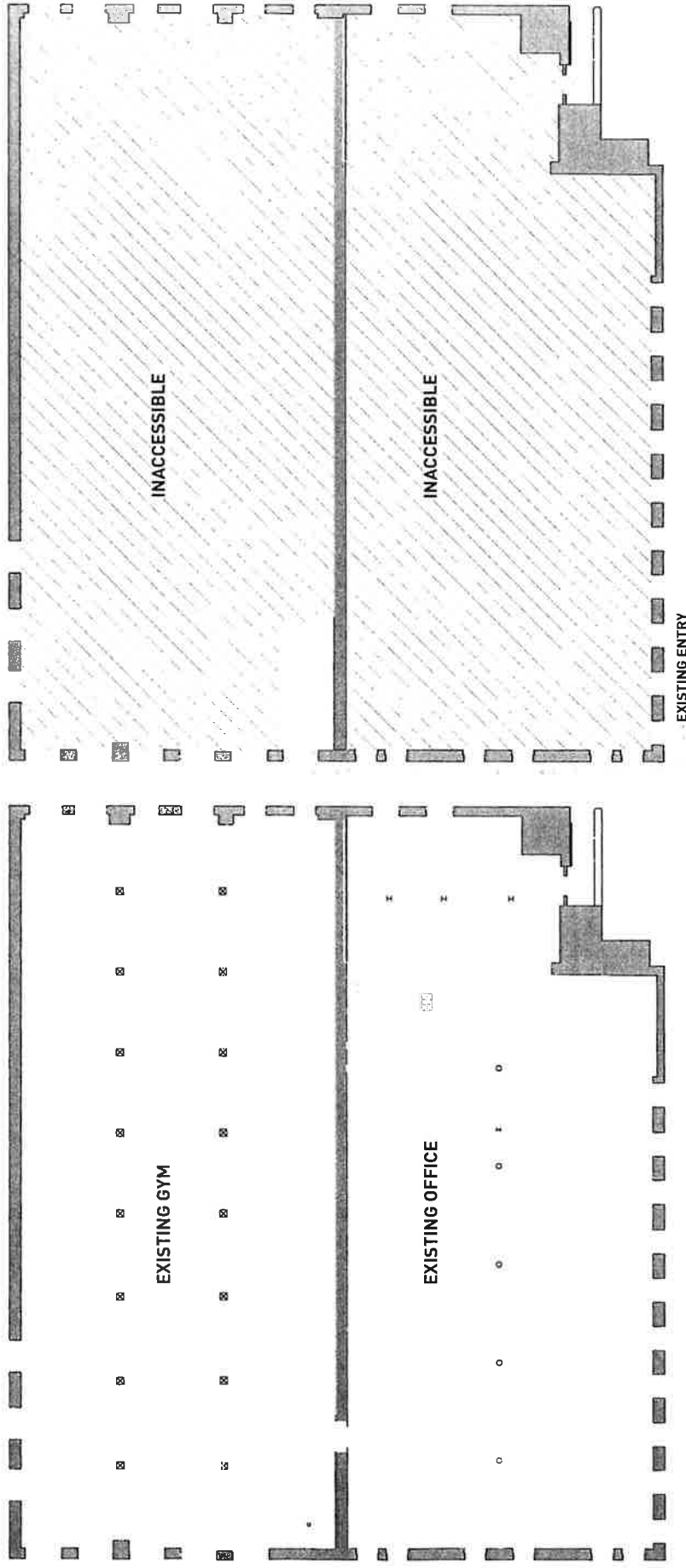
**SPACE**

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FLOOR PLANS

COMMUNITY MEETING



**EXISTING BASEMENT LEVEL**  
SCALE: N.T.S.

**EXISTING GRADE LEVEL**  
SCALE: N.T.S.

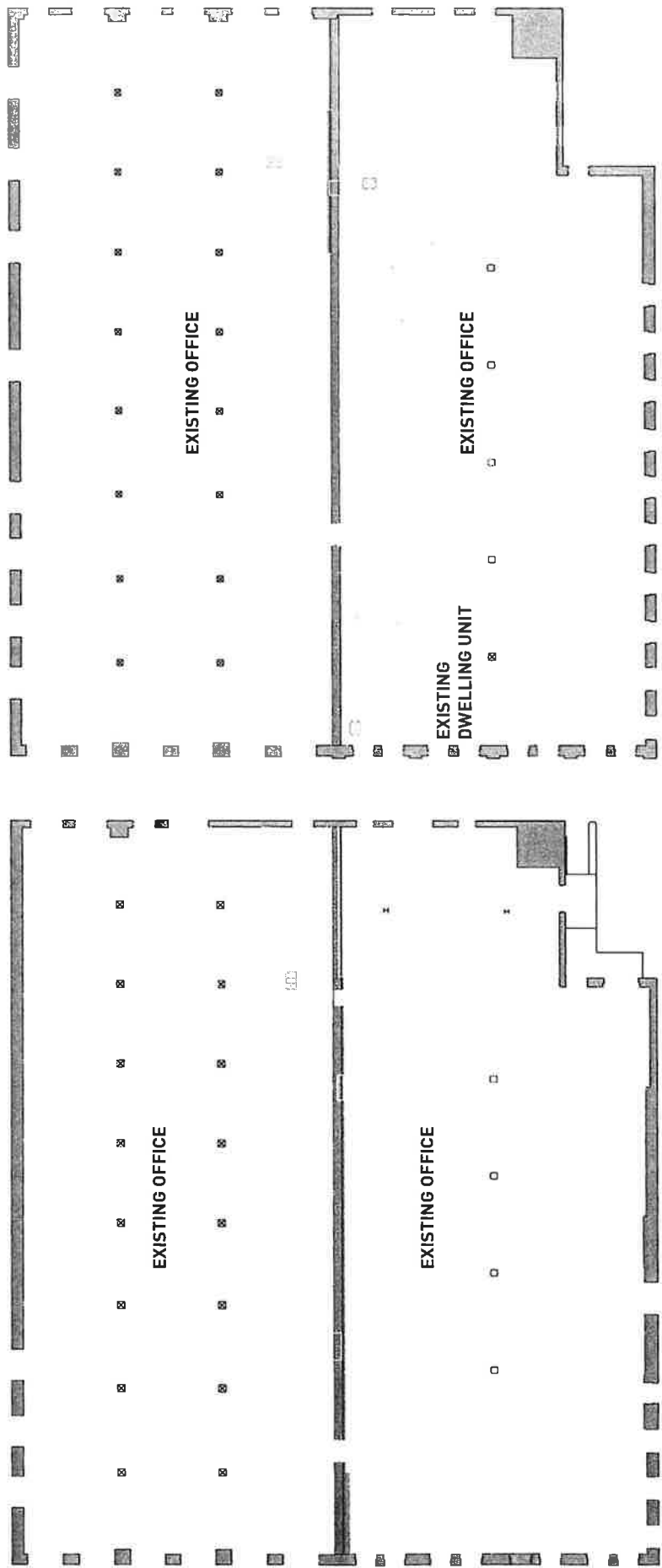
# SPACE

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FLOOR PLANS

COMMUNITY MEETING



**EXISTING 1ST FLOOR**  
SCALE: N.T.S.

**EXISTING 2ND FLOOR**  
SCALE: N.T.S.

**SPACE**

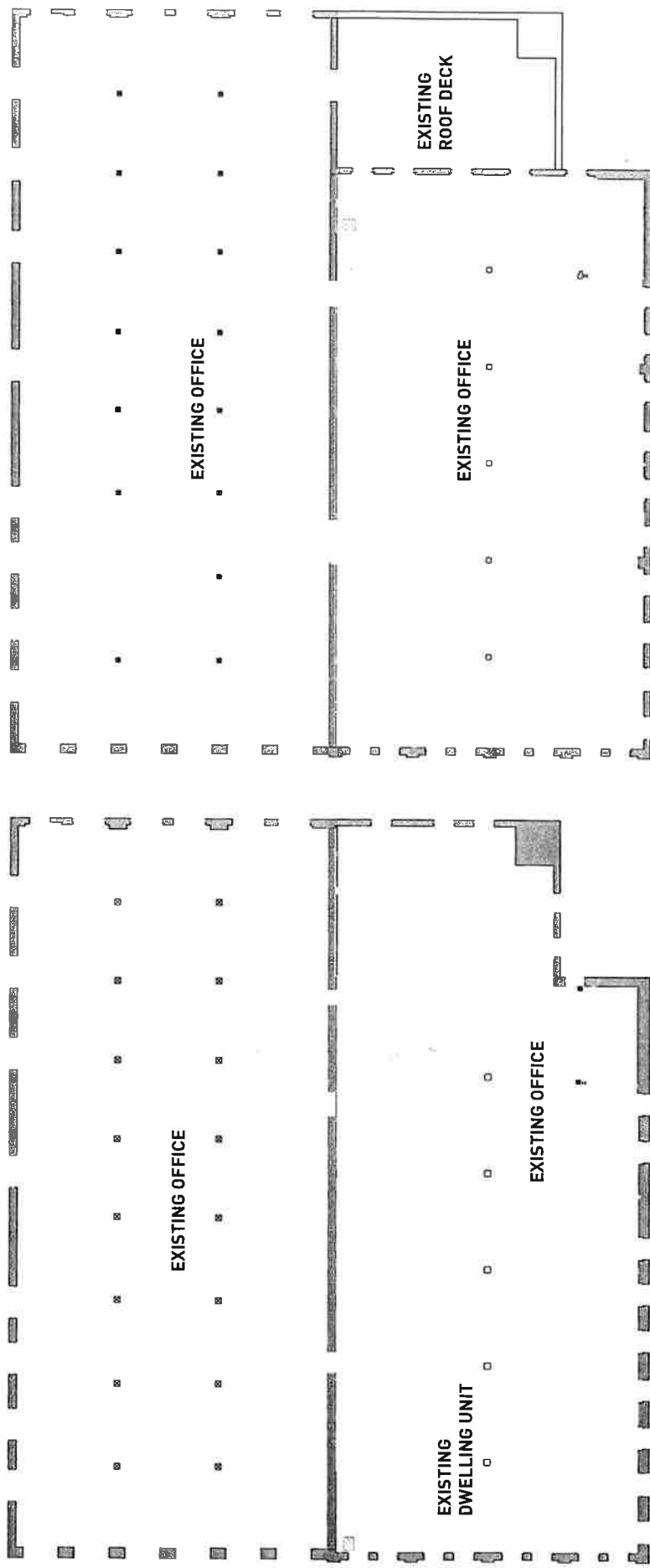
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FLOOR PLANS

COMMUNITY MEETING





**EXISTING 3RD FLOOR**  
SCALE: N.T.S.

**EXISTING 4TH FLOOR**  
SCALE: N.T.S.

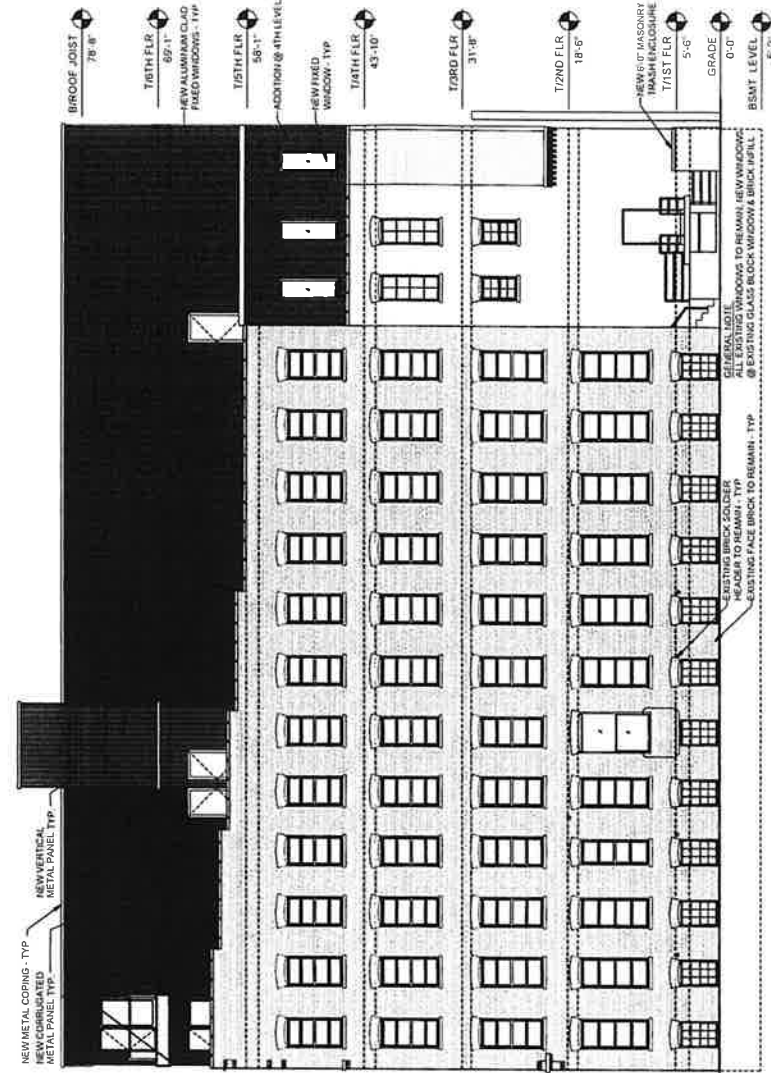
**SPACE**

159-67 N. RACINE

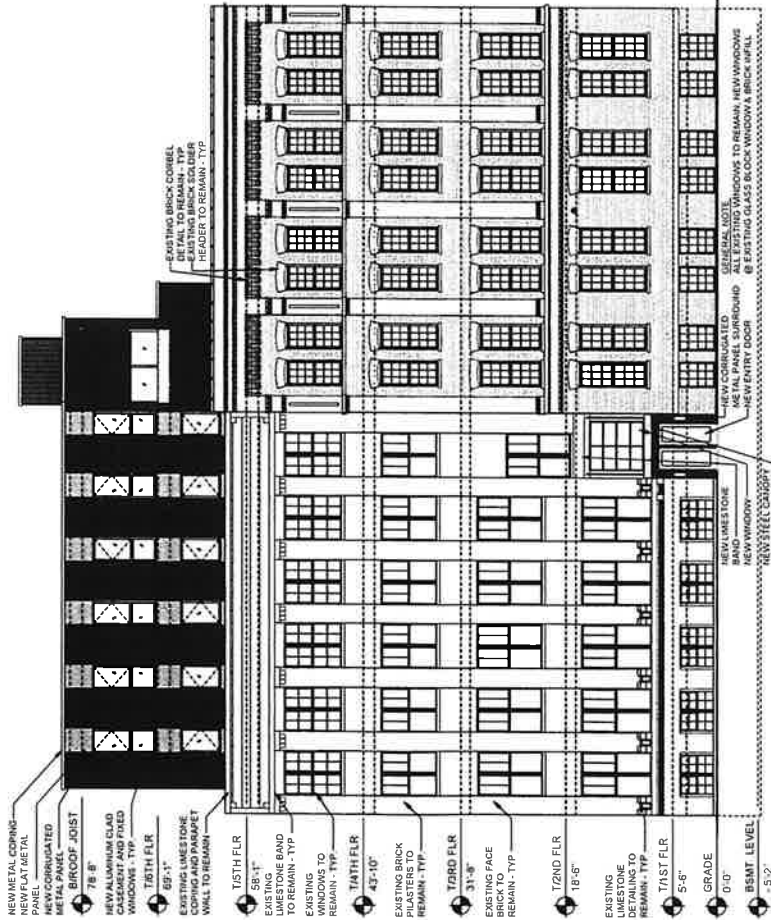
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FLOOR PLANS

COMMUNITY MEETING



**SOUTH ELEVATION**  
SCALE: N.T.S.

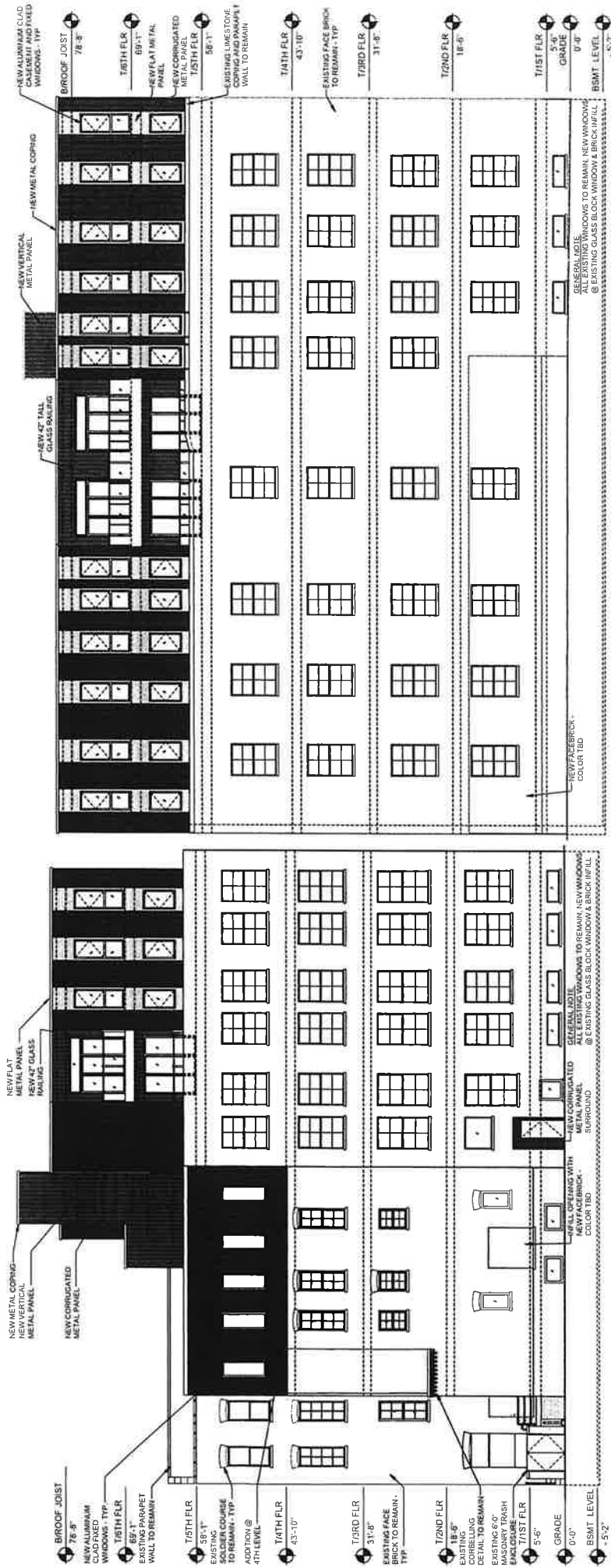


**WEST ELEVATION**  
SCALE: N.T.S.

ELEVATIONS  
COMMUNITY MEETING

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**SPACE**



**NORTH ELEVATION**  
SCALE: N.T.S.

**EAST ELEVATION**  
SCALE: N.T.S.

ELEVATIONS  
COMMUNITY MEETING

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**SPACE**