

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

Narrative

The Applicant, 167 Racine LLC, is proposing a Type I Zoning Map Amendment from a CI-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:

CI-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"

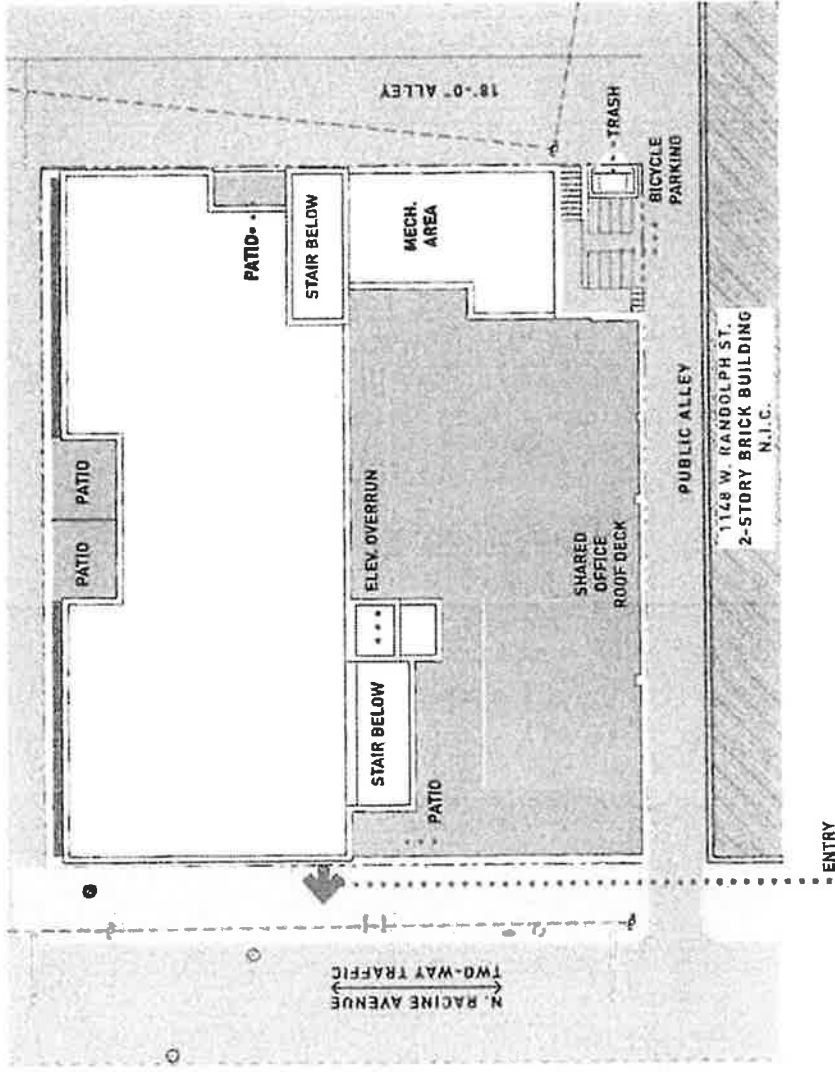
ZONING ANALYSIS

ALLOWABLE IN EXIST. ZONING DISTRICT	ALLOWABLE	PROPOSED
District: C1-2	DX-b	DX-b
TSL (yes/no): YES	Yes	Yes
Floor area ratio: 2.7	5.0	4.89
Maximum buildable area: 25,570 Sq Ft	58,000 Sq Ft	56,718 Sq Ft
Min. commercial space area: 2,370 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 DU	56 DU	8 DU
Maximum number of ell. 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: 11 10'x25'	11 10'x25'	0*
Bicycle Parking: 50	8 (at Residential)	8

*Zoning Entitlement



CONTEXT MAP

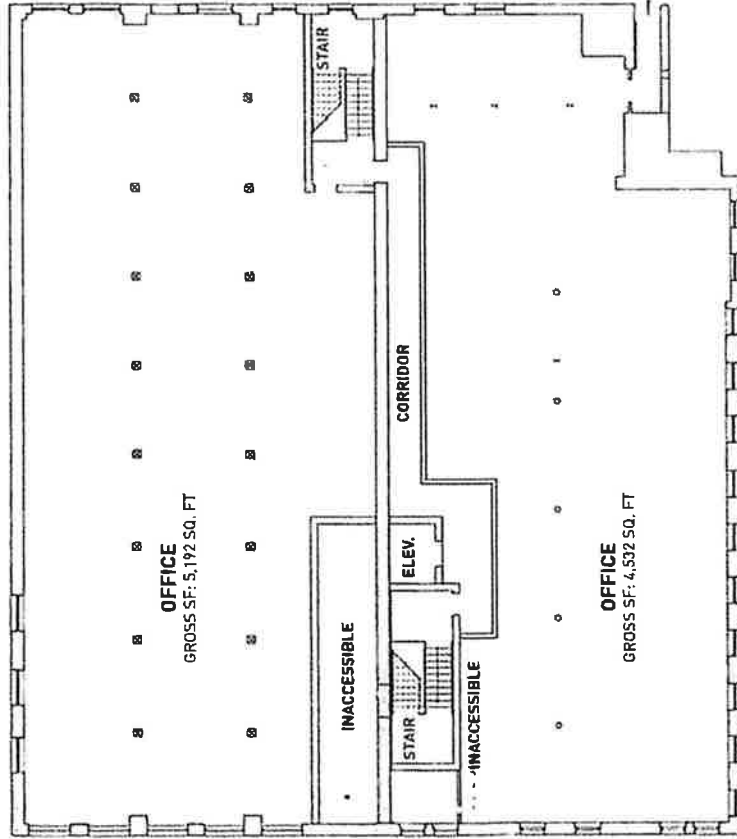


SITE PLAN
SCALE: N.T.S.

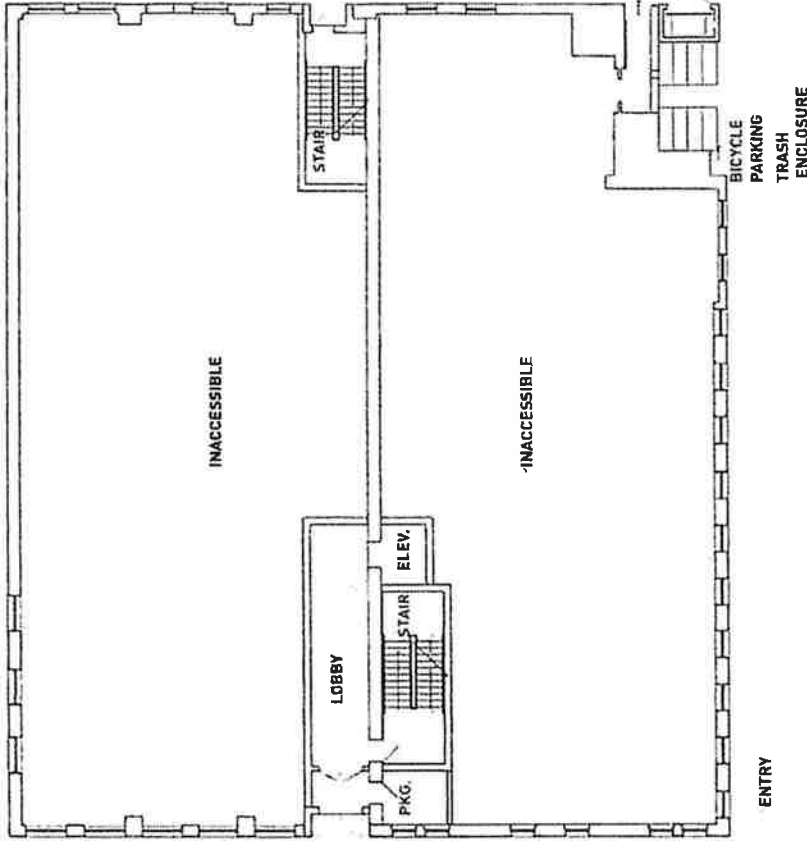
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SITE PLAN
COMMUNITY MEETING

SPACE



BASEMENT
SCALE: N.T.S.

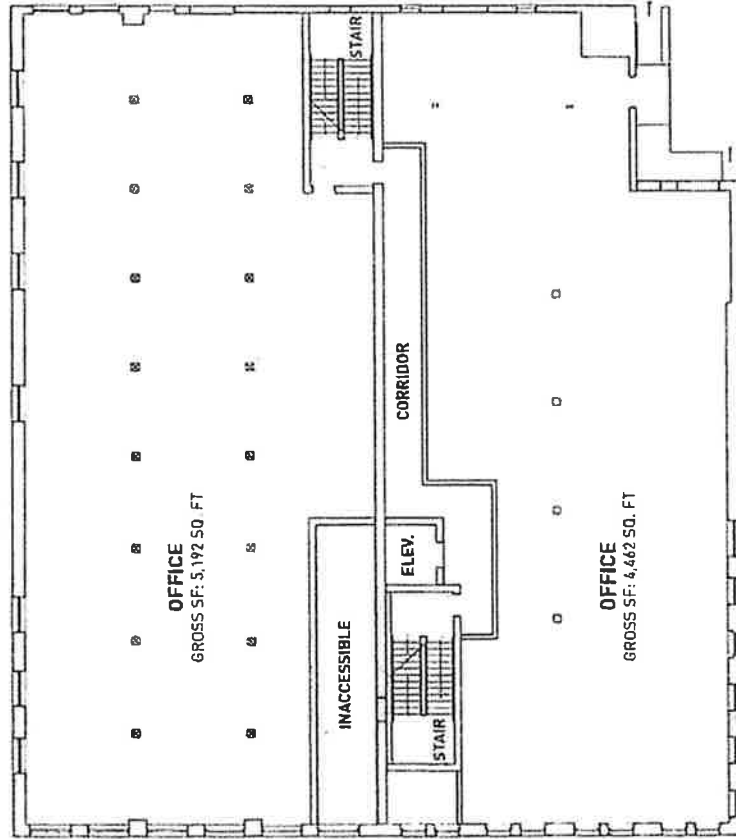


GRADE
SCALE: N.T.S.

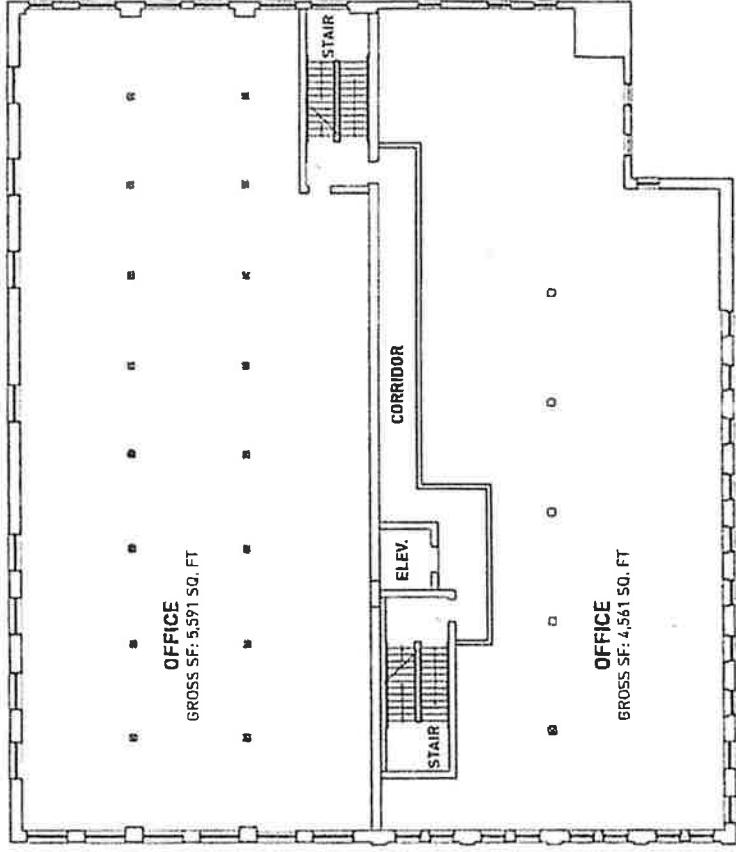
FLOOR PLANS
COMMUNITY MEETING

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FIRST FLOOR
SCALE: N.T.S.

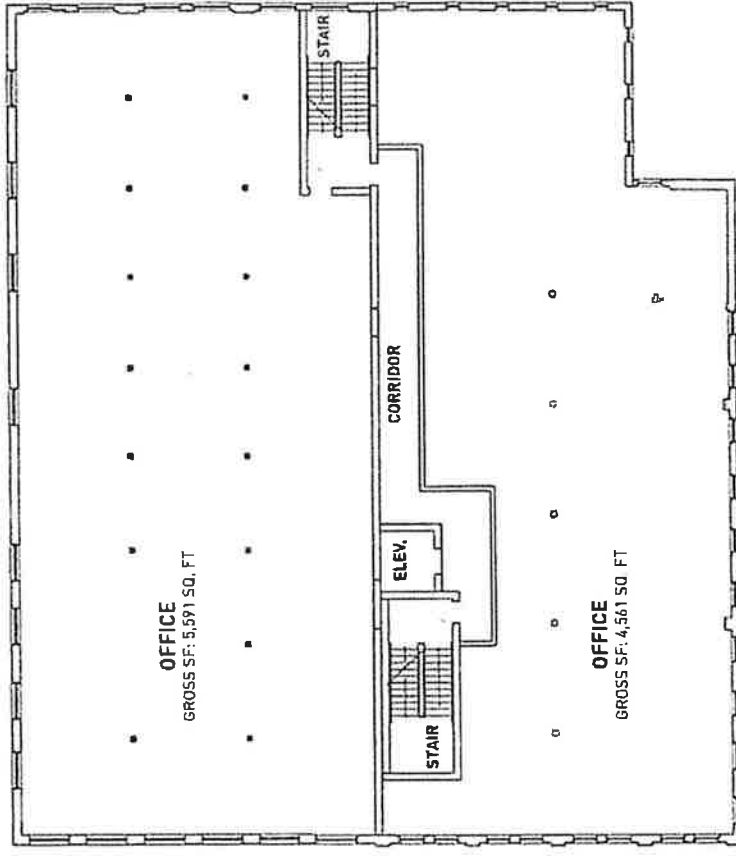


SECOND FLOOR
SCALE: N.T.S.

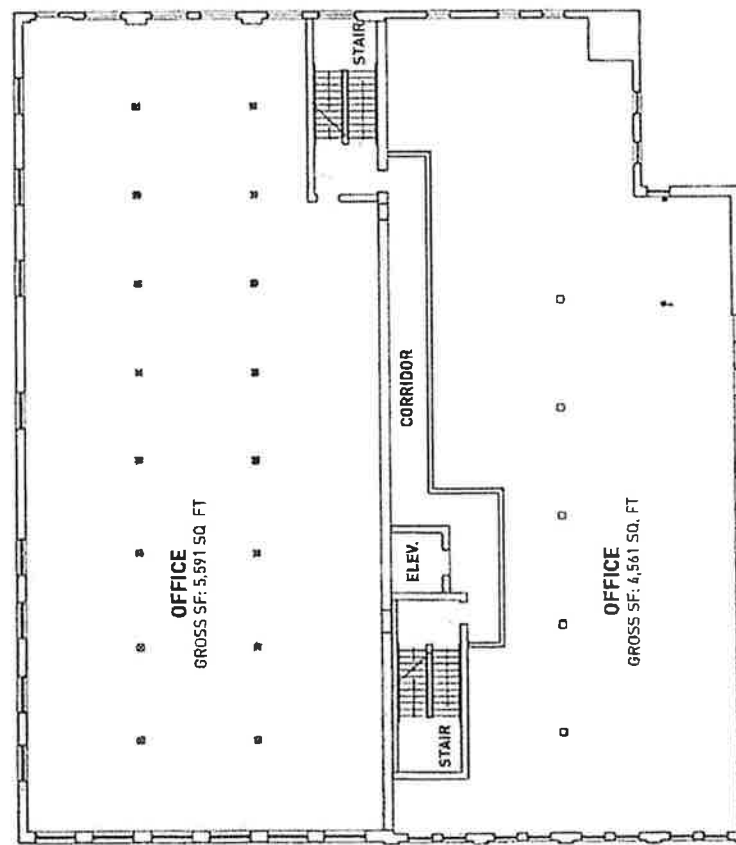
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FLOOR PLANS
COMMUNITY MEETING



FOURTH FLOOR
SCALE: N.T.S.



THIRD FLOOR
SCALE: N.T.S.

FLOOR PLANS
COMMUNITY MEETING

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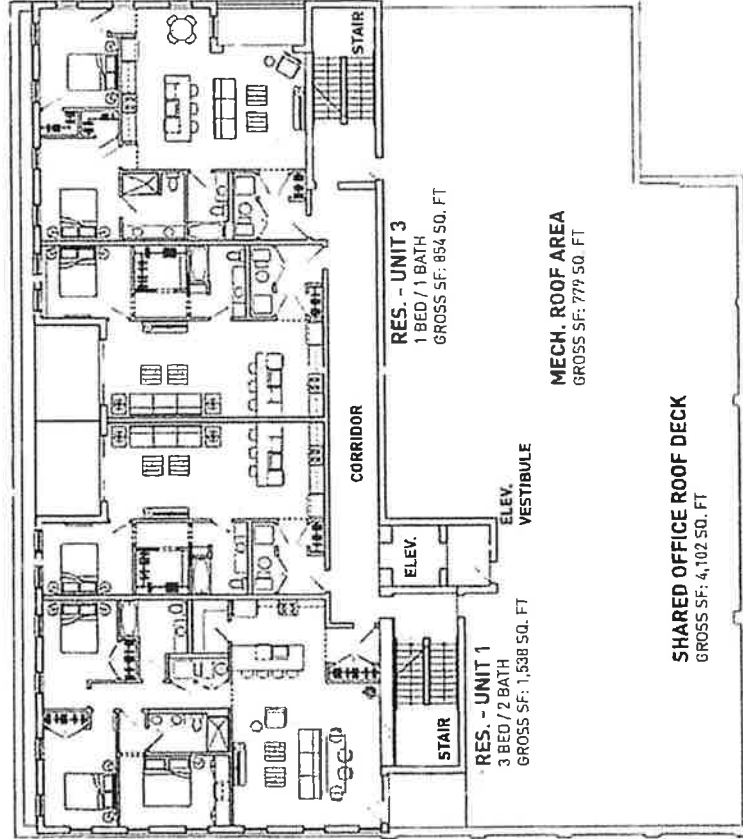
SPACE

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

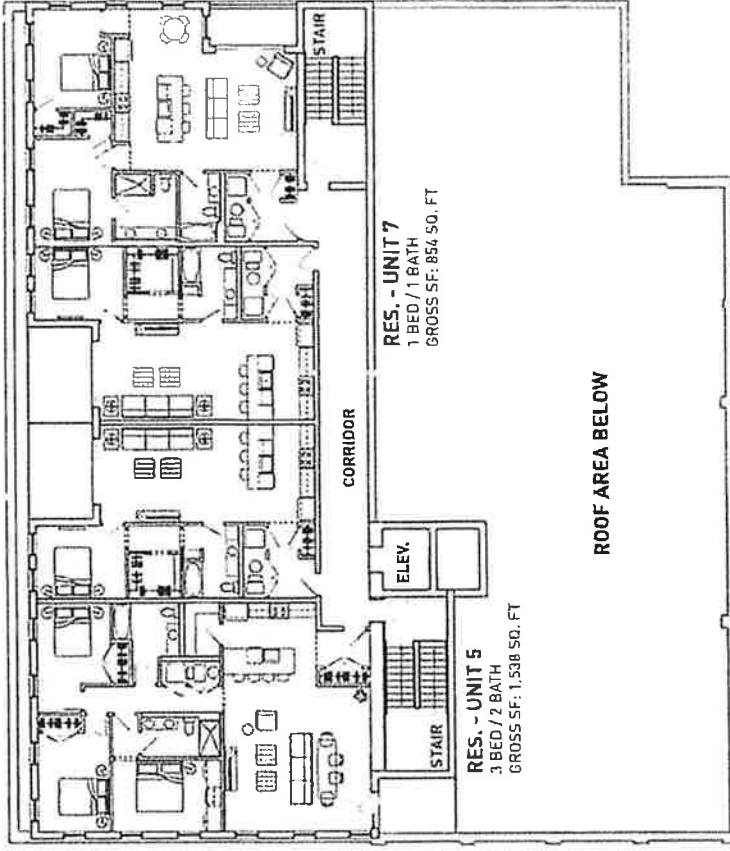


FIFTH FLOOR
SCALE: N.T.S.

SPACE

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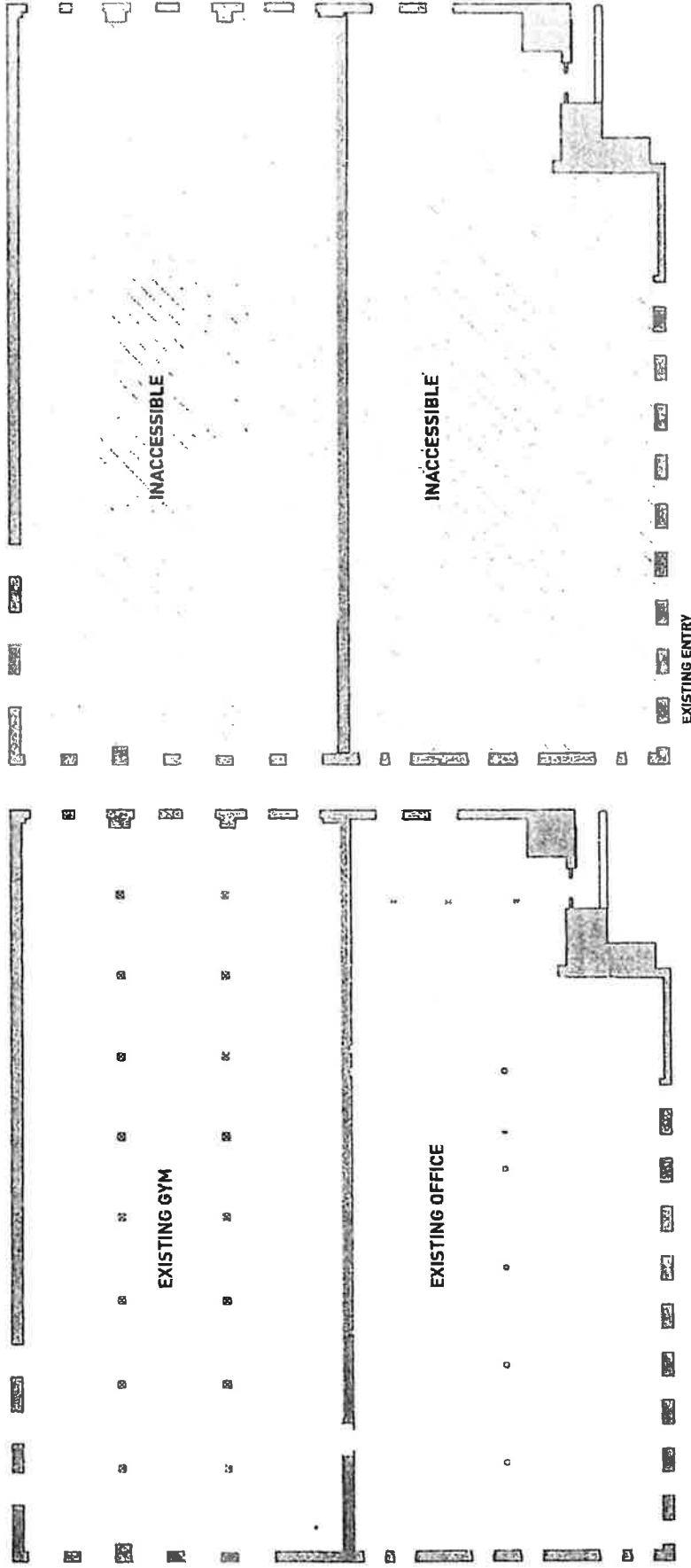
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SIXTH FLOOR
SCALE: N.T.S.

FLOOR PLANS

COMMUNITY MEETING



EXISTING BASEMENT LEVEL
SCALE: N.T.S.

EXISTING GRADE LEVEL
SCALE: N.T.S.

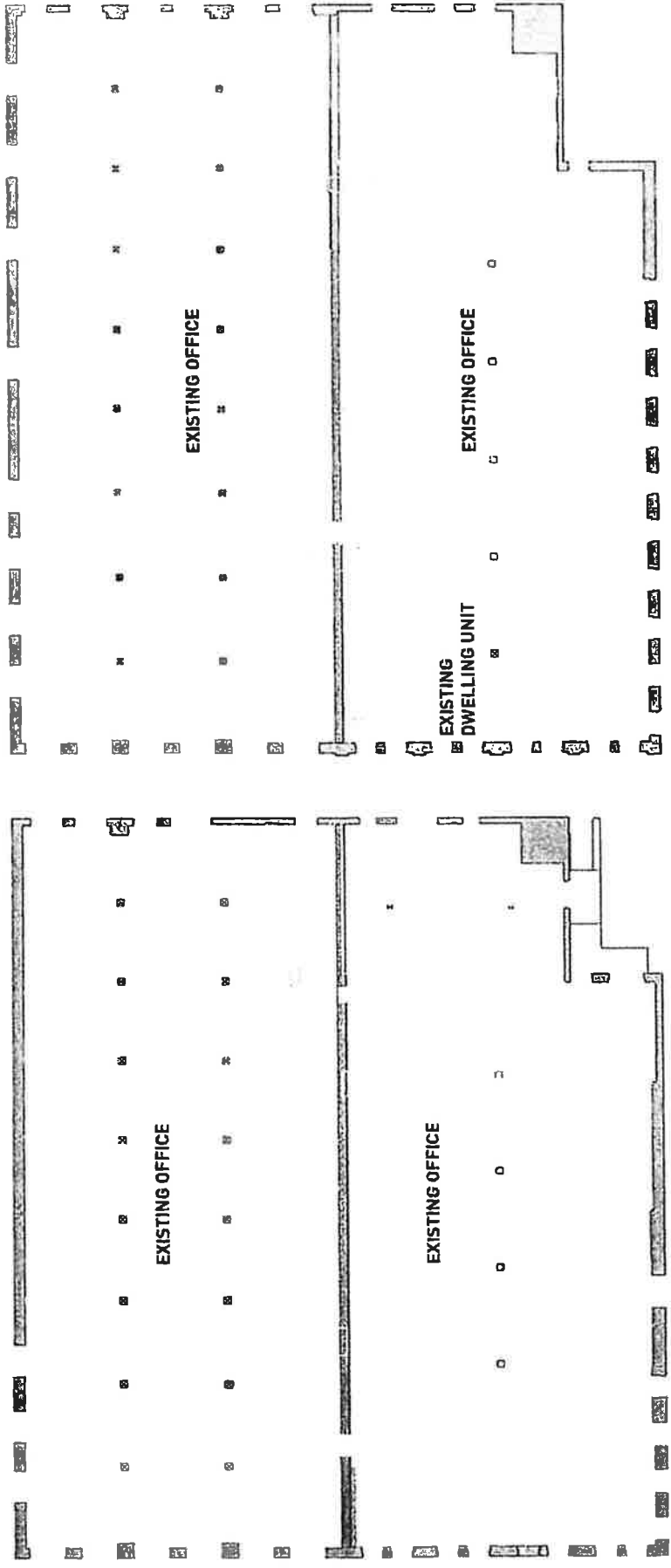
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SPACE

FLOOR PLANS

COMMUNITY MEETING



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

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

FLOOR PLANS
COMMUNITY MEETING

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

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

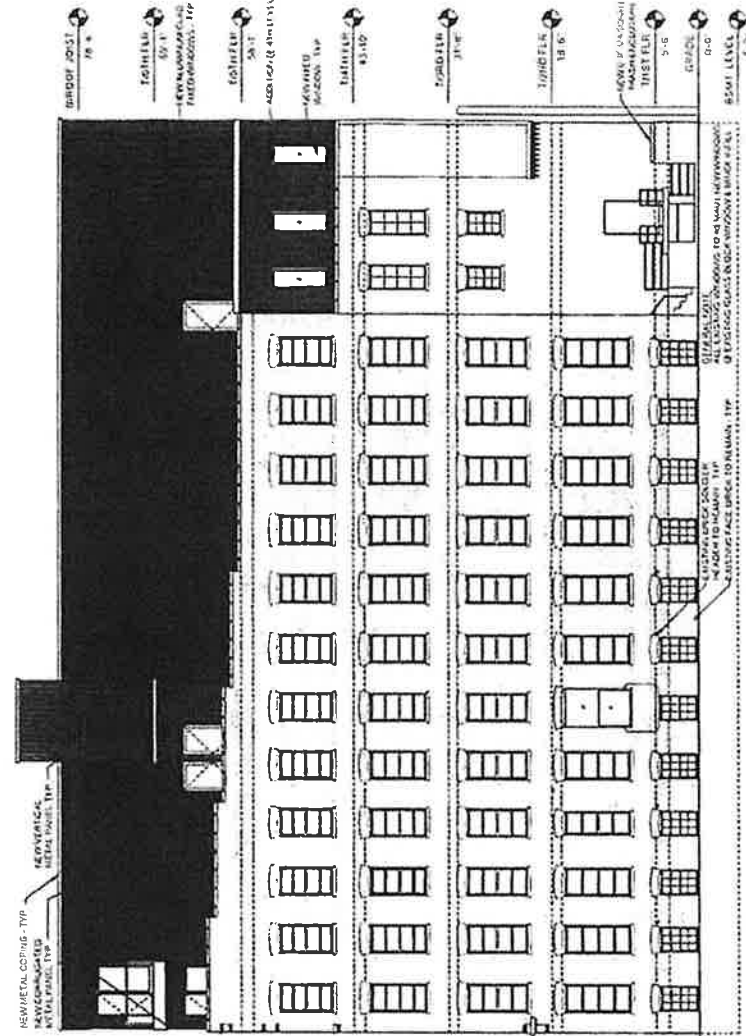
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FLOOR PLANS

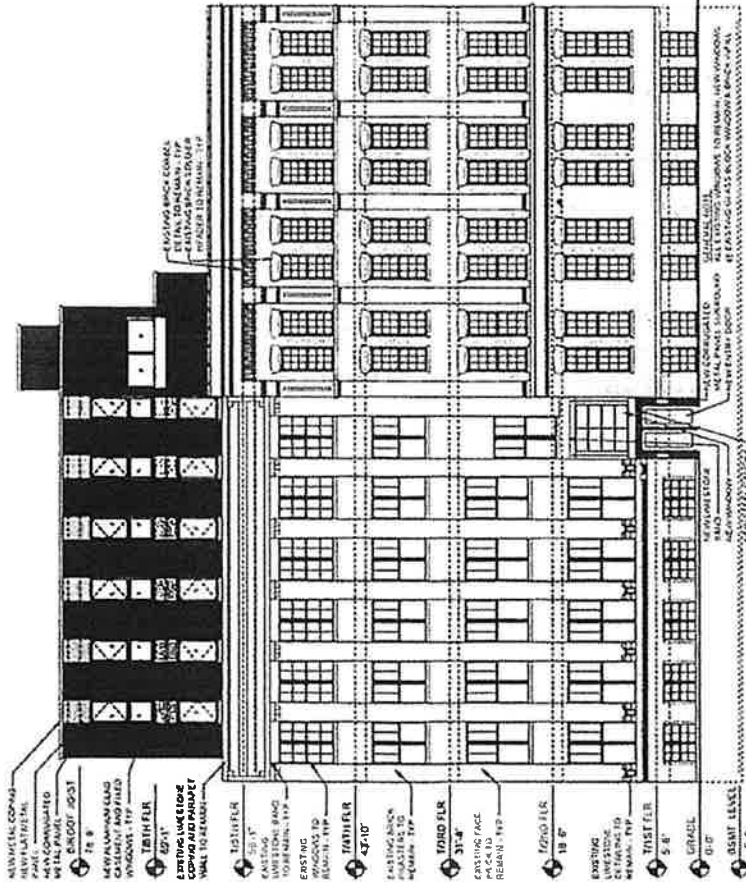
SPACE

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COMMUNITY MEETING

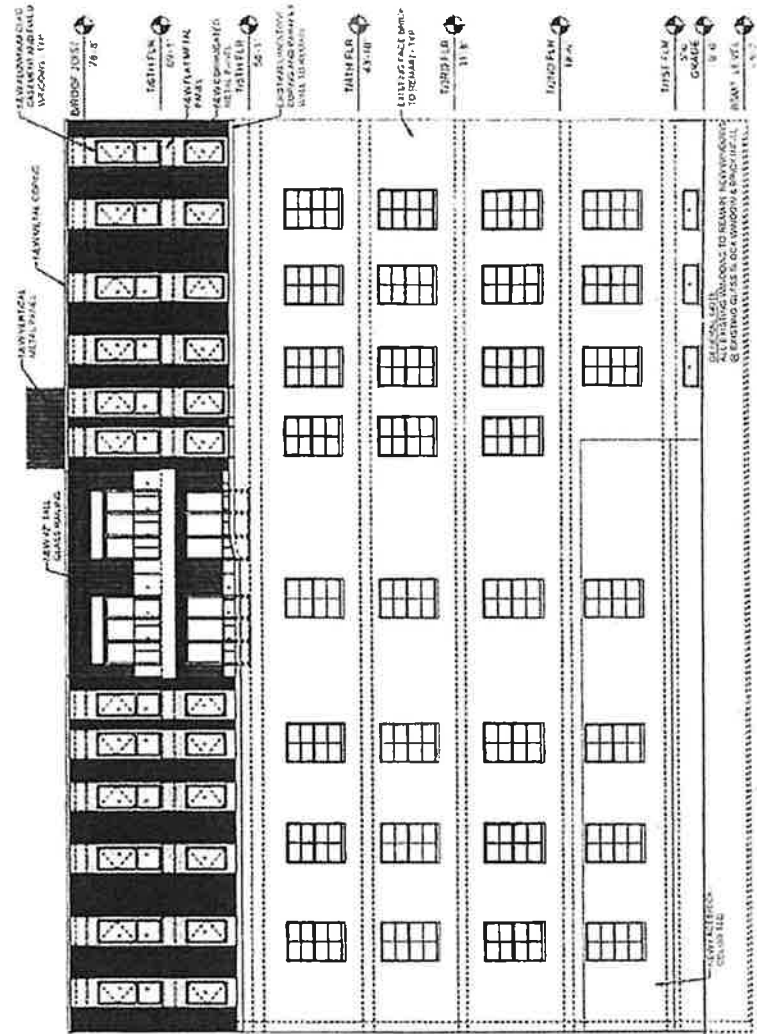


WEST ELEVATION
SCALE: N.T.S.



SOUTH ELEVATION
SCALE: N.T.S.

FINAL FOR PUBLICATION



NORTH ELEVATION
SCALE: N.T.S.

EAST ELEVATION
SCALE: N.T.S.

ELEVATIONS

COMMUNITY MEETING

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SPACE