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17-13-0303-C(1) Type 1 Narrative & Plans – 219 North Elizabeth Street, Chicago, IL

Proposed Zoning: DX-3 Downtown Mixed-Use District

Lot Area: 3,657.42 sq. ft.

Proposed Land Use: The Applicant is proposing to reuse and renovate the existing two-story building and construct a partial third-floor addition to establish a restaurant at the subject property. The building will measure 47 ft. in height, and its footprint will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation of the Chicago Zoning Ordinance, the Applicant is seeking all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 7,911 square feet (2.16 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): No dwelling units proposed

(C) The amount of off-street parking: zero

(D) Setbacks:

a.	Front Setback:	0 feet (existing)
b.	Side Setbacks:	
	West Side:	0 feet (existing)
	East Side:	0 feet (existing)
c.	Rear Setback:	0 feet (existing)

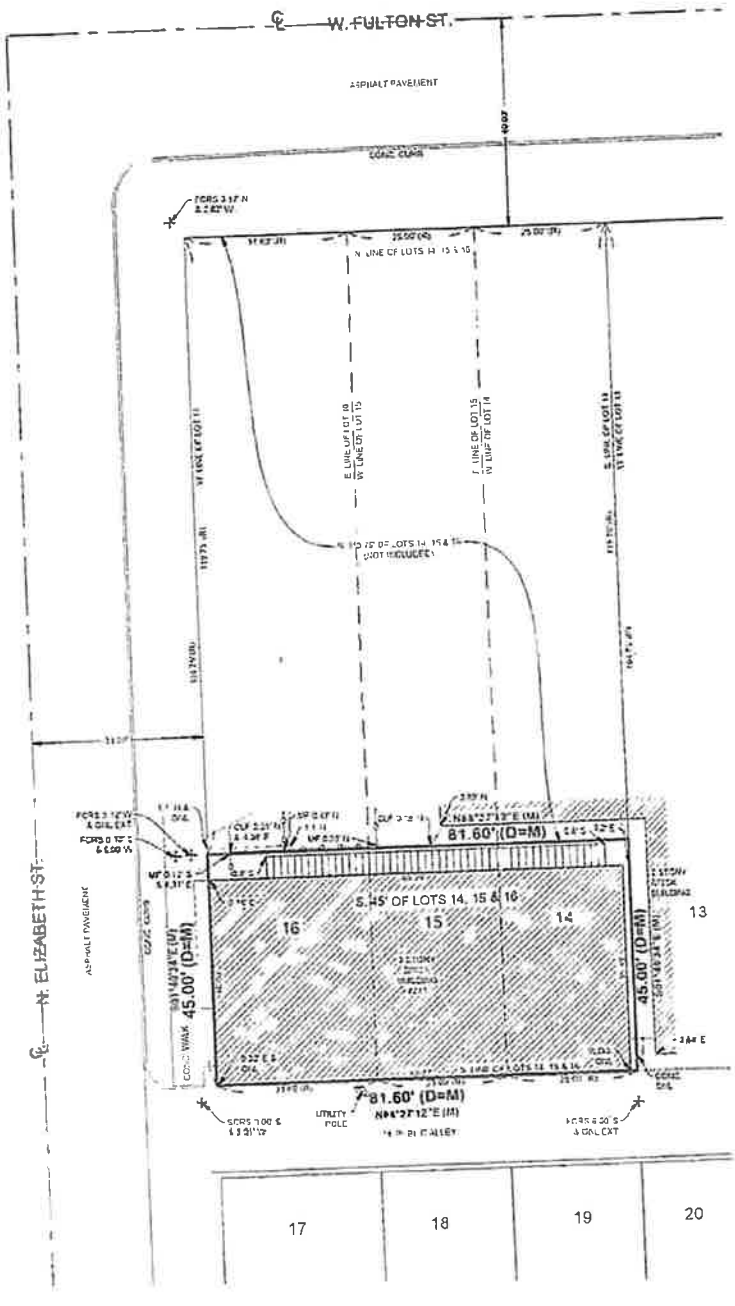
(E) Building Height: 47 feet (measured to the elevator overrun)

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PLAT OF SURVEY

OF

THE SOUTH 15.00 FEET OF LOTS 14, 15 AND 16, EXCEPT SO MUCH, IF ANY, AS MAY FALL WITHIN THE NORTH 123.00 FEET OF SAID LOTS) IN BLOCK 2 IN MARIE'S ADDITION TO CHICAGO IN SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS



LEGEND

ITEM	DESCRIPTION
BSL	BUILDING SETBACK LINE
CE	CITY EXIST
CH	CHORD DIMENSION
COF	CHAINLINK FENCE
D,	DEED DIMENSION
E	EAST
EASM	EASEMENT
EXT	EXTENDED
FIR	SURFACE FIR
L	ARC LENGTH DIMENSION
LE	LANDSCAPE ESMT
(M)	MEASURED DIMENSION
MF	METAL IRON FENCE
N	NORTH
NEA	NORTHEAST CORNER
NW	NORTHWEST CORNER
OH	OVERHANG
ORIG	ORIGIN
PC	POINT OF CURVATURE
PF	PLASTIC PAVING FENCE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY ESMT
R	RADIUS
(R)	RECORD DIMENSION
RTW	RETAINING WALL
SDE	SOUTHEAST CORNER
SEA	SOUTHEAST CORNER
TYP	TYPICAL
VE	VILLAGE ESMT
WF	WOOD FENCE
WM	WATER MANHOLE
WV	WATER VALVE
X	X-REFERENCE

SECTION BREAKDOWN: ASPHALT, BRICK, PAVERS, CONCRETE, STONE, PAVER

SURVEY NOTES

1. REFER TO DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES FOR EASEMENTS, BUILDING LINES, AND RESTRICTIONS NOT SHOWN
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. REVIEW LEGAL DESCRIPTION AND RECORDED MEASUREMENTS. REPORT DISCREPANCIES TO THE SURVEYOR IMMEDIATELY
4. VERIFY ALL POINTS BEFORE CONSTRUCTION.
5. UTILITIES ARE NOT CERTIFIED. CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION.
6. BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED OTHERWISE.
7. FIELD WORK DATE IS AS SHOWN IN THE SURVEY CERTIFICATION
8. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
9. REVISIONS OR DISCREPANCIES MUST BE REPORTED WITHIN 30 DAYS OF SURVEY COMPLETION
10. TREES AND SHRUBS ARE NOT SHOWN UNLESS NOTED
11. SURVEY CATEGORY IS BASED ON CLIENT REQUEST
12. THIS PLAT IS VALID ONLY WHEN BEARING THE SEAL OF THE PROFESSIONAL LAND SURVEYOR
13. BUILDING TIES ARE TO SIDING, NOT FOUNDATION
14. BUILDING DIMENSIONS MUST BE FIELD-VERIFIED FOR ADDITIONS.
15. NO COPIES PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE SURVEYOR.
16. NO CONSTRUCTION SHALL BE BASED ON TIES SHOWN WITHOUT PRIOR WRITTEN APPROVAL. REFERENCE MARKS ARE FOR MONUMENTATION ONLY.
17. REFER TO TITLE LEGAL "AS ACCESSOR FOR REPORTED SQUARE FOOTAGE

SURVEY AREA: 2,520 SQ. FT.

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS ON THE STATE PLANE COORDINATE SYSTEM (ILCS NAD 83, 2011) EAST ZONE. ALL REAL MEASUREMENTS ARE ON THE GROUND.

STATE OF ILLINOIS } S.S
COUNTY OF DUPAGE }

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER OUR DIRECT SUPERVISION IN THE FIELD AND THAT THE PLAT SHOWN HEREON IS REPRESENTATIVE OF THE SAME.

DATED AT OAK BROOK, ILLINOIS THIS 15th DAY OF MARCH, 2021

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3812.0021
LICENSE EXPIRES 11/30/2021

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.009841-0002

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

NOTE: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CHO1002175, WITH AN EFFECTIVE DATE OF DECEMBER 9, 2020, WAS REVIEWED FOR THIS PROJECT. THE LEGAL DESCRIPTION UTILIZED HEREIN WAS TAKEN FROM THE REFERENCED TITLE COMMITMENT.

Pi Surveying PLLC
LAND SURVEYORS
825 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
PHONE: (773) 444-0643

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ARCHITECTURE & DESIGN

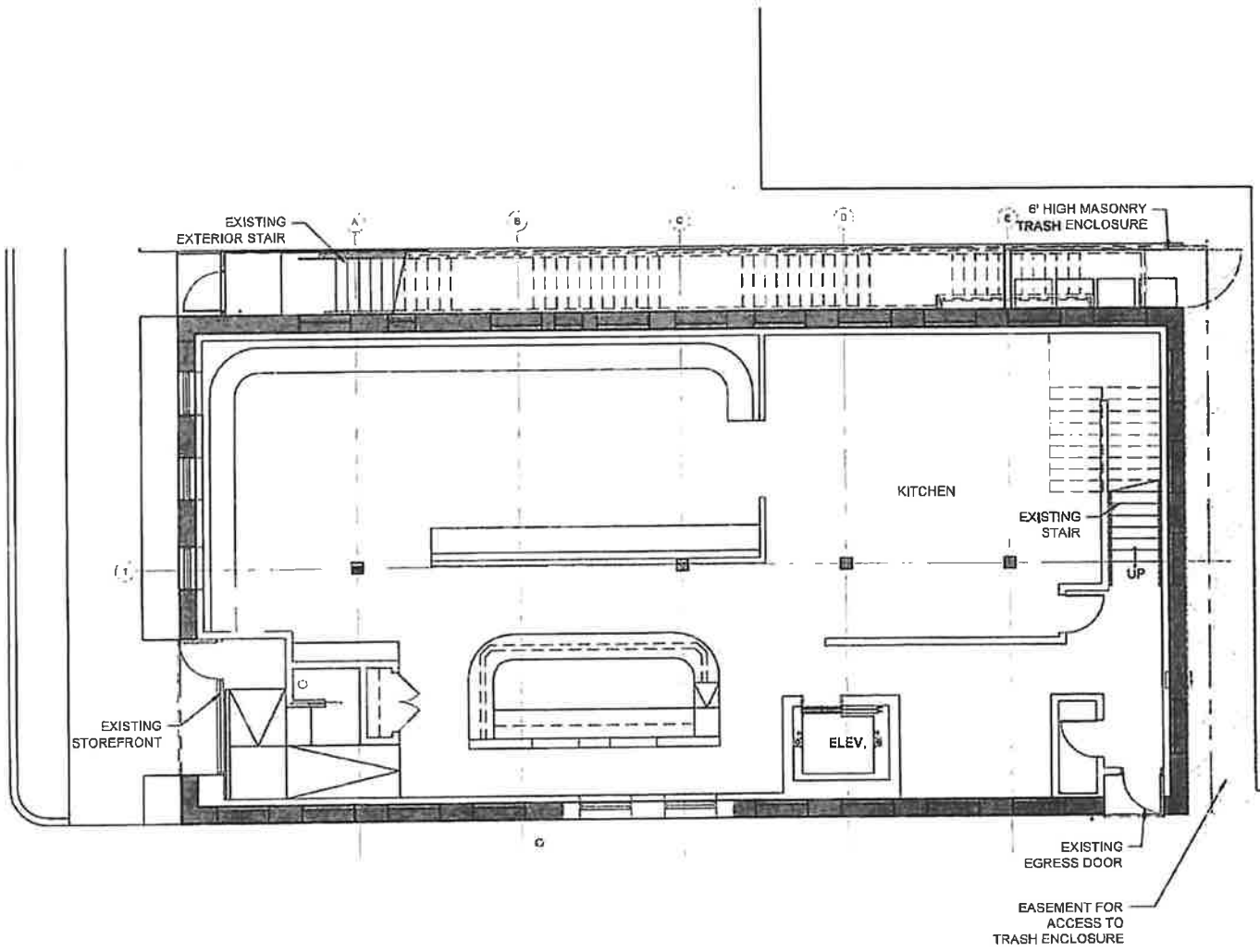
219 N ELIZABETH ST
CHICAGO, IL

1" = 30'

SITE PLAN

APRIL 29, 2025

P.X



SGV
ARCHITECTURE
& DESIGN

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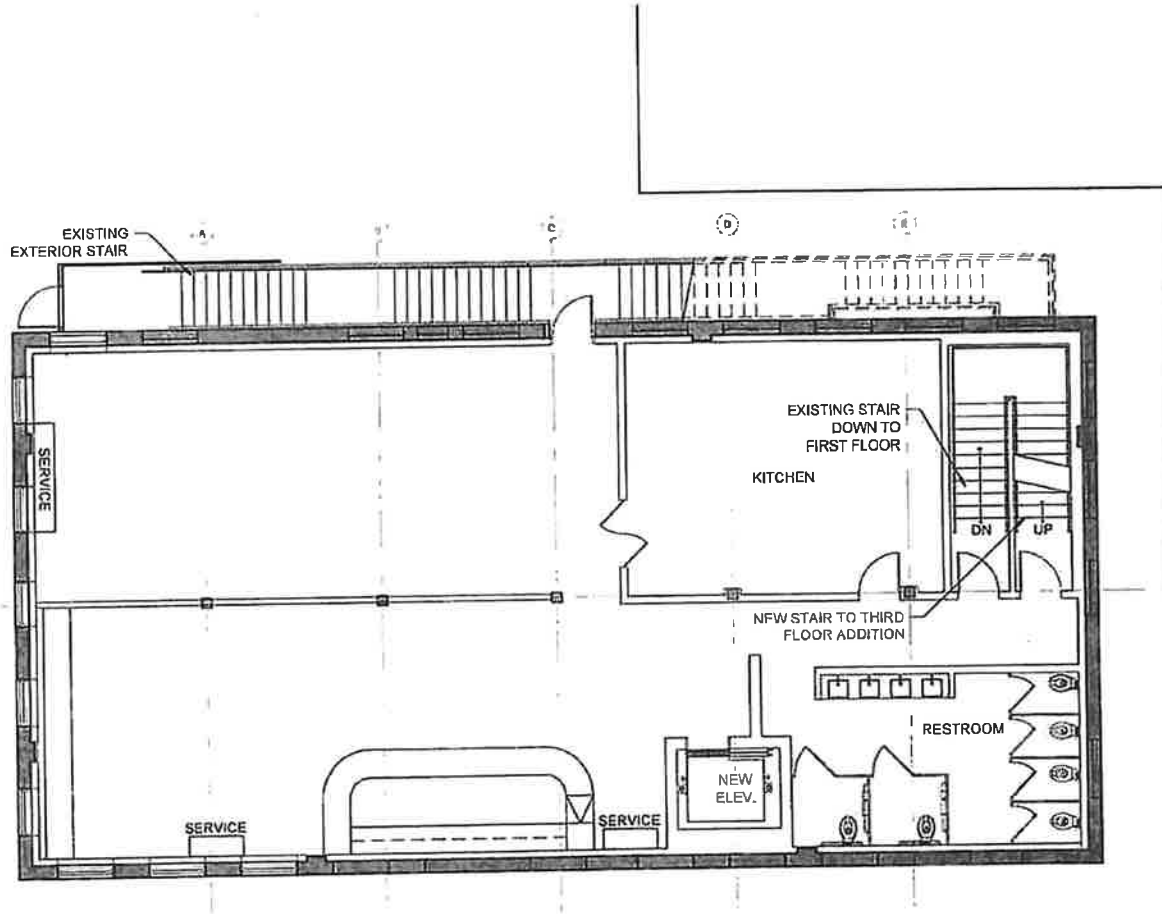
219 N ELIZABETH ST
CHICAGO, IL

1/8" = 1'-0"

N

GROUND FLOOR PLAN

APRIL 29, 2026



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ARCHITECTURE
& DESIGN

Final For Publication

219 N ELIZABETH ST
CHICAGO, IL

1/8" = 1'-0"

N

SECOND FLOOR PLAN

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SGV ARCHITECTURE & DESIGN

219 N ELIZABETH ST
CHICAGO, IL

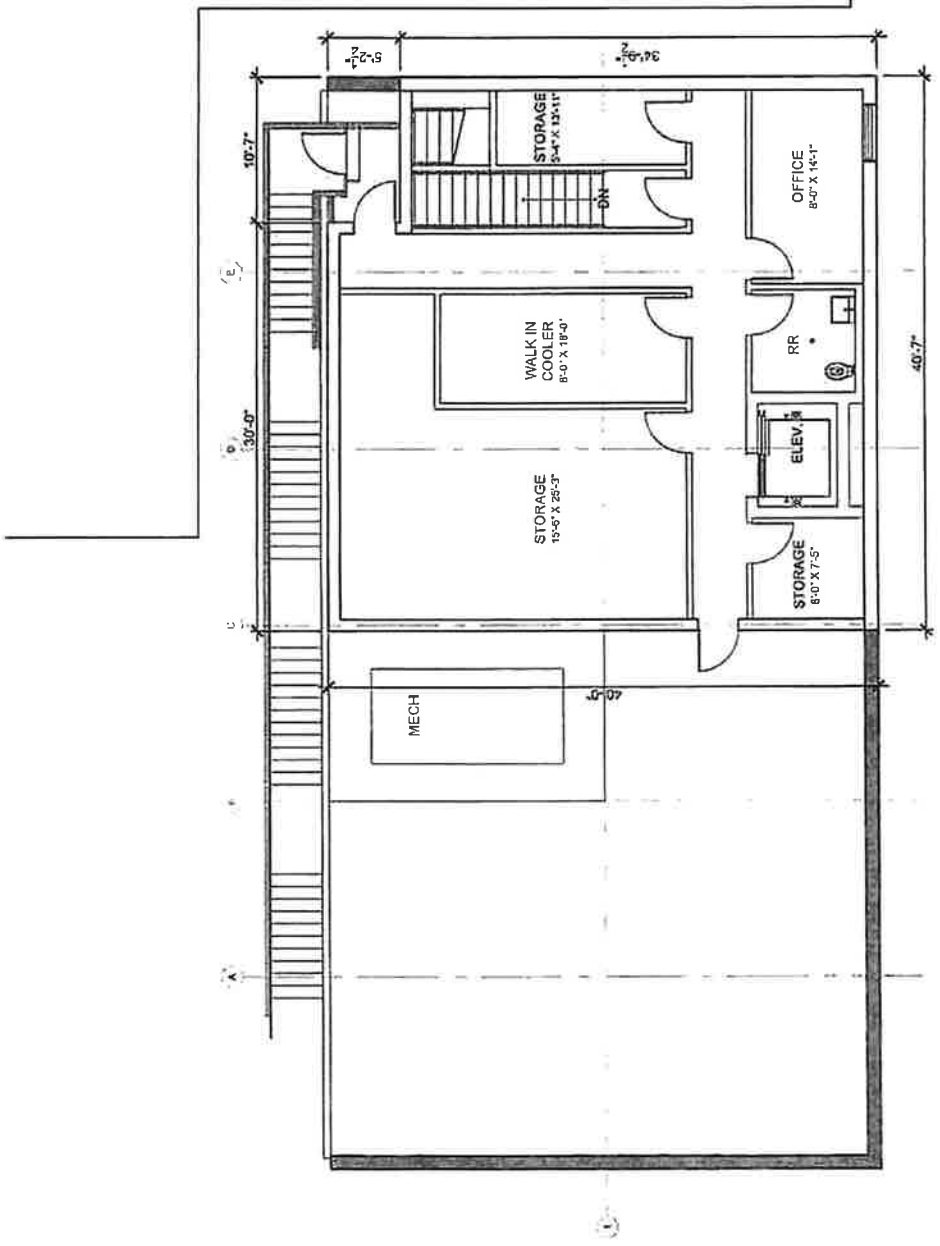
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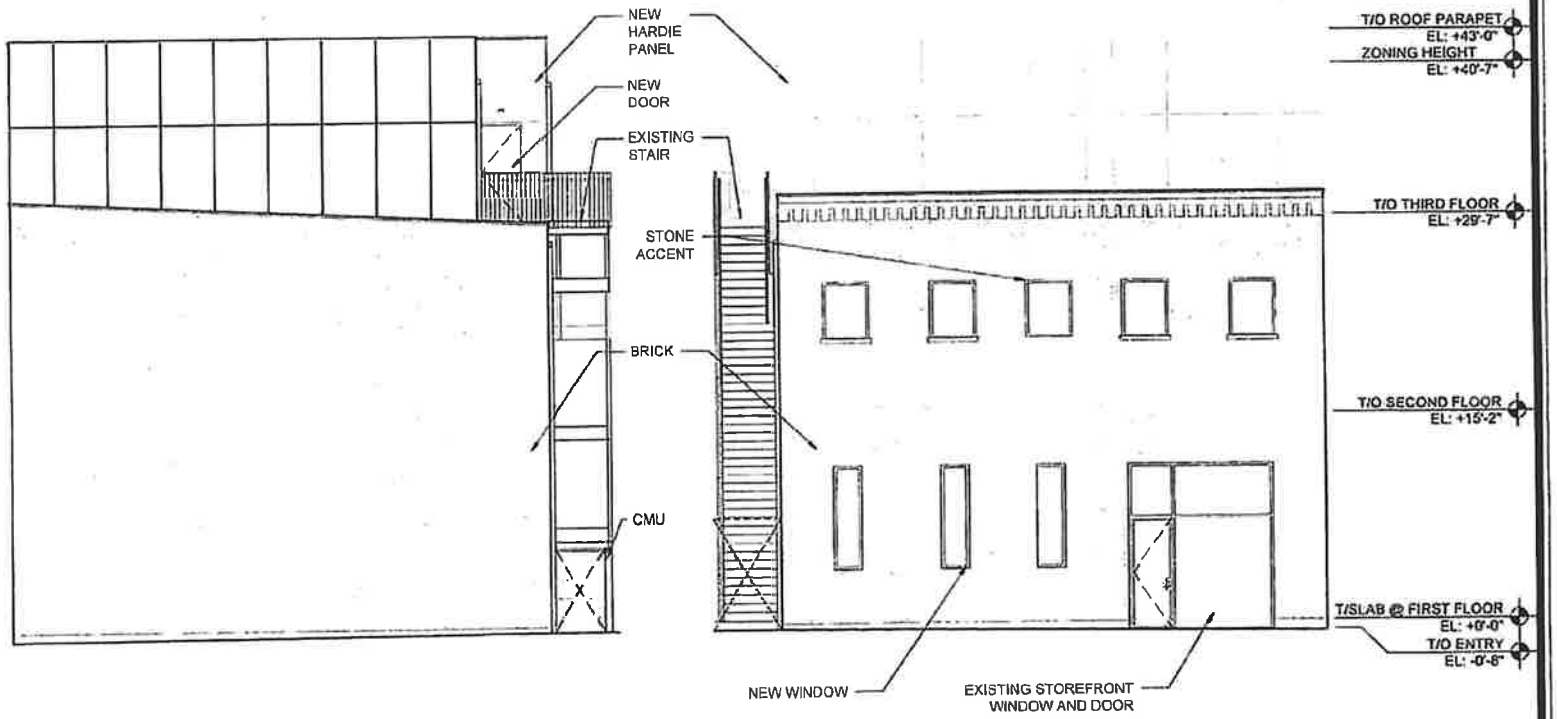
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ROOF PLAN

APRIL 29, 2026

P.X





EAST ELEVATION

WEST ELEVATION

SVN ARCHITECTURE & DESIGN

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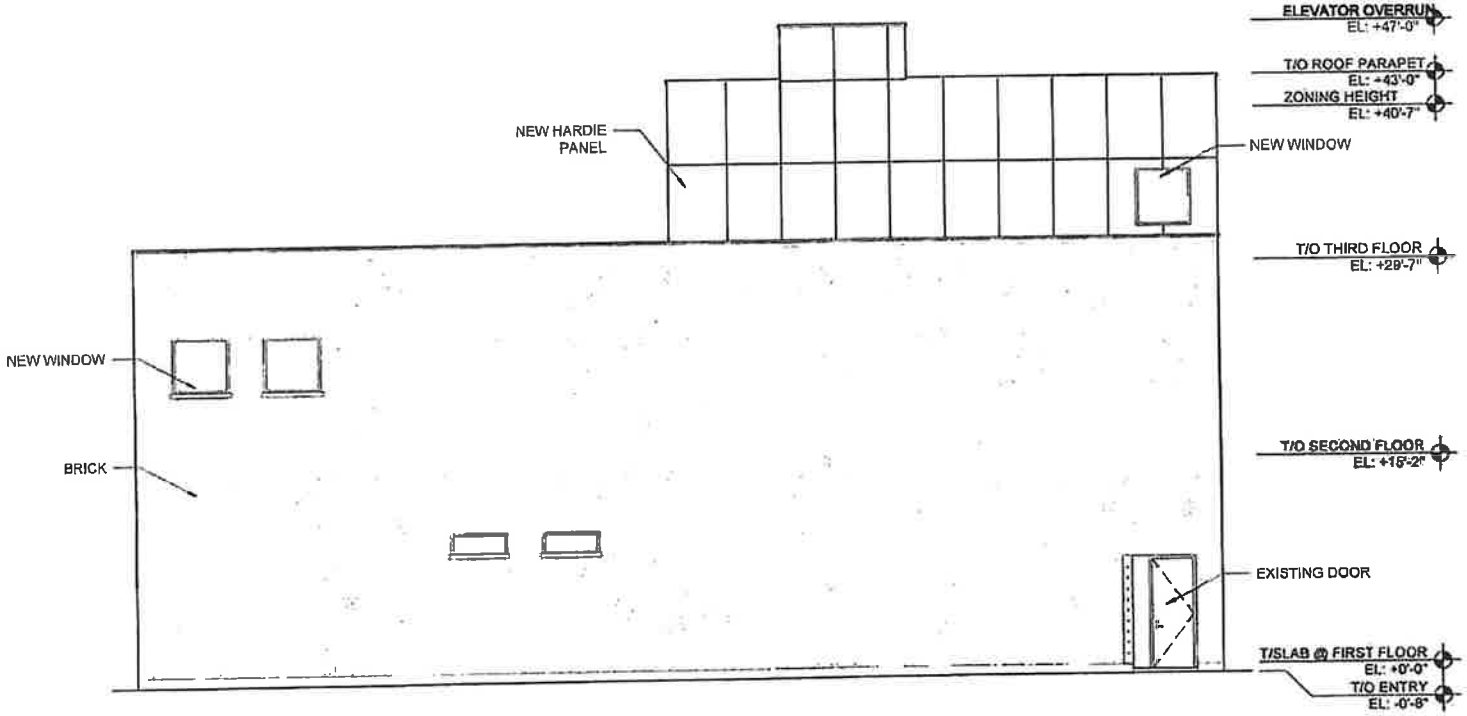
219 N ELIZABETH ST
CHICAGO, IL

1/8" = 1'-0"

N

EAST AND WEST ELEVATIONS

APRIL 29, 2026 PX



SGV
ARCHITECTURE & DESIGN

Final For Publication

219 N ELIZABETH ST
CHICAGO, IL

1/8" = 1'-0"

N

SOUTH ELEVATION

APRIL 29, 2026 P.X

Final For Publication

SAV ARCHITECTURE & DESIGN

219 N ELIZABETH ST
CHICAGO, IL

1/8" = 1'-0"

N

SOUTH ELEVATION

APRIL 28, 2026

P.X