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)

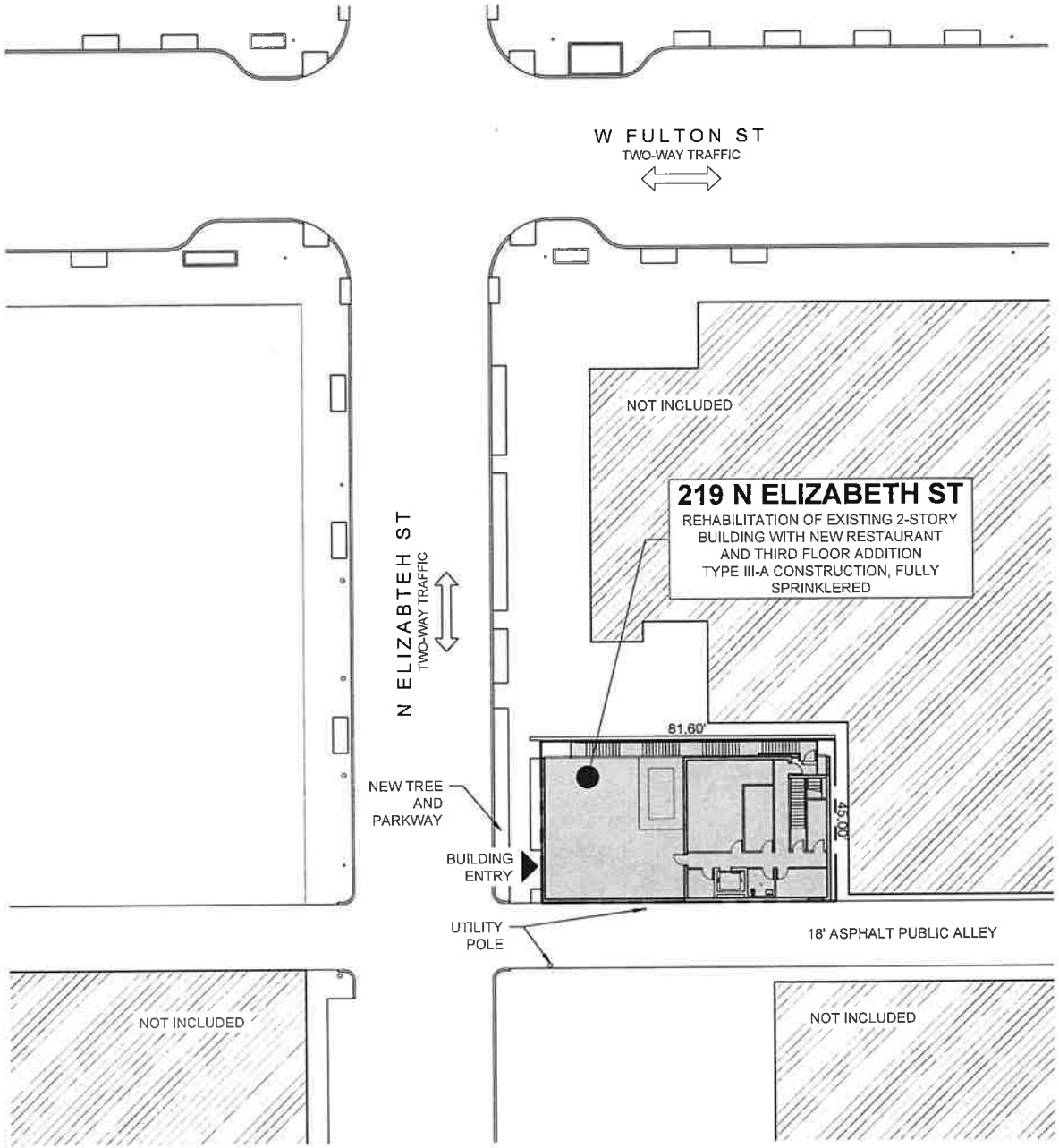
(B) The Project's Density (Minimum Lot Area Per D.U.): No dwelling units proposed

(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)



SVV
ARCHITECTURE & DESIGN

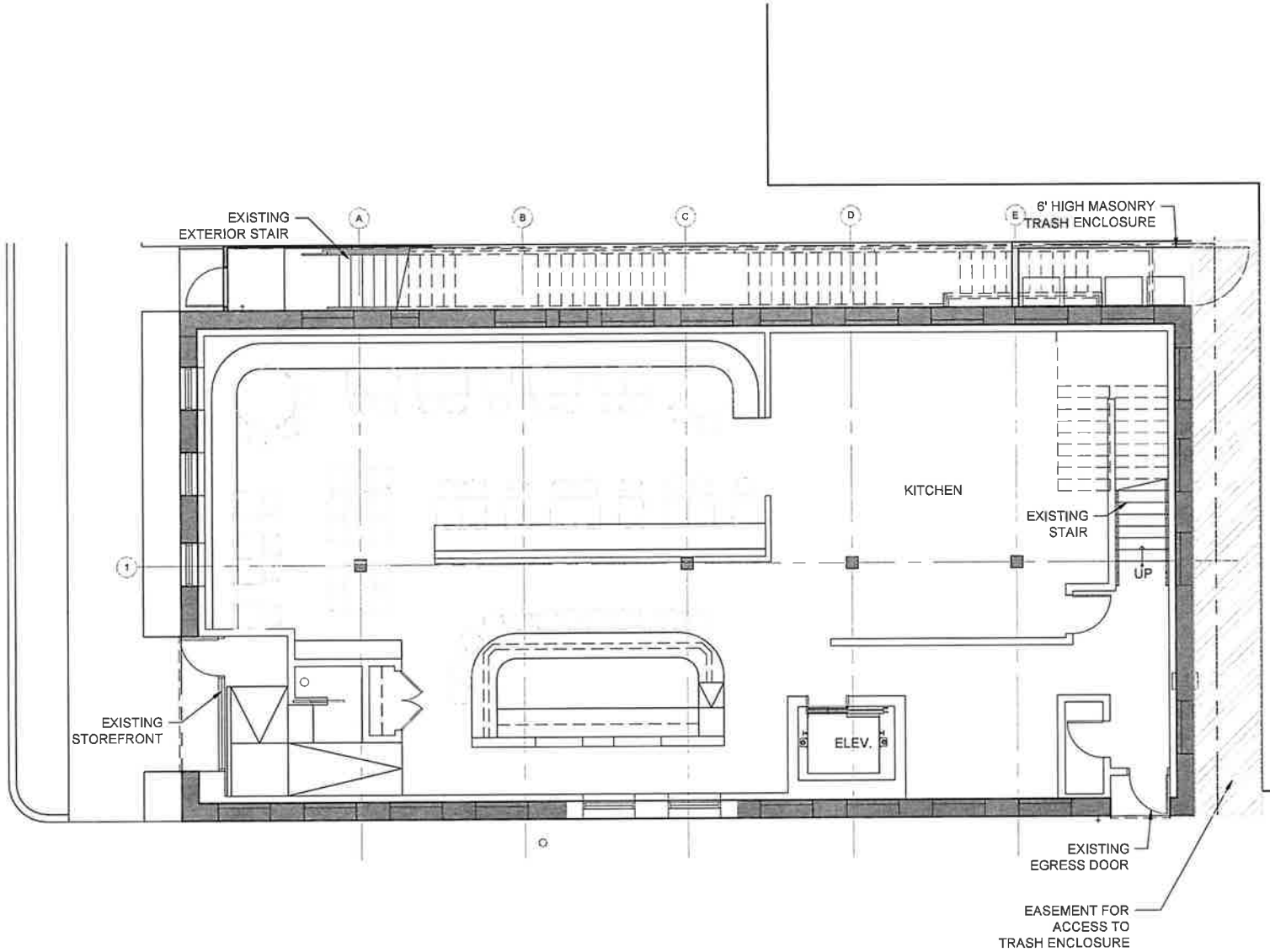
219 N ELIZABETH ST
CHICAGO, IL

1" = 30'
0 10' 20' 30' 60'

N

SITE PLAN

APRIL 29, 2026 P.X



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ARCHITECTURE
& DESIGN

219 N ELIZABETH ST

CHICAGO, IL

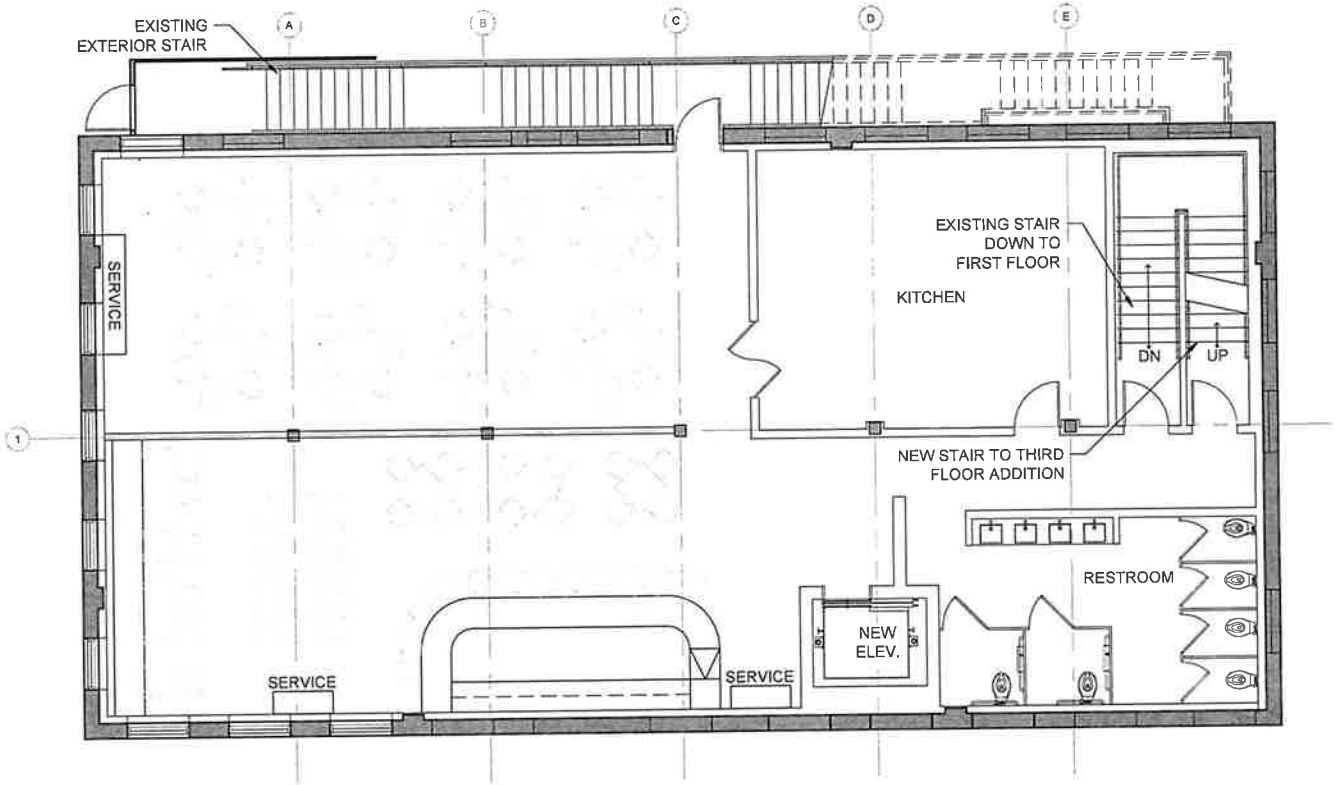
1/8" = 1'-0"

0 2' 4' 8' 16'

N

GROUND FLOOR PLAN

APRIL 29, 2026



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& DESIGN

219 N ELIZABETH ST

CHICAGO, IL

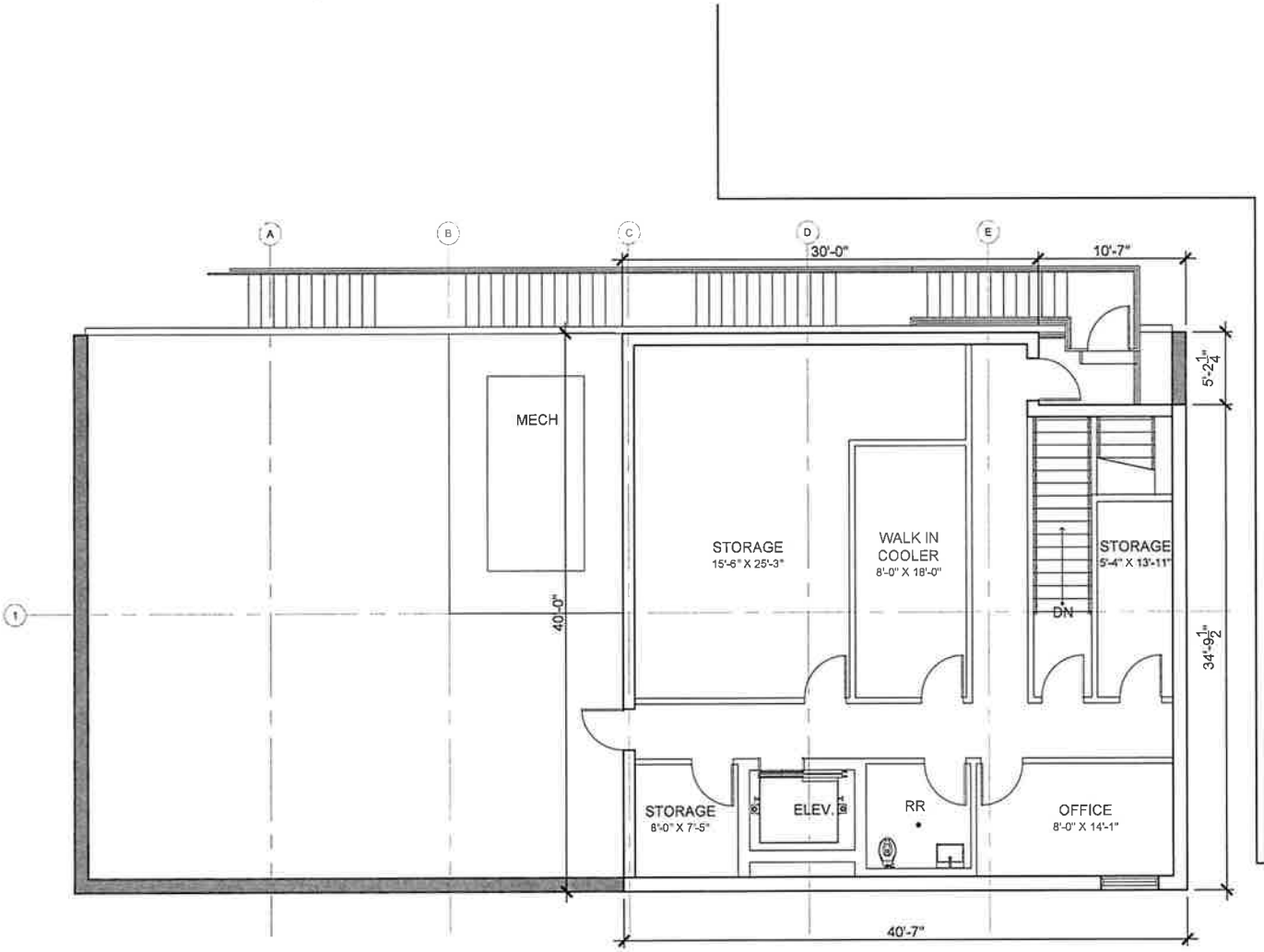
1/8" = 1'-0"

0 2' 4' 8' 16'

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SECOND FLOOR PLAN

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SGV
ARCHITECTURE
& DESIGN

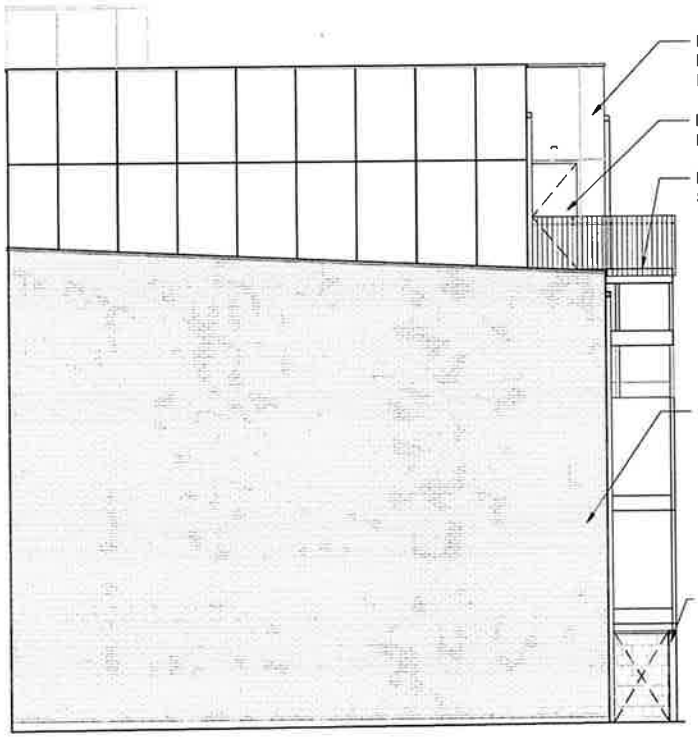
219 N ELIZABETH ST
CHICAGO, IL

1/8" = 1'-0"
0 2' 4' 8' 16'

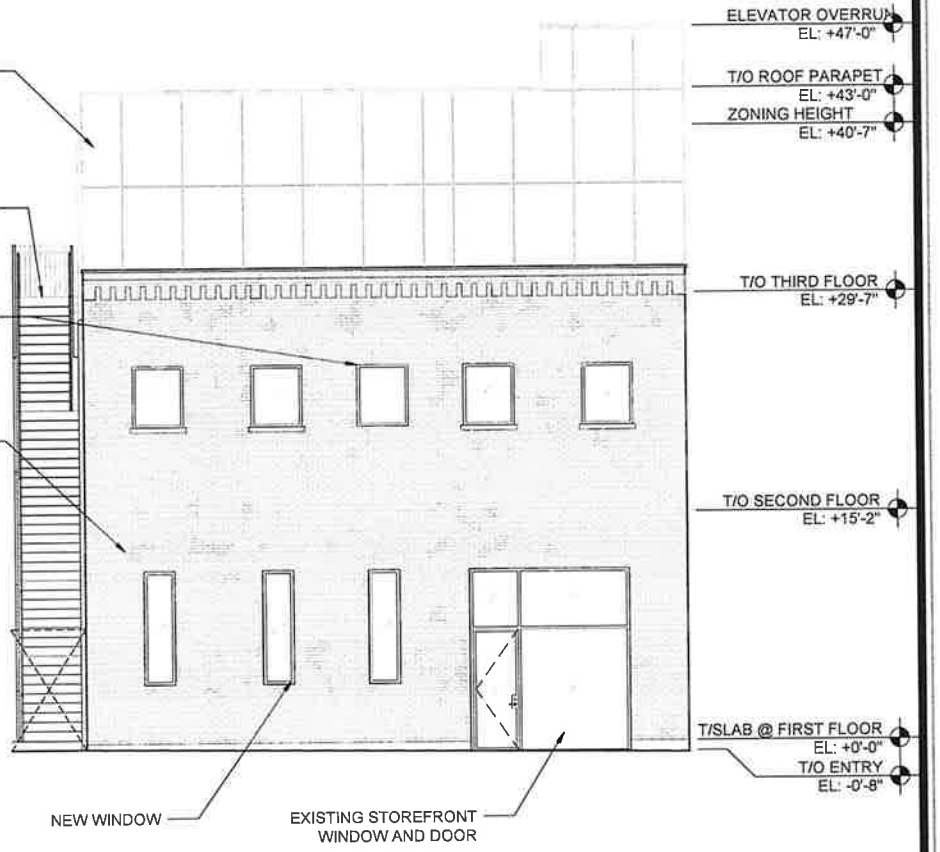
N

ROOF PLAN

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EAST ELEVATION



WEST ELEVATION

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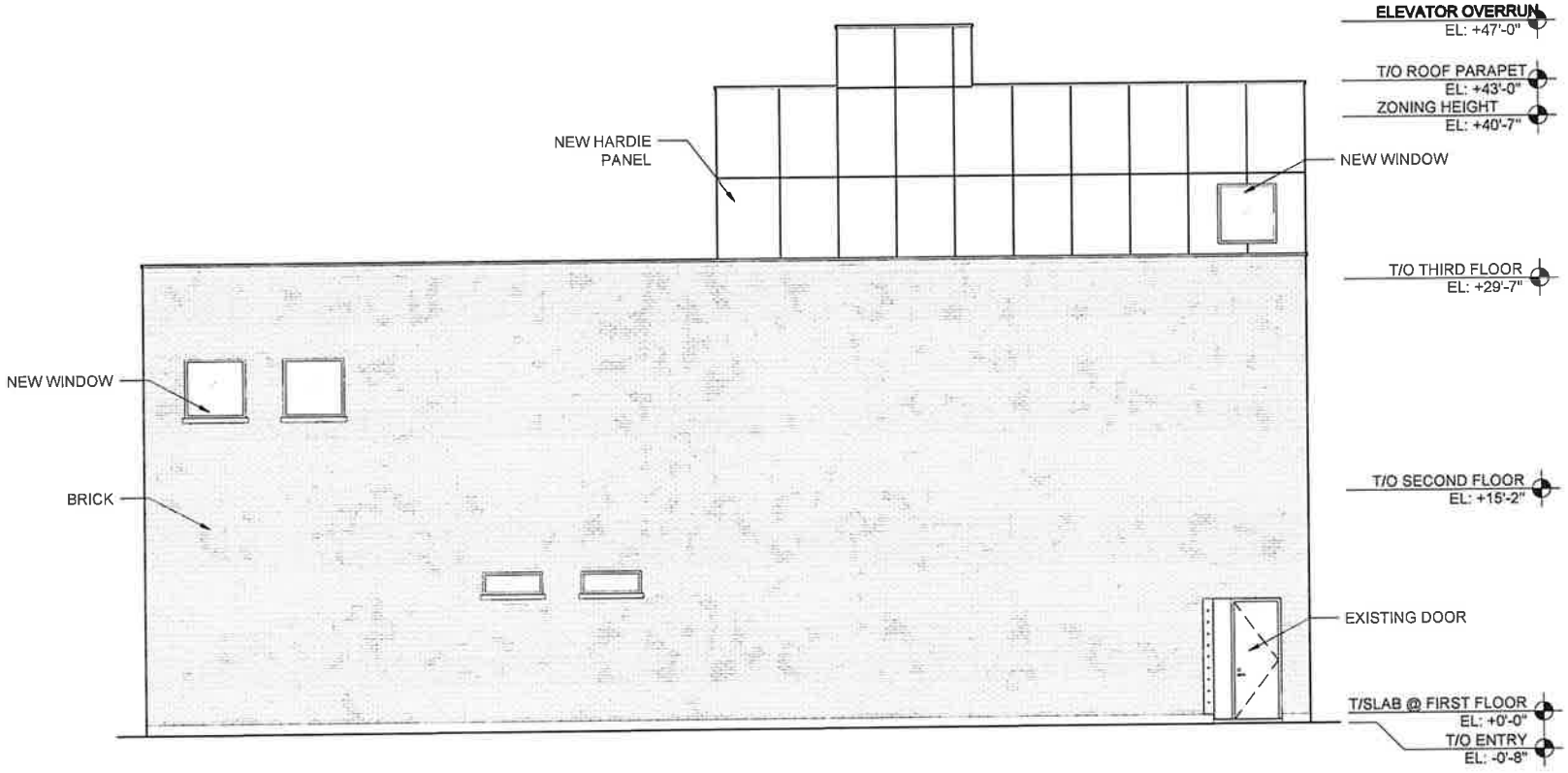
219 N ELIZABETH ST
CHICAGO, IL

1/8" = 1'-0"
0 2' 4' 8' 16'

N

EAST AND WEST ELEVATIONS

APRIL 29, 2026 P.X



SGW ARCHITECTURE & DESIGN

219 N ELIZABETH ST

CHICAGO, IL

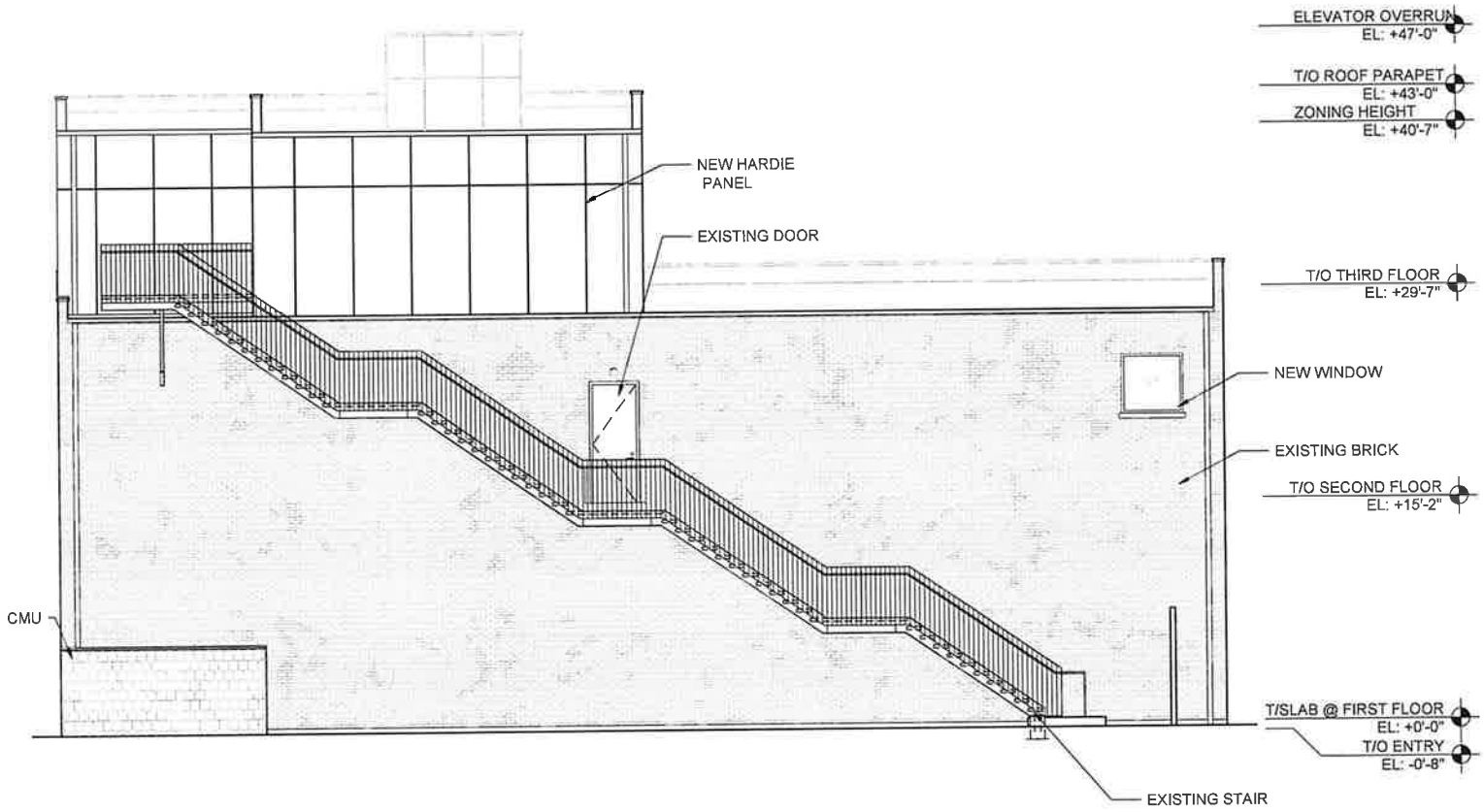
1/8" = 1'-0"

0 2' 4' 8' 16'

N

SOUTH ELEVATION

APRIL 29, 2026 P.X



SGV
ARCHITECTURE & DESIGN

219 N ELIZABETH ST
CHICAGO, IL

1/8" = 1'-0"
0 2' 4' 8' 16'

N

SOUTH ELEVATION

APRIL 29, 2026 P.X