



City of Chicago



O2016-3920

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/18/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-H at 1801 W Grace St - App No. 18787T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18787 TI
INTRO. DATE
MAY 18, 2016

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.9-H in the area bounded by

West Grace Street; the west right-of-way line of the Chicago and Northwestern Railroad Company; a line 219.64 feet south of and parallel to West Grace Street; a line from a point 219.64 feet south of West Grace Street and 36.84 feet west of the west right-of-way line of the Chicago and Northwestern Railroad Company; to a point, 133.29 feet south of West Grace Street and 33.46 feet west of the west right-of-way line of the Chicago and Northwestern Railroad Company; a line 133.29 feet south of and parallel to West Grace Street; and a line 185.23 feet west of the west right-of-way line of the Chicago and Northwestern Railroad Company,

to those of a B2-5 Neighborhood 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.

Common address of property: 1801 West Grace Street

FILED
MAY 18 2016
CLERK OF THE CITY OF CHICAGO

17-13-0303-C (1) Narrative Zoning Analysis
 1801 West Grace Street, Chicago, Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: 27,716 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new six-story (with basement), multi-unit all residential building, at the subject site. The existing two structures, at the site, will be razed to allow for the proposed new development. The new building will contain a total of sixty-two (62) dwelling units, located on and between the Lower Level (basement) thru 6th Floors. Due to its close proximity to the Damen Avenue CTA Station, the Applicant will be reducing the number of required onsite parking for the proposed building, pursuant to the City's Transit Oriented Development (TOD) Ordinance. As such, there will be interior parking for fifty-four (54) vehicles, located on and between the Lower Level (basement) and 1st Floors, of the new building. The building will be masonry in construction and measure 69'-0" (approx.) in height.

- (a) The Project's Floor Area Ratio:
85,447 square feet (3.08 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit):
62 dwelling units (447 square feet)
- (c) The amount of off-street parking:
*54 vehicle parking spaces
(with 17 dedicated spaces for bicycle parking)

**The Applicant is seeking a 12% reduction (from 62 to 54 spaces), in the amount of required parking, pursuant to the Transit Oriented Development (TOD) Ordinance.*

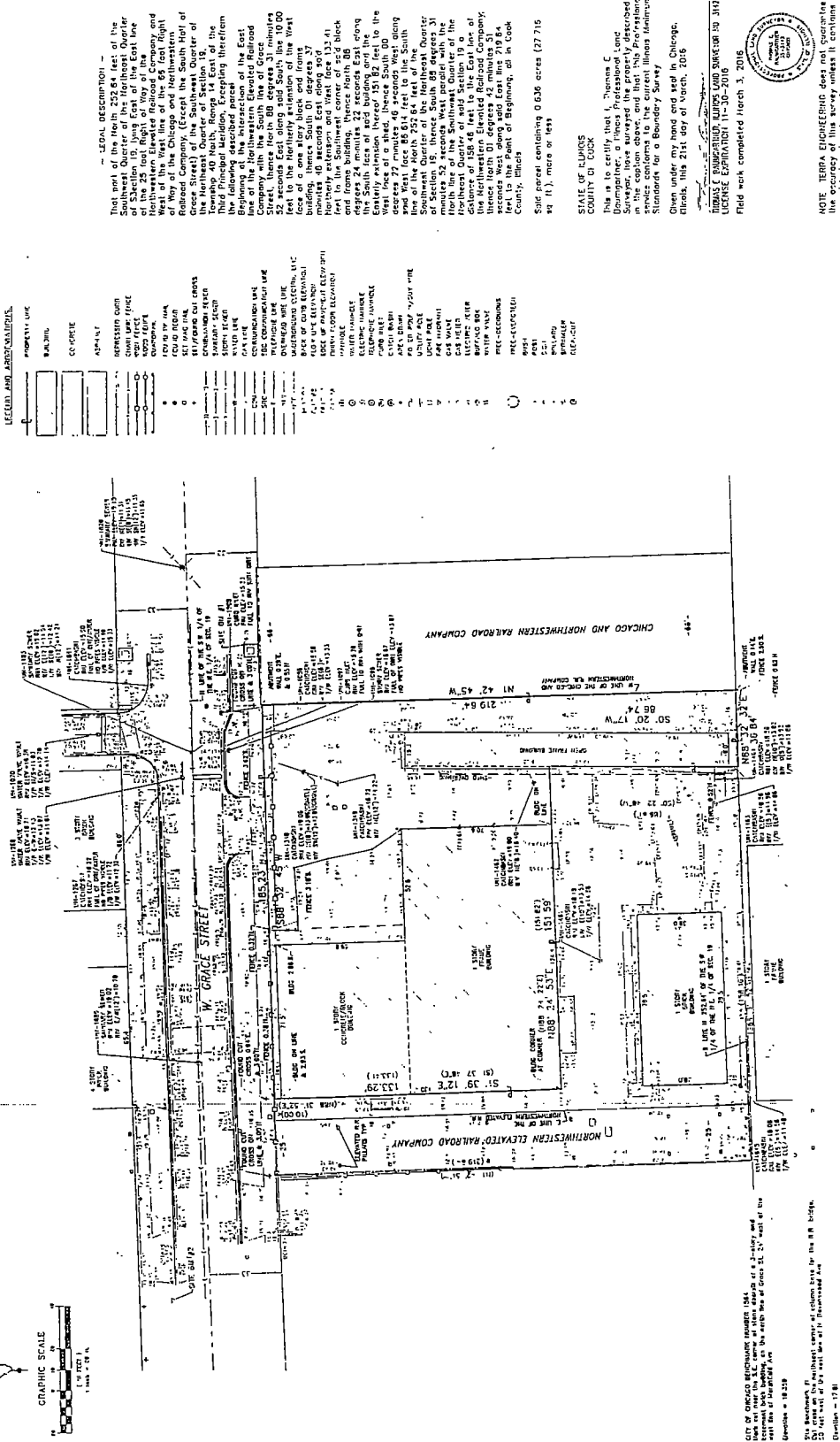
- (d) Setbacks:
 - a. Front Setback: 10'-0"
 - * b. Rear Setback: 12'-0" **The Applicant will be seeking a Variation for a reduction to the required rear setback.*
 - c. Side Setbacks:
West: 16'-6"
East: 12'-0"
- (e) Building Height: 69'-0"

FINAL FOR PUBLICATION

GRAPHIC SCALE

[10 FEET]

1 inch = 20 ft.

[illegible]

1 of 1

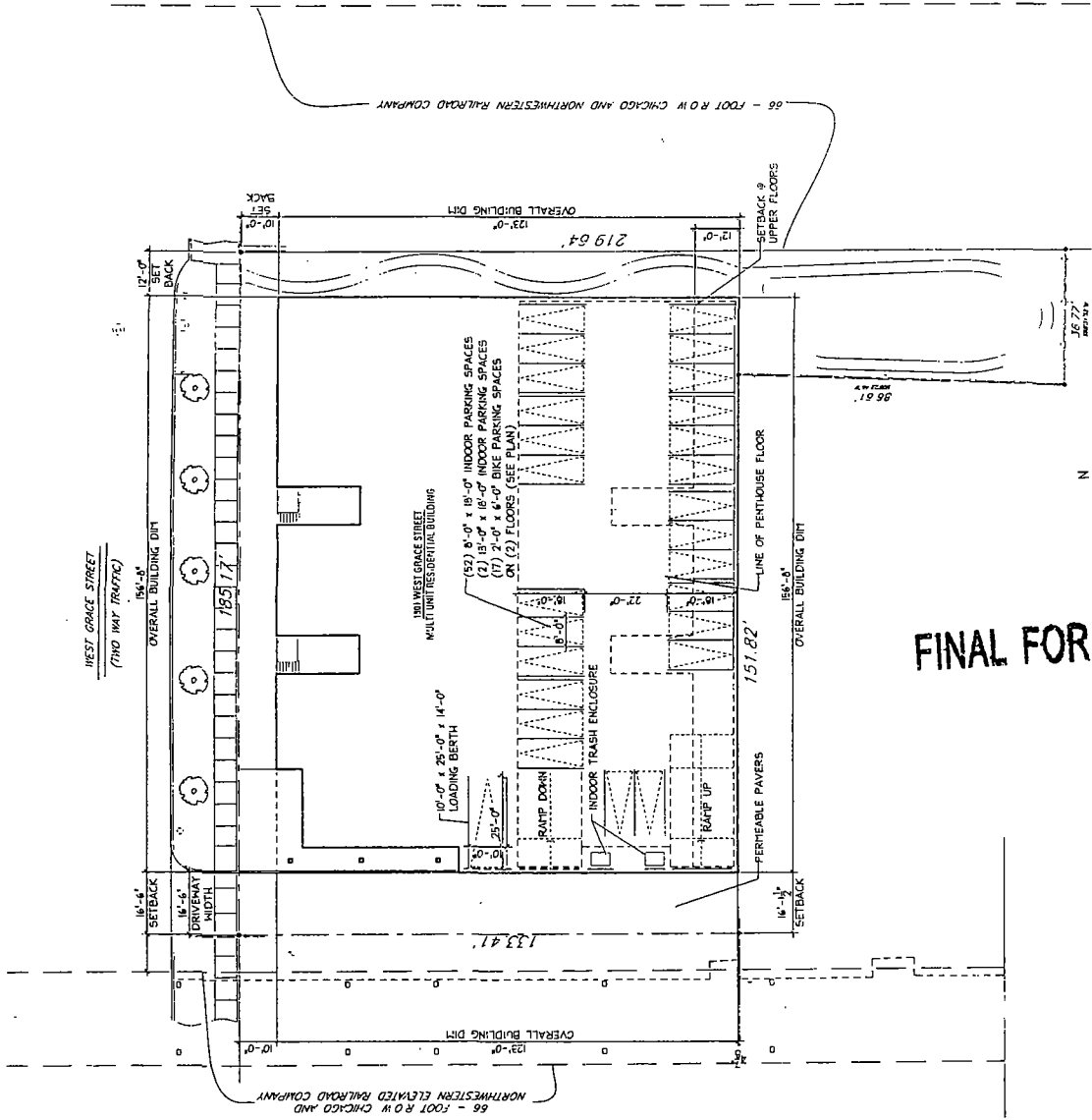
801 W GRACE STREET
CHICAGO, IL

Project Information
PROJECT # 16 123
DRAWN BY PA
DESIGN BY TA
CHECKED BY TB

TERRA
ENGINEERING LTD

125 W Ohio Street
Chicago, IL 60664
TEL: (312) 467 0173
FAX: (312) 467 0220
www.terraengineering.com

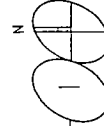
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FINAL FOR PUBLICATION

SITE PLAN

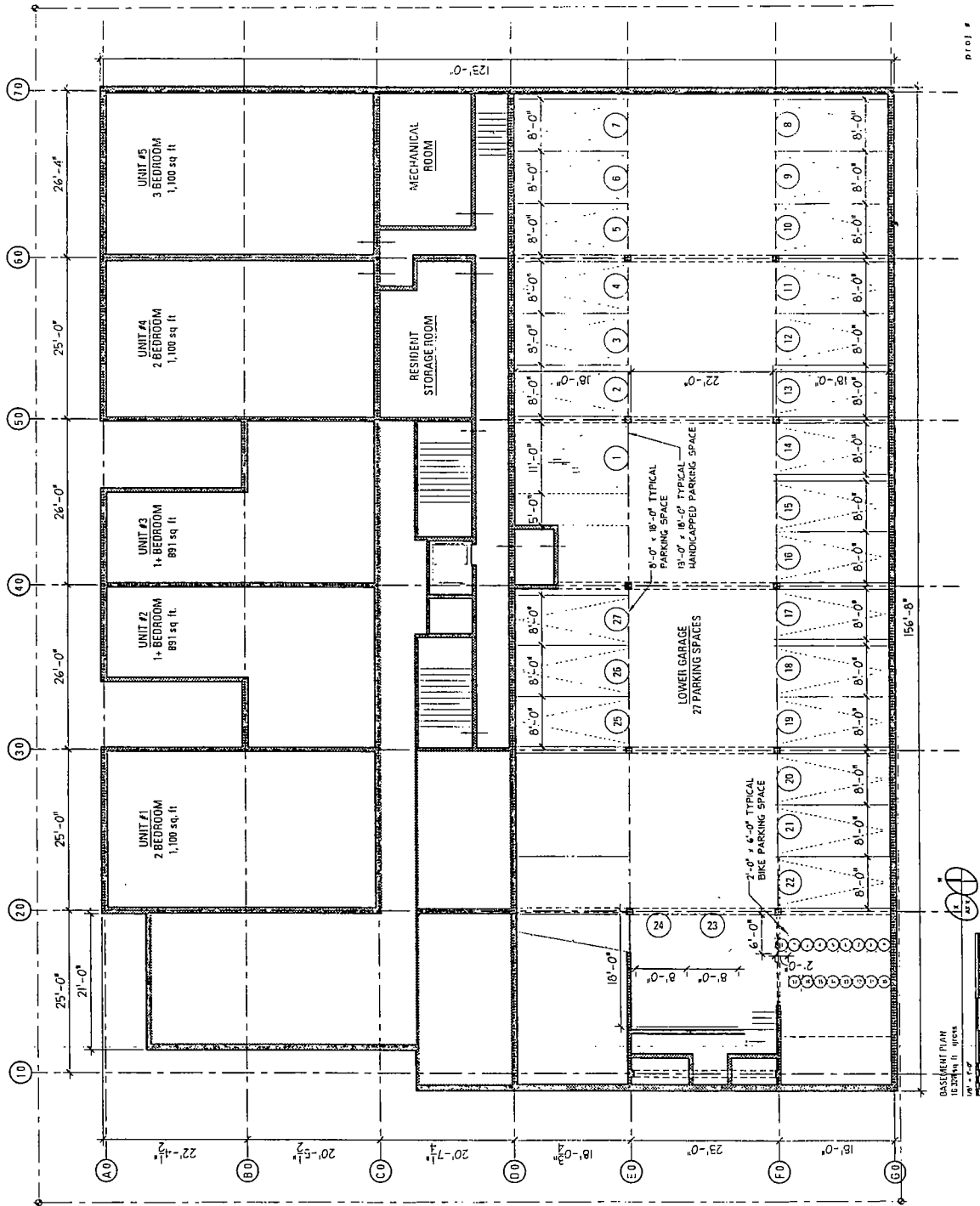
1/32" = 1'-0"



proj. # 1321
proj. MULTI UNIT DEVELOPMENT
181 WEST GRACE STREET
CHICAGO, ILLINOIS 60613

description 05/12/2018 ISSUED FOR REVIEW

JSA
Jonathan SPLITT architects llc
4001 North Ravenswood Avenue
Suite 601
Chicago, Illinois 60613-2576
773.883.1017 fax 773.883.3081



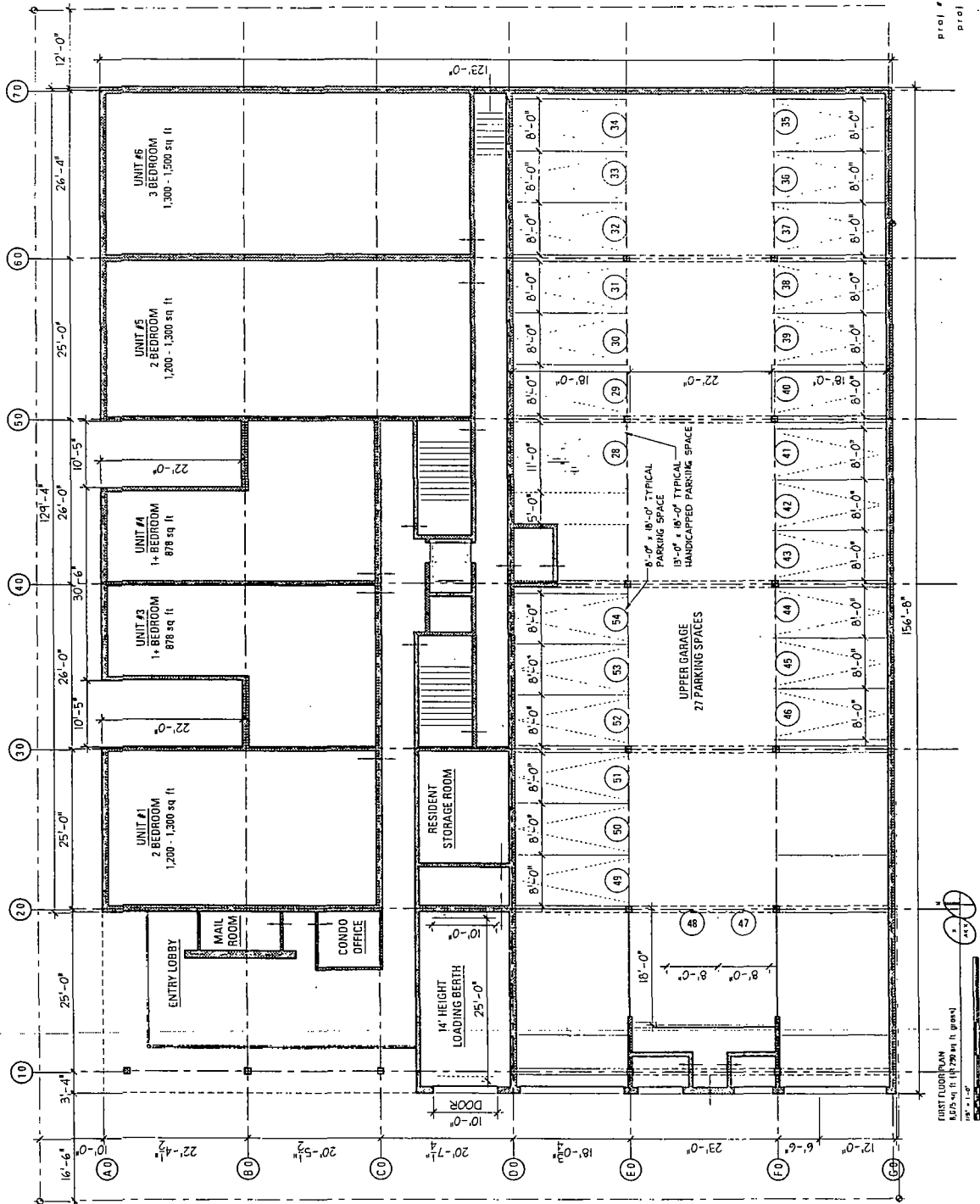
1321
proj #
proj
description

1321
proj #
proj
description

jonathan SPLITT architects ltd
4001 north ravenwood avenue
suite 501
chicago illinois 60613-2576
773.863.1017 fax 773.863.3081

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FIRST FLOOR PLAN
8,625 sq. ft. (8,290 sq. ft. gross)
1/8" = 1'-0"

JSA
Jonathan Spitt Architects Ltd
4901 North Ravenswood Avenue
Suite 601
Chicago, Illinois 60632576
773.883.1017 fax 773.883.3081

proj # 1321
proj

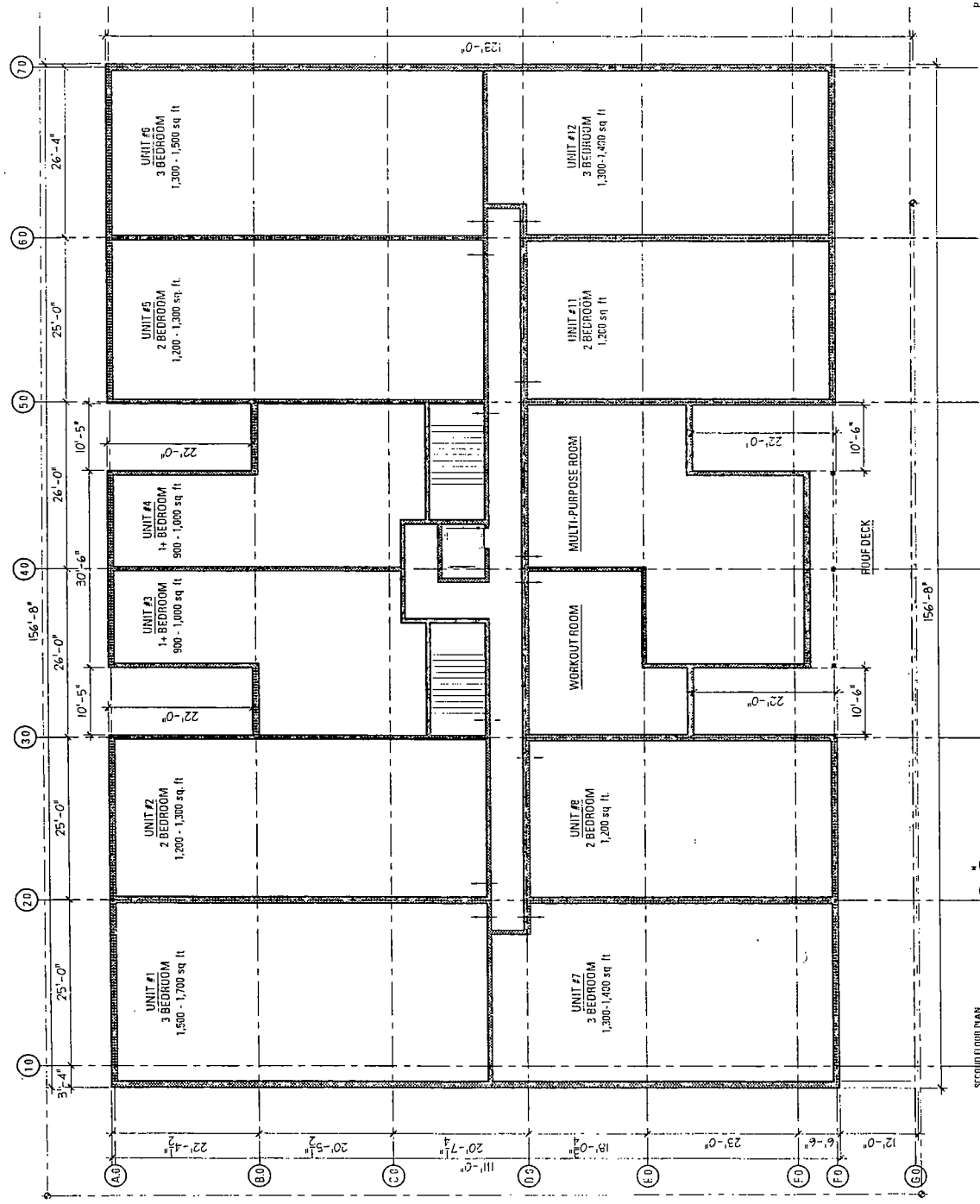
NEW UNIT DEVELOPMENT
NEW CONSTRUCTION
1801 WEST SPRING ST
CHICAGO, IL 60613

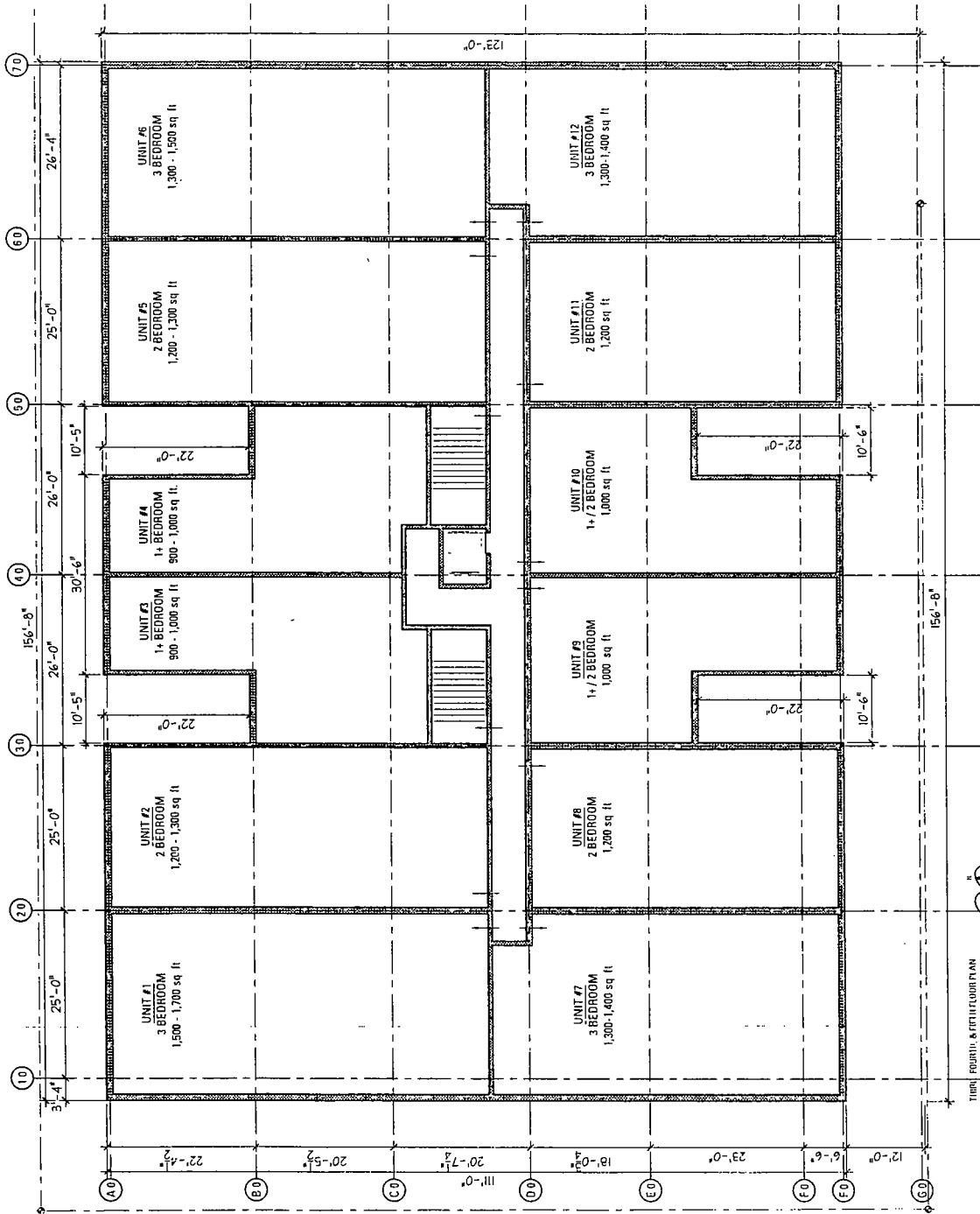
description

05/12/2016 ISSUED FOR REVIEW

A
2/2

FINAL FOR PUBLICATION





proj # 1321
proj MULTI-UNIT DEVELOPMENT
1000 WEST 10TH ST
CHICAGO, IL 60613
description 05/12/2016 ISSUED FOR REVIEW

TYPICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

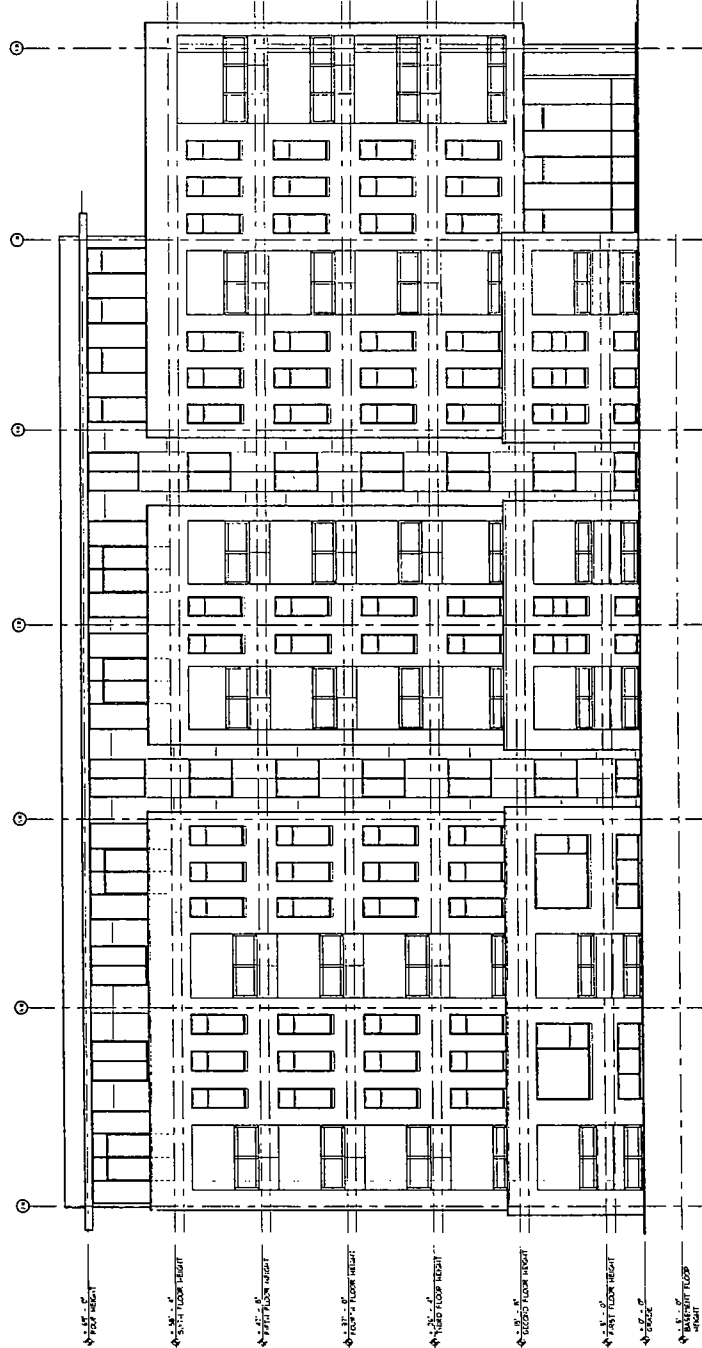
FINAL FOR PUBLICATION

j.s.a
jonathan splitt architects llc
4001 north Ravenswood Avenue
Suite 601
Chicago, Illinois 60613-2376
773.883.1017 fax 773.883.3081

proj # 1321
 proj
 description

MULTI-UNIT DEVELOPMENT
 1801 WEST GRACE ST
 CHICAGO, IL 60613

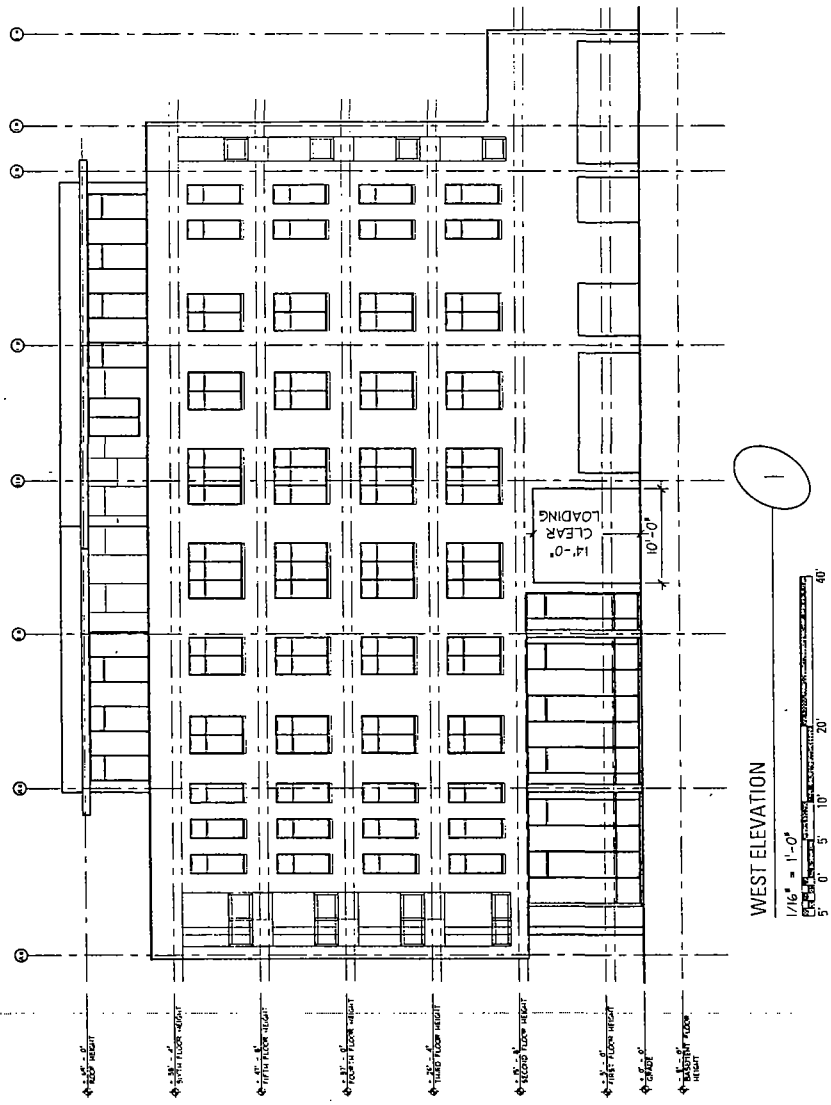
05/02/2016 ISSUED FOR REVIEW



NORTH ELEVATION

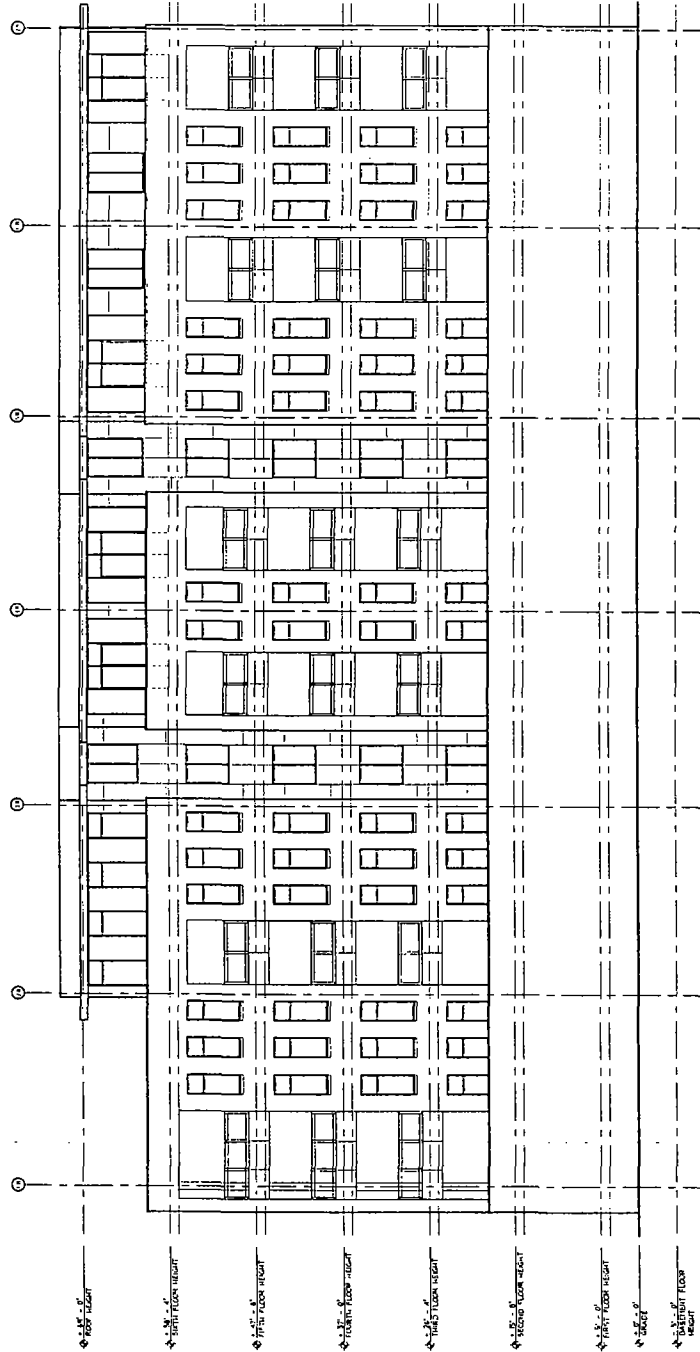


FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

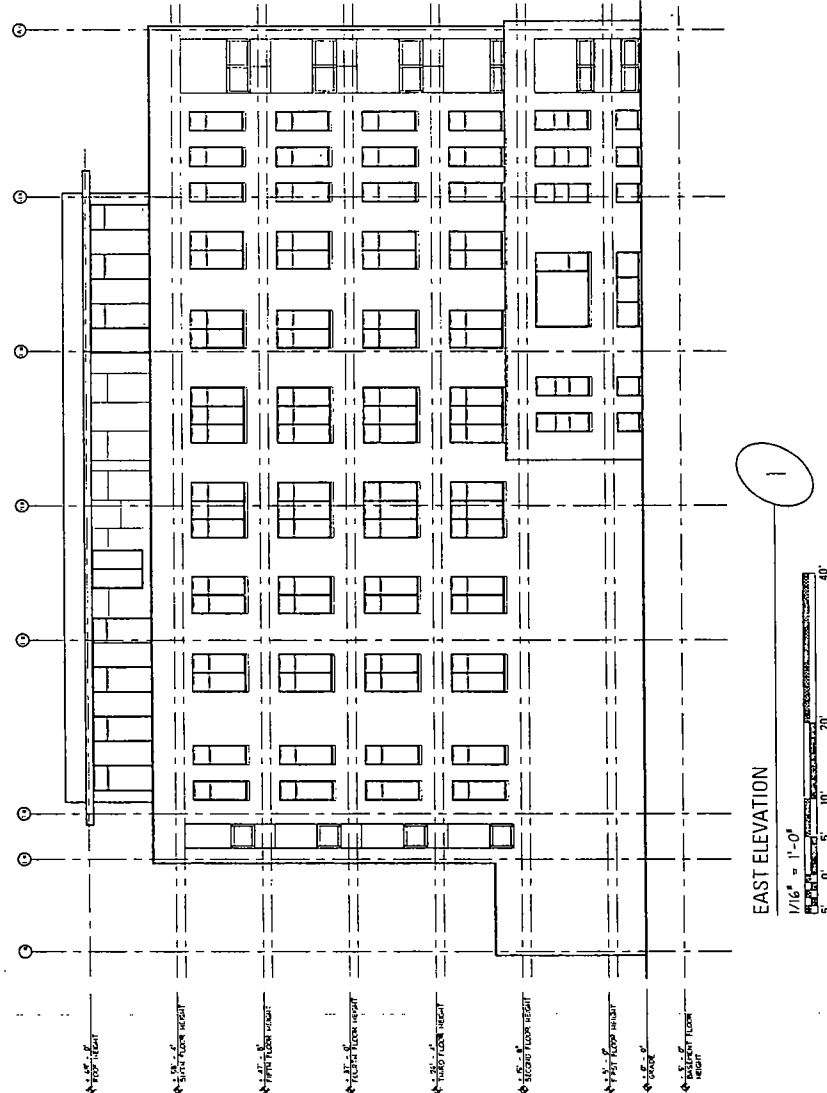


SOUTH ELEVATION
1/16" = 1'-0"
0' 5' 10' 20' 40'

Jonathan Splitt Architects Ltd
4031 North Ravenswood Avenue
Suite 601
Chicago, Illinois 60613-2576
773 883 1017 fax 773 883 3031

proj # 1321
proj NEW UNIT DEVELOPMENT
NEW CONSTRUCTION
1100 S. LEXINGTON ST
CHICAGO, IL 60603
description 08/12/2016, ISSUED FOR REVIEW

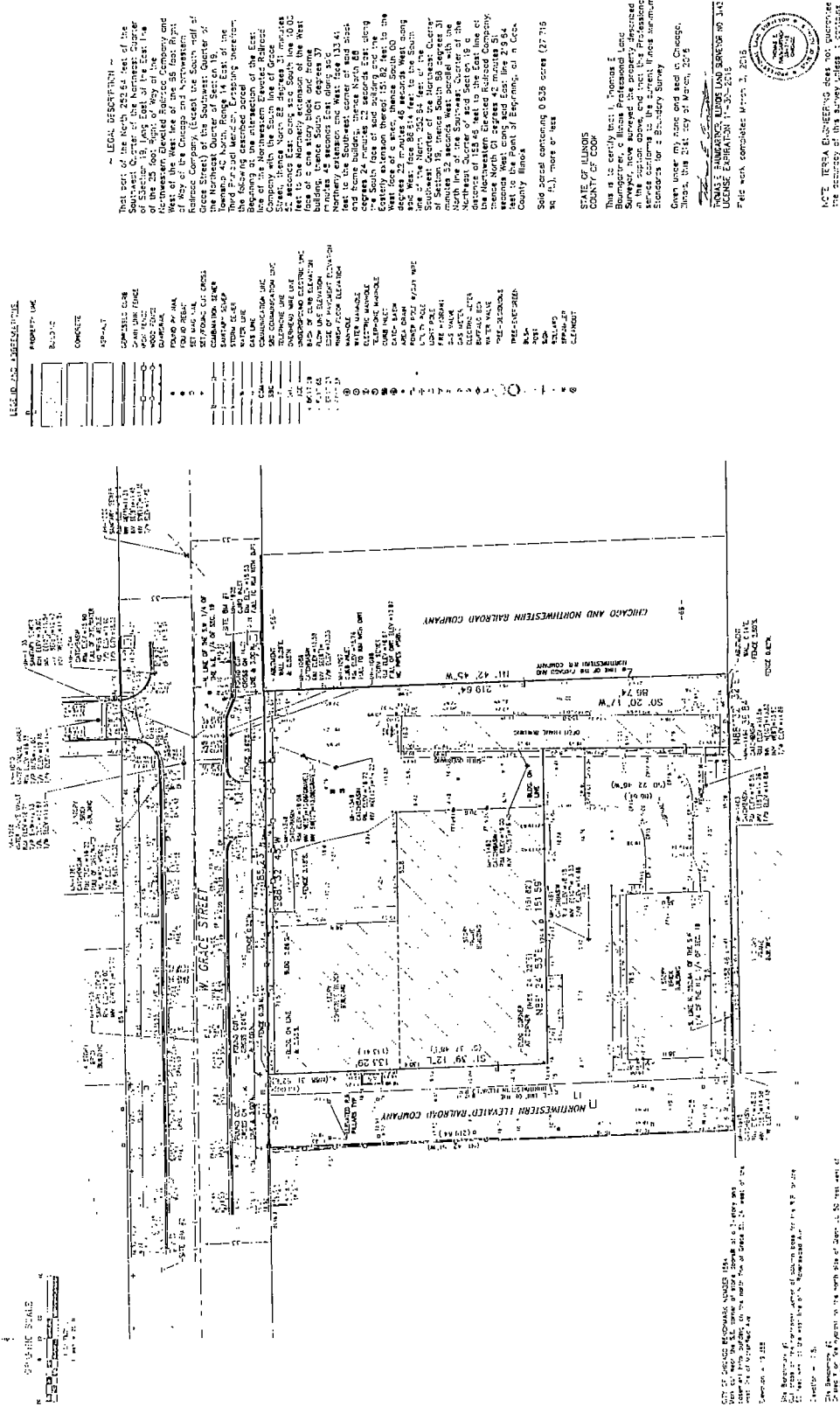
proj # 1321
 pre] MULTIMEDIA DEVELOPMENT
 NEW CONSTRUCTION
 1000 N. LAKE ST
 CHICAGO IL 60610
 description 05/22/2016 ISSUED FOR REVIEW



FINAL FOR PUBLICATION

Jonathan SPITT architects llc
 4001 north ravenswood avenue
 suite 601
 Chicago, Illinois 60630
 773 883 1017 fax 773 883 3061

PLAT OF SURVEY



NOTE: TERRA ENGINEERING does not assume any liability for the accuracy of this survey unless it contains an original seal and signature.

1 of 1

1801 W. GRACE STREET
CHICAGO, ILL.

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that L. Thomas F. Thompson, a Licensed Professional Land Surveyor, has surveyed and laid out the above described premises in accordance with the provisions of the Illinois Surveying Act, and that the Professional Surveyor's Seal and Signature are hereunto affixed.

Surveyed and Laid Out by L. Thomas F. Thompson, Licensed Professional Land Surveyor, No. 1402.

FILED WITH COOK COUNTY CLERK'S OFFICE MAY 1, 1915.

CHICAGO, ILL. MAY 1, 1915.

1801 W. GRACE STREET
CHICAGO, ILL. 60604

TERRA ENGINEERING LTD.
1801 W. GRACE STREET
CHICAGO, ILL. 60604
TEL. (312) 487-0233
FAX (312) 487-0233