



Common address of property:

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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 6<sup>th</sup> 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 1<sup>st</sup> 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"

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