NARRATIVE AND PLANS
TYPE I Rezoning Attachment
966 West 18th Street
From C1-2 to B2-5

The Property
The subject property is a vacant parcel located in a C1-2, Neighborhood Commercial District.

It is located in an Equitable Transit Served Location approximately 1,400 feet from the Hasted Street METRA station entrance.

The Project
PL 966 BUYERS LLC (the "Applicant") proposes to build a five story mixed use building (57'-2" height) with 1,420 square feet of ground floor commercial space, 24 units above the ground floor, and seven indoor parking spaces. 24 bicycle spaces will be added.

The Applicant seeks to rezone the property to allow the proposed improvements and also is filing a Type 1 rezoning application pursuant to Section 17-13-0300 to 1) reduce 12 required parking spaces to seven under section 17-10-0102-B for properties located in Equitable Transit Served Locations and 2) to reduce the rear yard setback under section 17-3-0405-A from 30.0' to 5.0'.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a C1-2, Neighborhood Commercial District to a B2-5 Neighborhood Mixed-Use District.

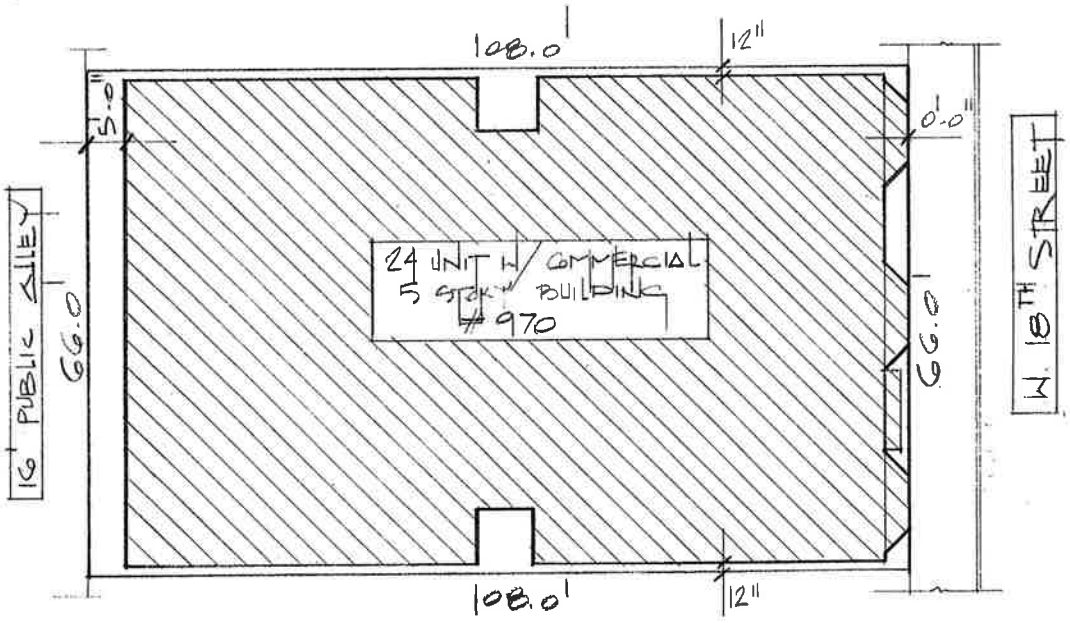
The following are the relevant zoning parameters for the proposed project:

Lot Area:	7,128 square feet	
FAR:	4.0	
Floor Area:	28,500 square feet	
Residential Dwelling Units:	24	
MLA Density:	297 square feet	
Height:	57'-2"	
Bicycle Parking:	24	
Automobile Parking:	7*	
Setbacks:	Front (north/16th):	0.0'
	East:	12.0"
	West:	12.0"
	Rear (north/alley):	5.0'*

A set of plans is attached.
* As mentioned above, the Applicant seeks optional Variation relief under section 17-13-0300 to reduce parking to seven spaces and to reduce the rear yard setback from 30.0' to 5.0'.

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LICENSE NUMBER 184 - 001485

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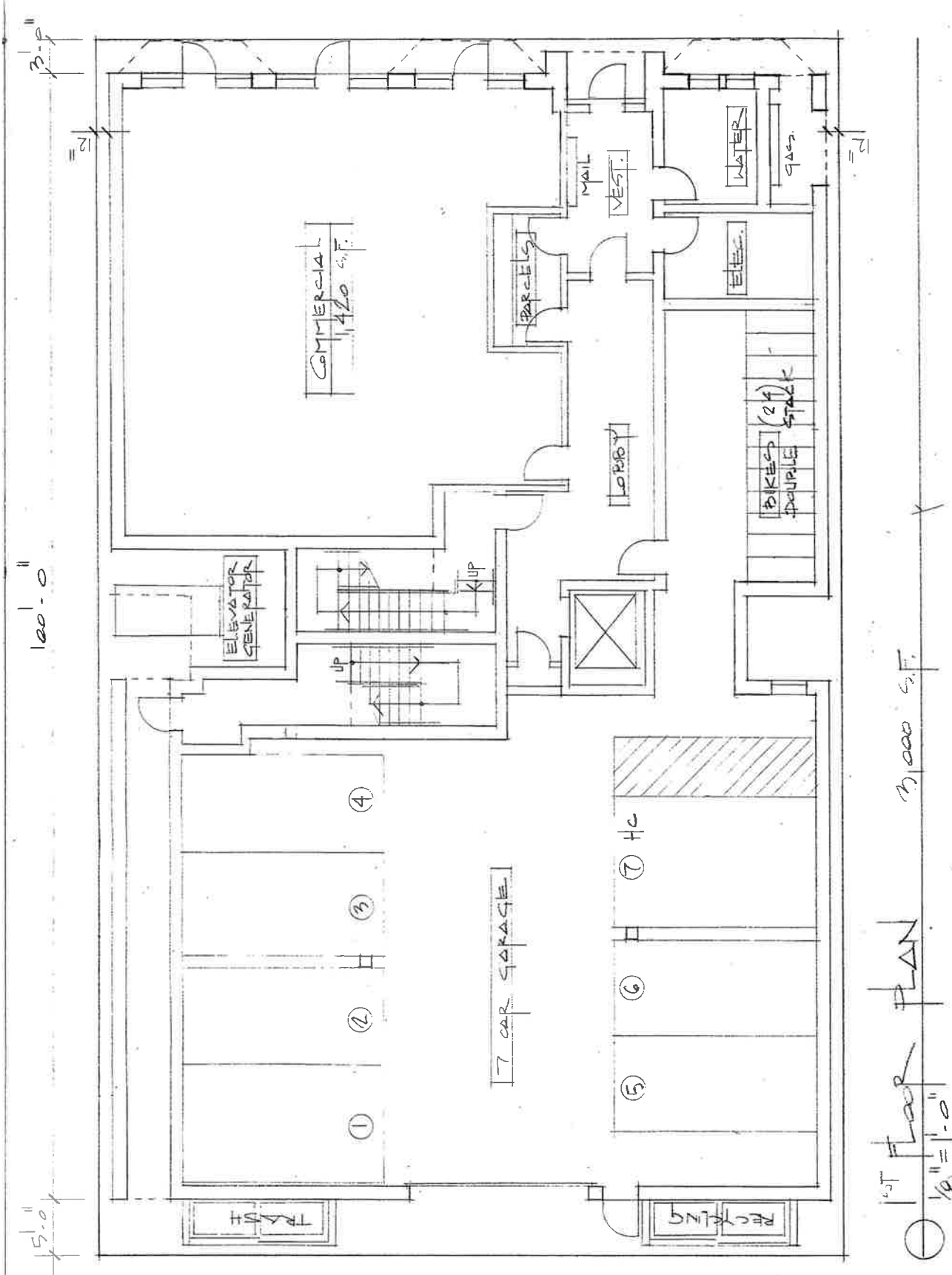


SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA	66.0' x 108.0' = 7,128 S.F.
F.A.R.	4.0
MAX. BUILDABLE	28,512 S.F.
1ST FLOOR	3,000 S.F.
2ND FLOOR	6,400 S.F.
3RD FLOOR	6,400 S.F.
4TH FLOOR	6,400 S.F.
5TH FLOOR	6,300 S.F.
TOTAL	28,500 S.F.

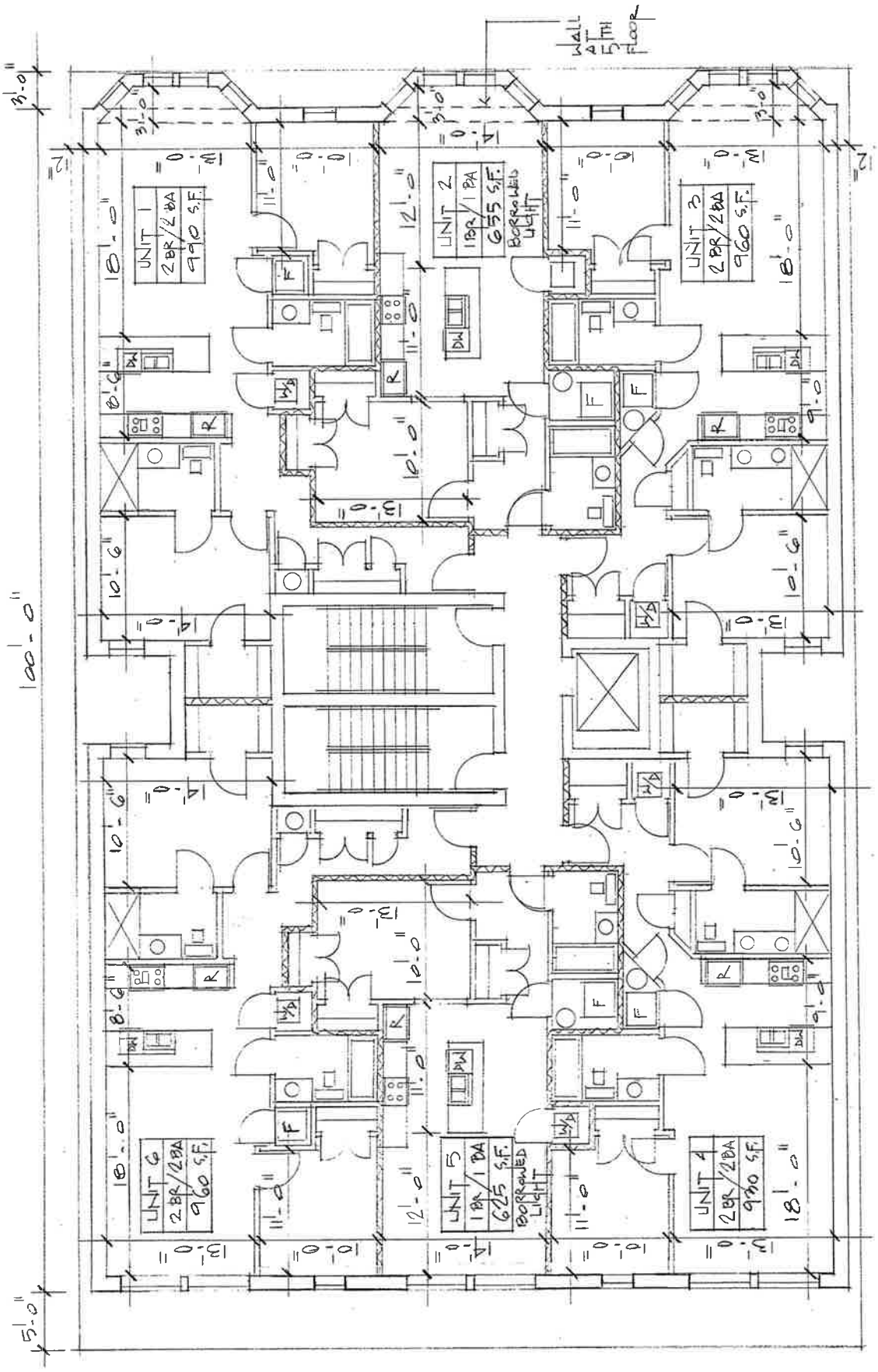
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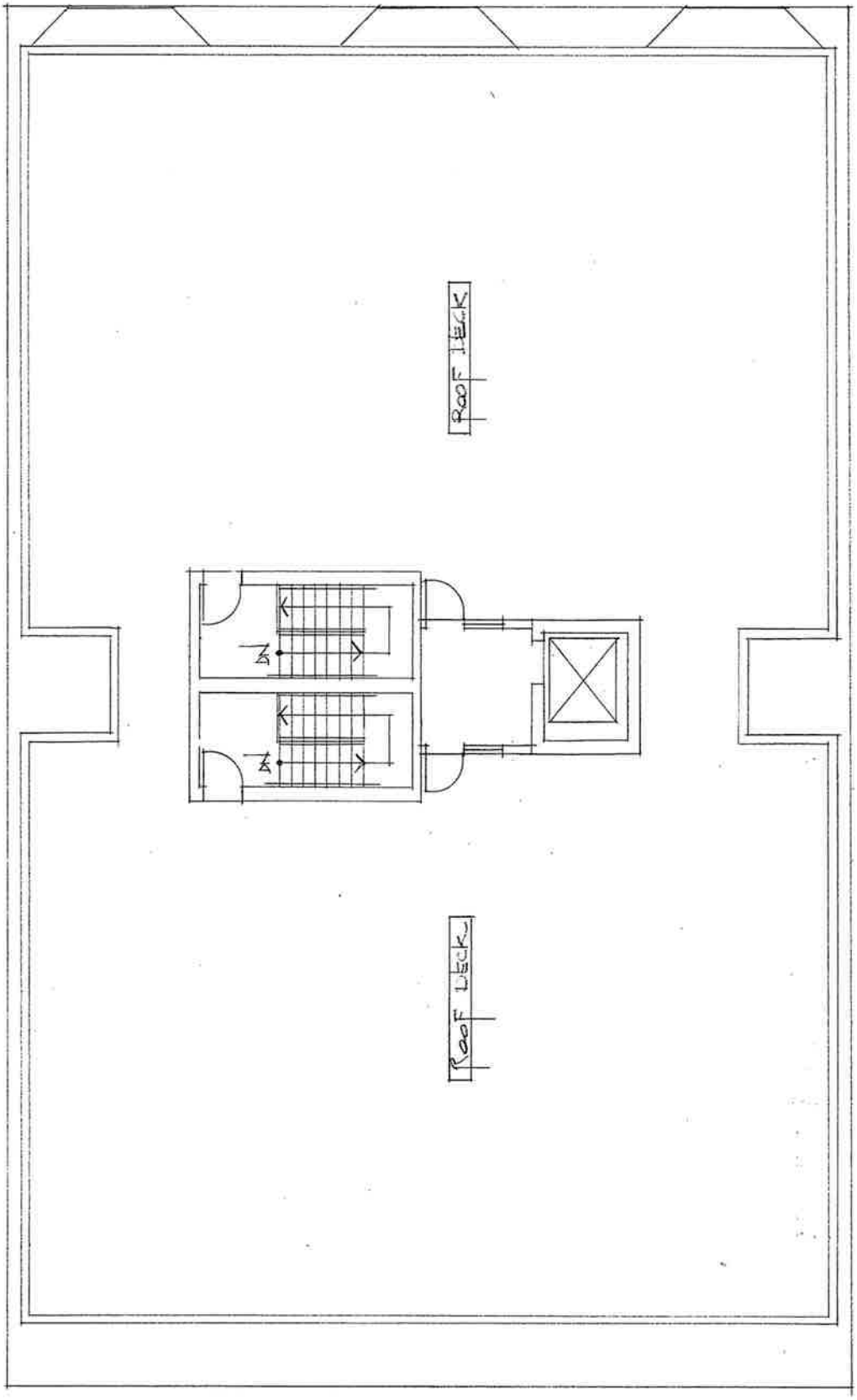


2ND 3RD 4TH 5TH FLOOR PLAN (6400 S.F. AT 5TH FLOOR)

1/8" = 1'-0"

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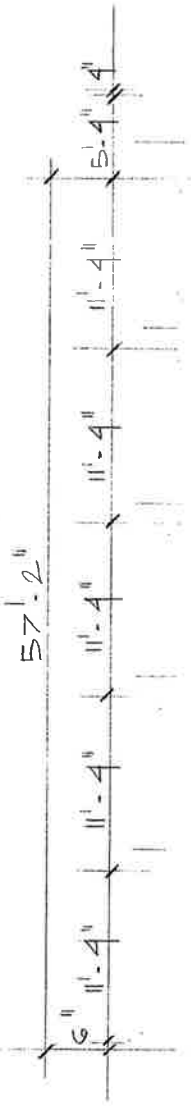
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ROOF PLAN
1/8" = 1'-0"

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FRONT ELEVATION
1/8" = 1'-0"