

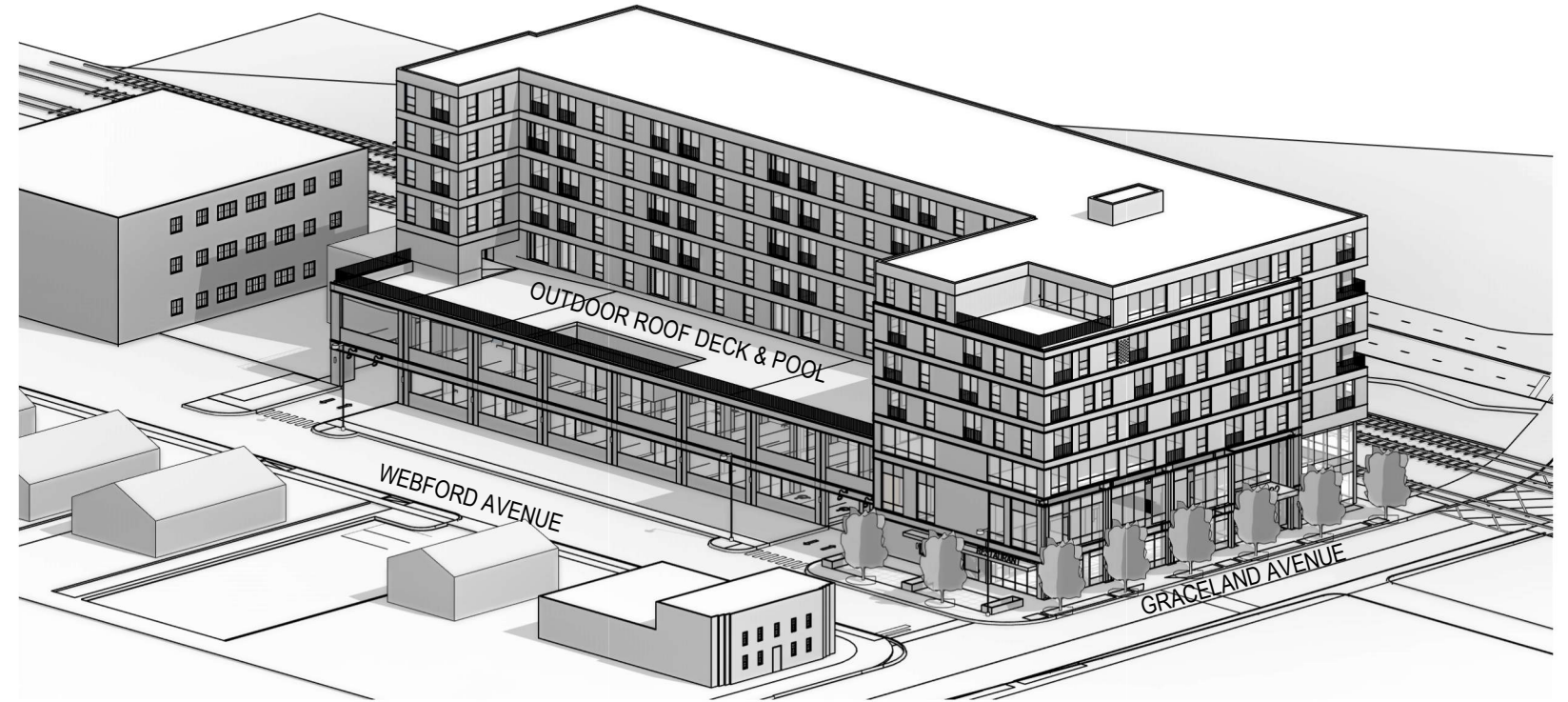
# 622 GRACELAND AVENUE

MULTI-FAMILY DEVELOPMENT

ZONING SUMMARY		
<b>PROPOSED ZONING DISTRICT:</b>	C-5	
<b>ZONING DESCRIPTION:</b>	CENTRAL BUSINESS	
<b>SITE AREA:</b>	43,505 SF	
	<b>ORDINANCE REQUIREMENT</b>	<b>PROPOSED</b>
<b>FAR</b>	N/A	4.3
<b>BUILDING AREA, GROSS (GFA)</b>	N/A	186,893 SF
<b>MAX UNITS</b>	N/A	131
<b>FRONT YARD (GRACELAND AVE)</b>	0'	0'
<b>SIDE YARD</b>		
(SOUTH - ALONG WEBFORD AVE)	0'-0"	27'-6", 20'-0"
(NORTH - ALONG RAILROAD TRACKS)	0'-0"	0'-0"
<b>REAR YARD (PROPERTY AT 1330 WEBFORD AVE)</b>	0'-0"	VARIES 0'-0" - 5'-0"
<b>HEIGHT (W/ GROUND FLOOR RETAIL)</b>	100'-0"	84'-0"
<b>PARKING</b>		
STUDIO & 1 BEDROOM UNITS	1.0 X 120 = 120	120
2-BR UNIT	1.5 X 11 = 16.5	17
<b>TOTAL RESIDENTIAL PARKING SPACES</b>	137	137
COMMERCIAL	17	17
ADDITIONAL PUBLIC SPACES	--	30 (25 GARAGE, 5 ON-STREET)
<b>TOTAL:</b>	<b>154 SPACES</b>	<b>184 SPACES</b>

DEVELOPMENT SUMMARY				
<b>GROSS BUILDING AREA: 187,529 SF</b>				
<b>BUILDING AREA</b>				
	GROSS	NET	NET (RESIDENTIAL)	
TOTAL:	187,529 SF	120,548 SF	88,627 SF	
LEVEL 01:	35,115 SF	4,477 SF	0 SF	
LEVEL 02:	35,119 SF	4,623 SF	0 SF	
LEVEL 03:	23,558 SF	22,153 SF	15,295 SF	
LEVEL 04:	24,080 SF	22,164 SF	18,630 SF	
LEVEL 05:	23,653 SF	22,824 SF	19,143 SF	
LEVEL 06:	23,653 SF	22,824 SF	19,152 SF	
LEVEL 07:	22,351 SF	21,483 SF	16,408 SF	
<b>PARKING SPACES</b>				
	RESIDENTIAL	COMMERCIAL	ADDITIONAL PUBLIC	TOTAL
LOWER LEVEL	12	0	7	19
LEVEL 01	38	20	18 GARAGE, 5 ON-STREET	81
LEVEL 02	84	0	0	84
TOTAL	137	17	25 GARAGE, 5 ON-STREET	184
TOTAL REQUIRED PARKING SPACES:			154 SPACES	
TOTAL PARKING SPACES PROVIDED:			184 SPACES (8 ACCESSIBLE)	

UNIT MATRIX				
	STUDIO	1-BED	2-BED	TOTALS
LEVEL 3	6	17	1	24
LEVEL 4	3	22	2	27
LEVEL 5	3	22	3	28
LEVEL 6	3	22	3	28
LEVEL 7	2	20	2	24
<b>TOTALS</b>	<b>17</b>	<b>103</b>	<b>11</b>	<b>131</b>



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



DES PLAINES MULTI-FAMILY

622 GRACELAND AVE.

05/11/22 Project #: 21084

A.0