

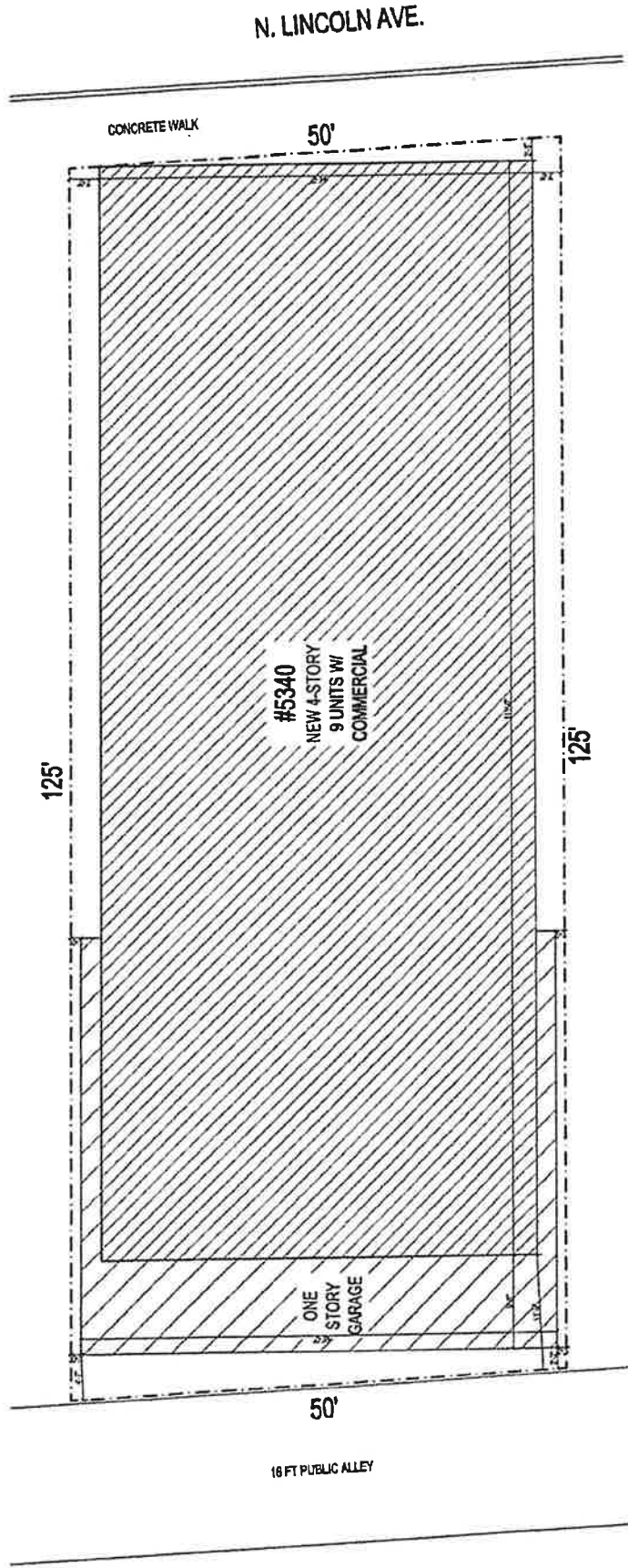
**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR
5338-40 NORTH LINCOLN AVE., CHICAGO**

The subject property is currently improved with an existing commercial building which has been vacant for several years. The Applicant is proposing to demolish this existing building and redevelop the subject property with a new 4 story mixed use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area per unit and the floor area ratio requirements of the Ordinance.

Project Description:	Zoning Change from a B3-2 Community Shopping District to a B3-3 Community Shopping District
Use:	Mixed-Use Building with 9 dwelling units
Lot Area:	50' x 125'= 6,250 SF (recorded measurements)
Floor Area Ratio:	2.54
Floor Area:	15,880 SF
Density:	694 Square Feet per DU Unit
Off- Street parking:	Parking spaces: 9
Setbacks:	Existing Front: 0 Feet Existing Side Setbacks: North: 1 Feet and South: 1 Feet Existing Rear: 11 Feet 9 Inches *
Building Height:	47 Feet 10 Inches

* will file for variation if required

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N. LINCOLN AVE.

CONCRETE WALK

50'

125'

125'

50'

18 FT PUBLIC ALLEY

#5340
NEW 4-STORY
9 UNITS W/
COMMERCIAL

ONE
STORY
GARAGE

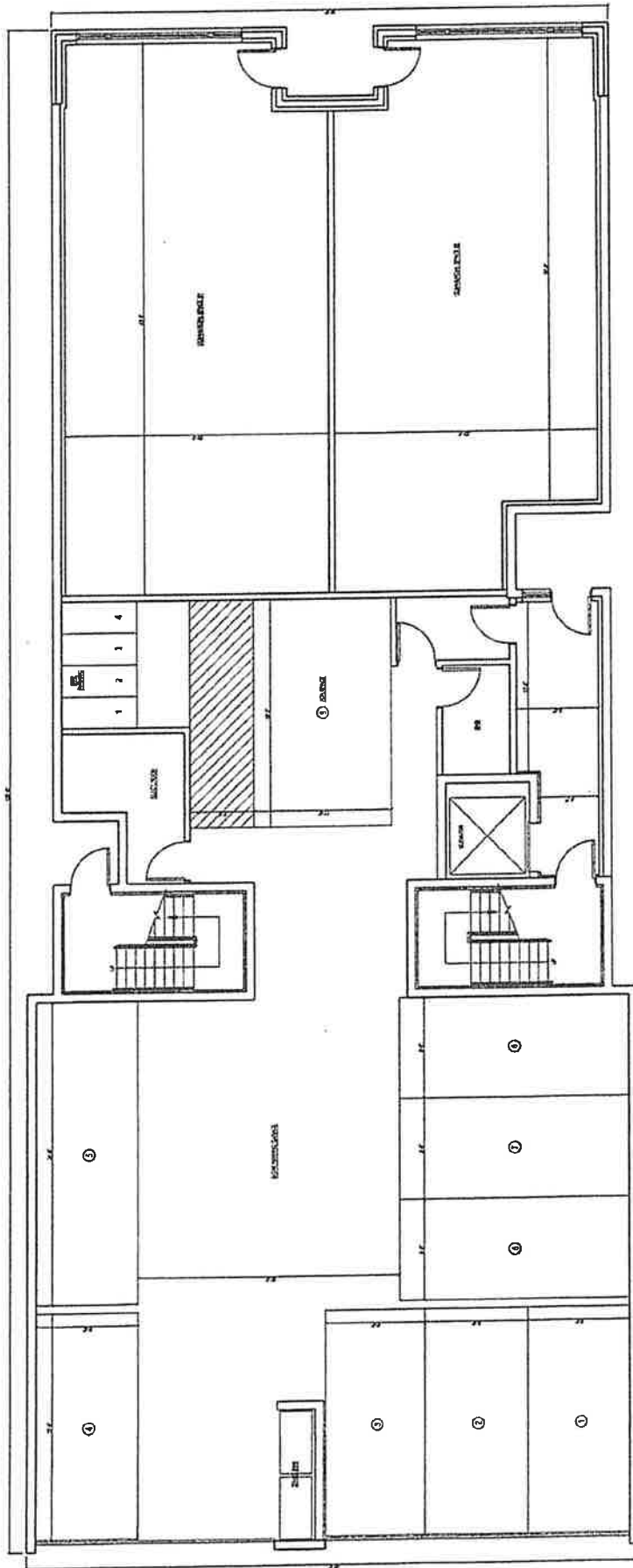
SETBACKS	
EAST	0'0"
NORTH	1'0"
SOUTH	1'0"
WEST	11'0" MINIMUM

ZONING INFO	
LOT AREA = 62,500 SF	
ZONING DISTRICT = PAR-3.0	
MAX FLOOR AREA = 51,000 SF	
1ST FLOOR	2,341 SF
2ND FLOOR	4,510 SF
3RD FLOOR	4,510 SF
4TH FLOOR	4,510 SF
TOTAL	15,871 SF
PROPOSED FAR = 2.54	



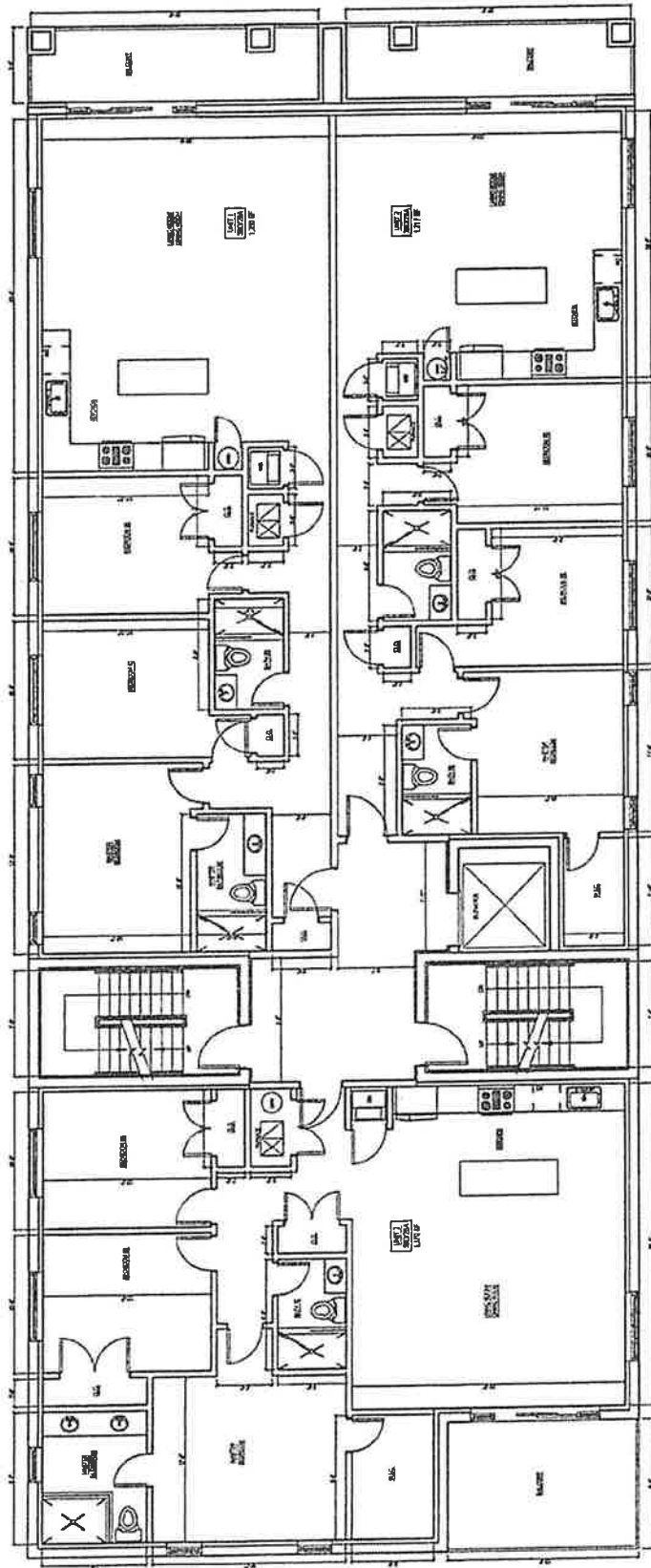
SITE PLAN
SCALE: 3/32" = 1'-0"

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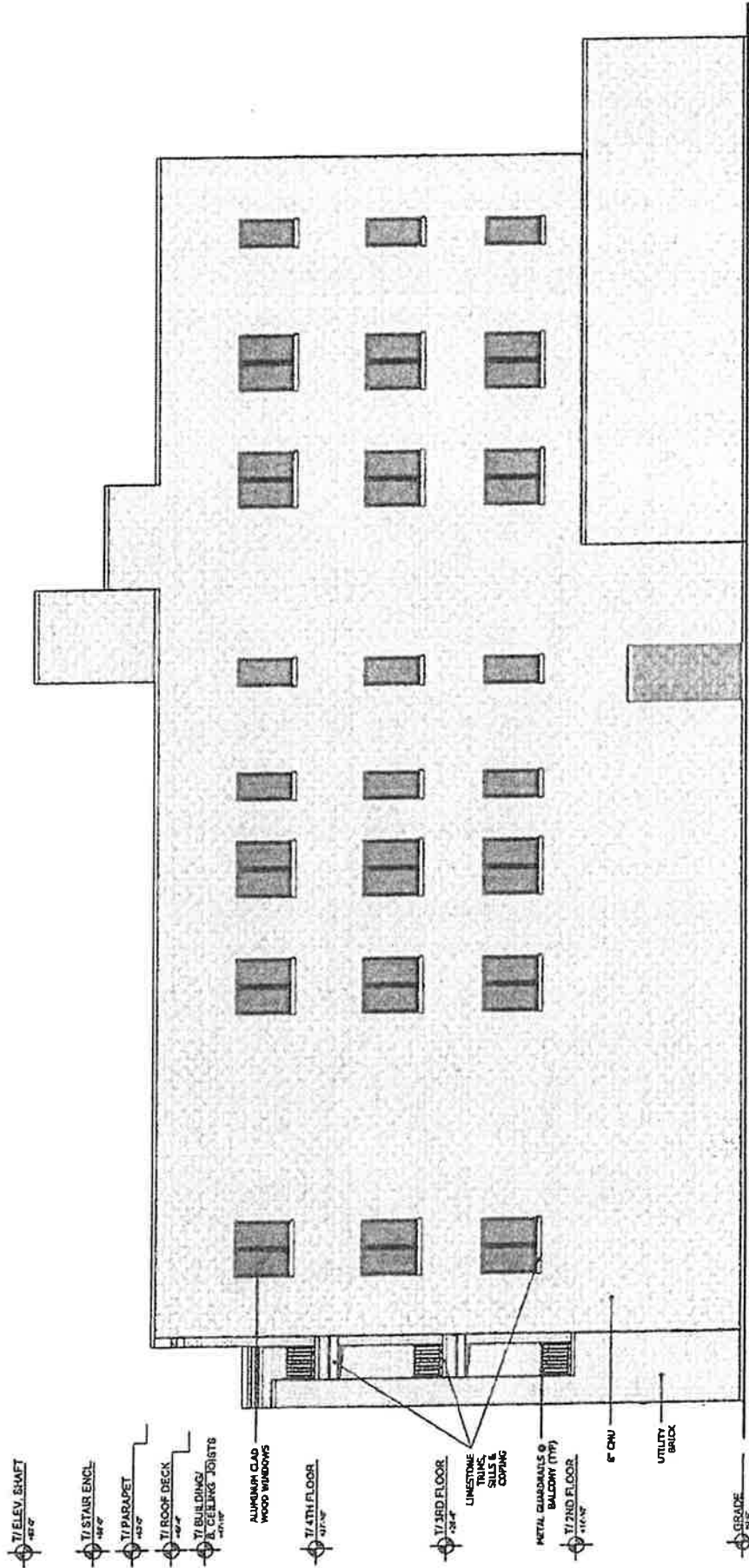
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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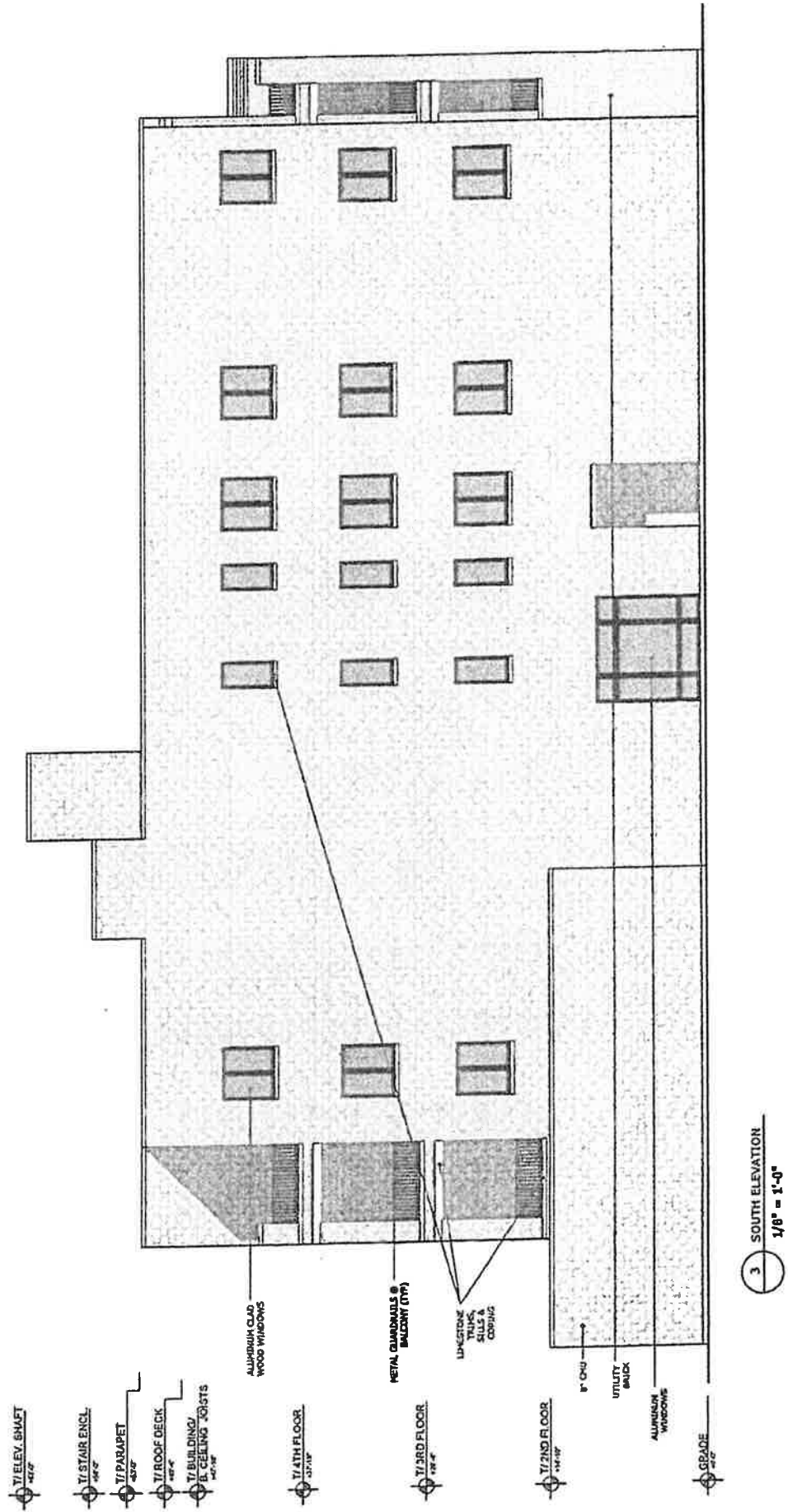
2ND, 3RD & 4TH FLOORS PLAN
SCALE: 1/8" = 1'-0"

DRAWING FOR PUBLICATION

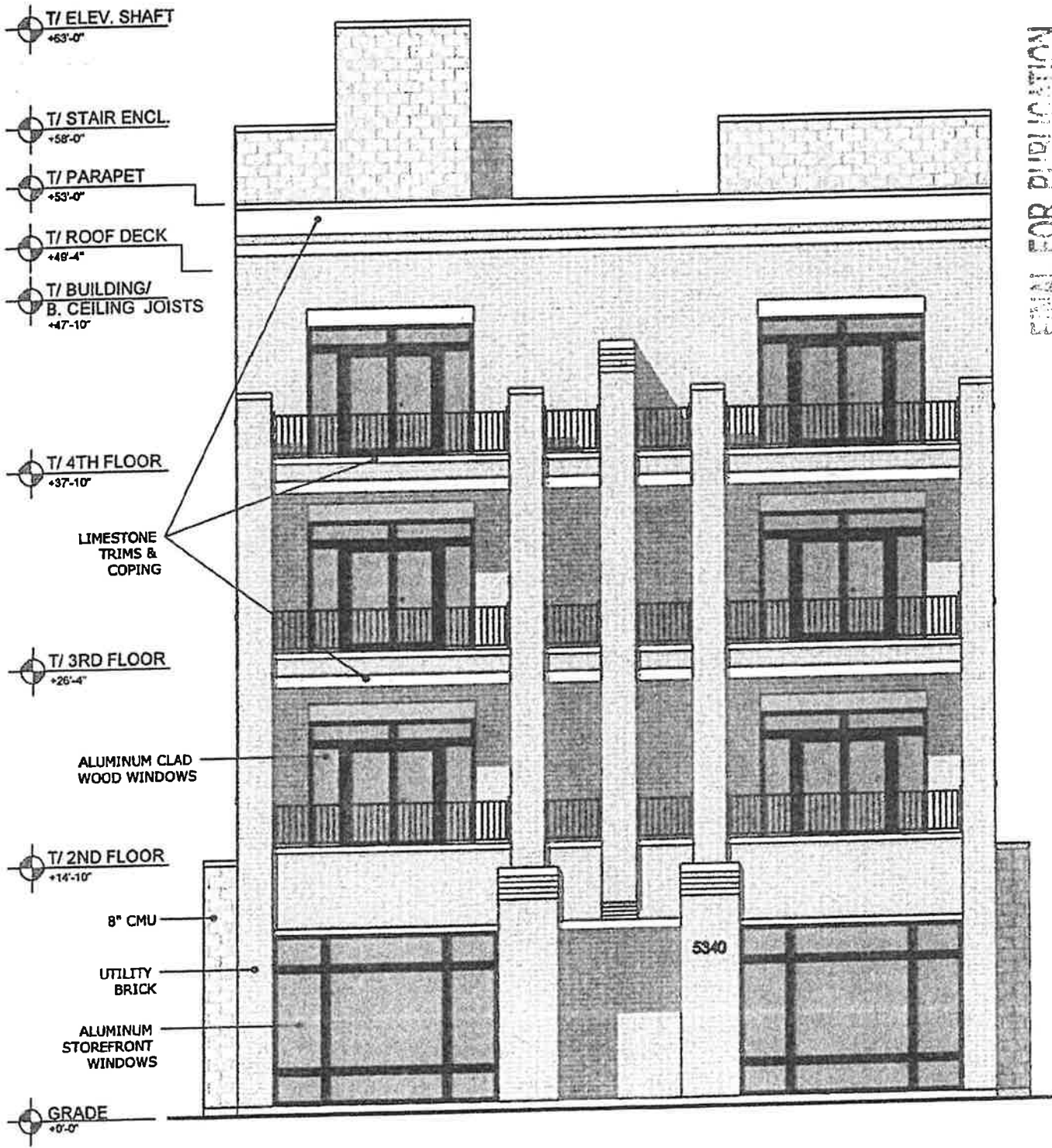


4 NORTH ELEVATION
1/8" = 1'-0"

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

T/ ELEV. SHAFT
+63'-0"

T/ STAIR ENCL.
+58'-0"

T/ PARAPET
+53'-0"

T/ ROOF DECK
+48'-4"

T/ BUILDING/
B. CEILING JOISTS
+47'-10"

ALUMINUM CLAD
WOOD WINDOWS

T/ 4TH FLOOR
+37'-10"

LIMESTONE
TRIMS,
COPING &
SILLS

T/ 3RD FLOOR
+26'-4"

8" CMU

METAL GUARDRAILS @
BALCONY (TYP)

T/ 2ND FLOOR
+14'-10"

ALUMINUM O.H.
GARAGE DOORS

GRADE
+0'-0"

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2 WEST ELEVATION
1/8" = 1'-0"