

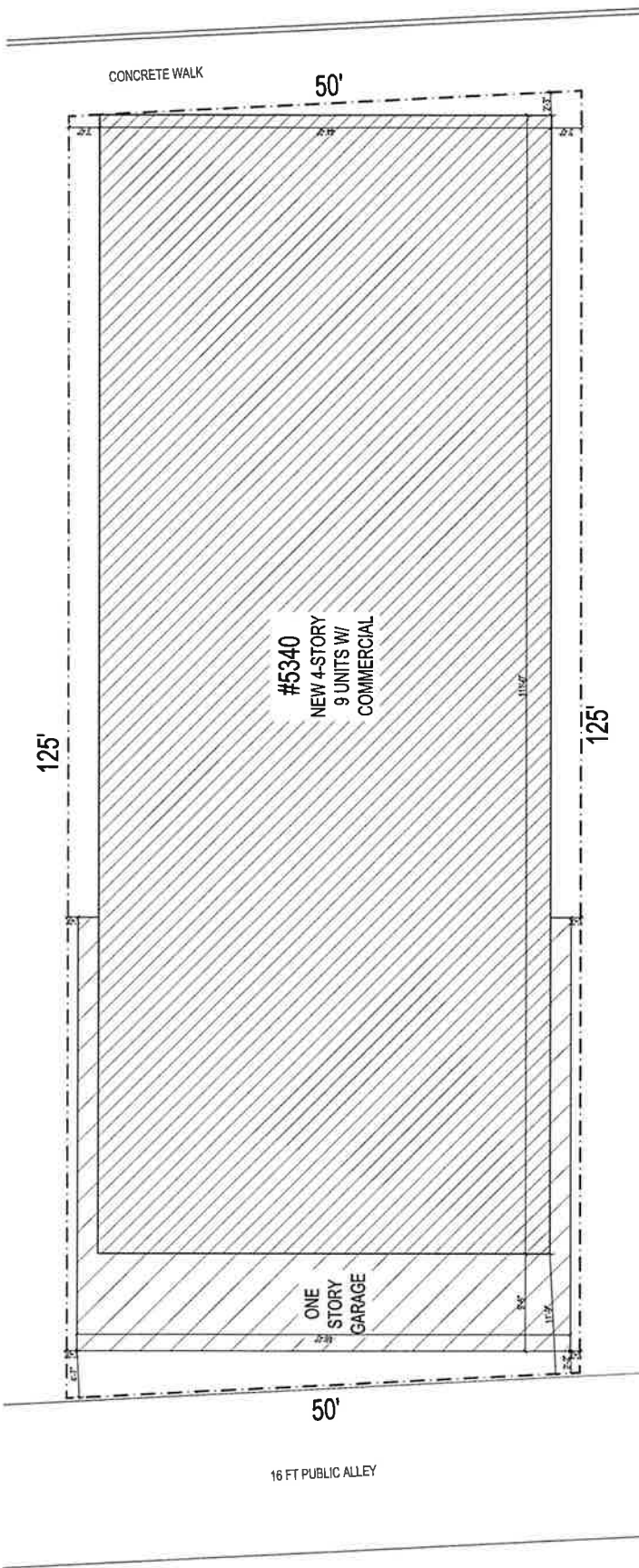
**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR
5338-40 NORTH LINCOLN AVE., CHICAGO**

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

N. LINCOLN AVE.

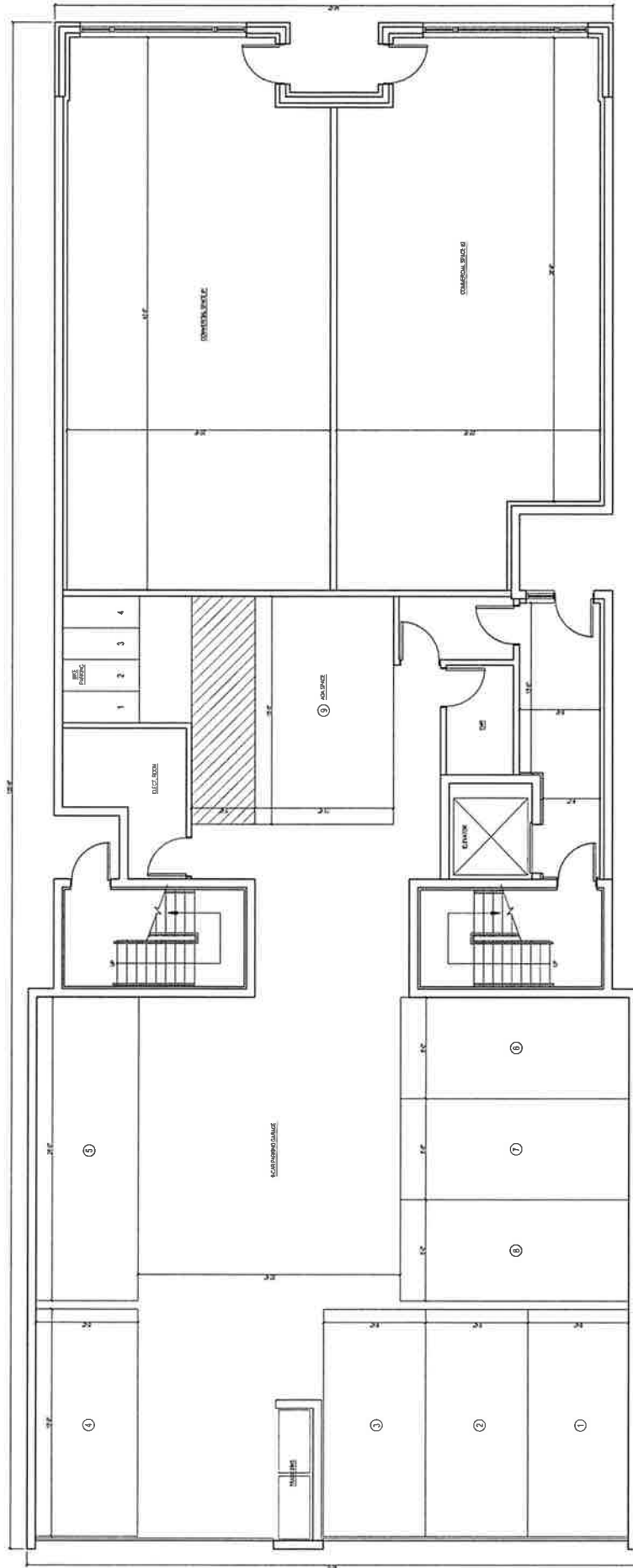


SETBACKS	
EAST	0'-0"
NORTH	1'-0"
SOUTH	1'-0"
WEST	11'-0" REVISION

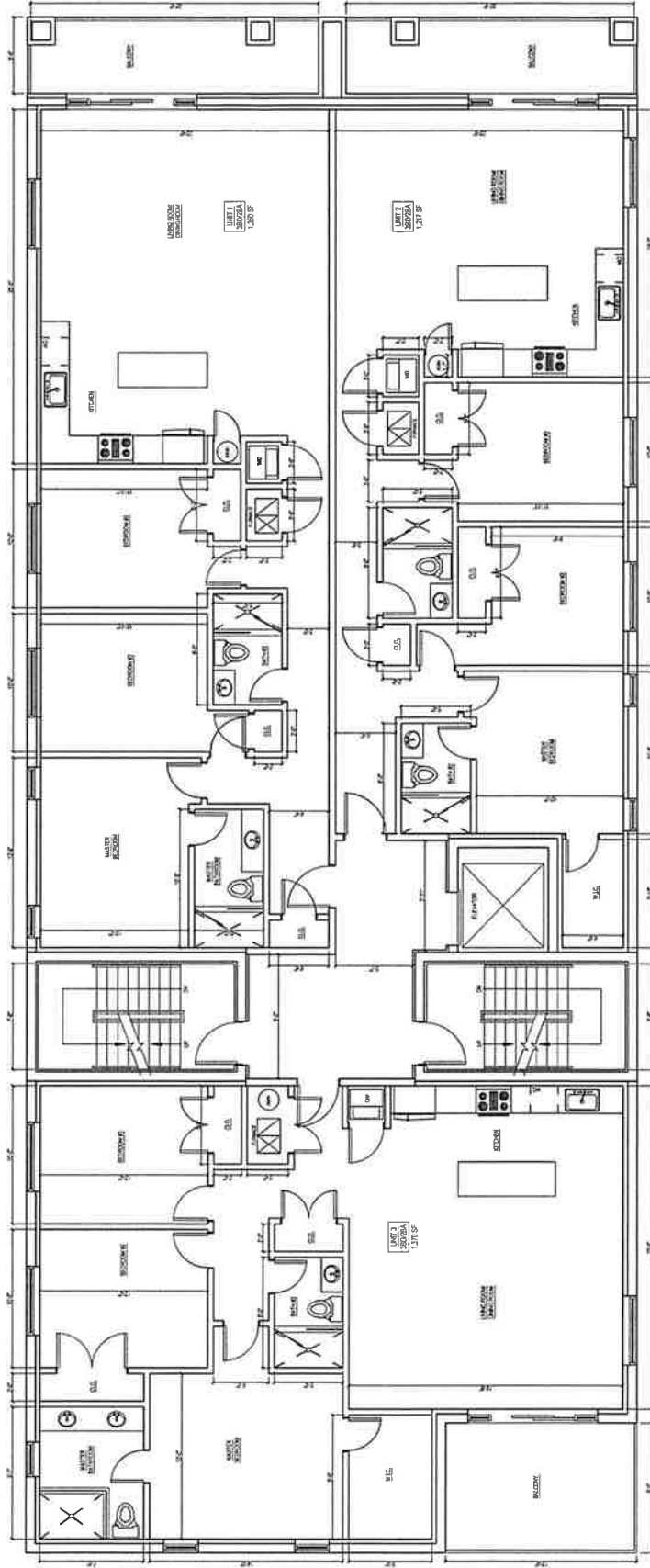
ZONING INFO	
LOT AREA = 50 x 125 = 6,250 SF	
ZONING 60-3 - FAR = 3.0	
MAX FLOOR AREA = 3 x 6250 = 18,750	
1ST FLOOR	2,341 SF
2ND FLOOR	4,513 SF
3RD FLOOR	4,513 SF
4TH FLOOR	4,513 SF
TOTAL	15,880 SF
PROPOSED FAR = 2.54	



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



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



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

T/ ELEV. SHAFT
+63'-0"

T/ STAIR ENCL.
+58'-0"

T/ PARAPET
+53'-0"

T/ ROOF DECK
+49'-4"

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

T/ 4TH FLOOR
+37'-10"

LIMESTONE
TRIMS &
COPING

T/ 3RD FLOOR
+26'-4"

ALUMINUM CLAD
WOOD WINDOWS

T/ 2ND FLOOR
+14'-10"

8" CMU

UTILITY
BRICK

ALUMINUM
STOREFRONT
WINDOWS

GRADE
+0'-0"



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

T/ ELEV. SHAFT
+63'-0"

T/ STAIR ENCL.
+58'-0"

T/ PARAPET
+53'-0"

T/ ROOF DECK
+49'-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"

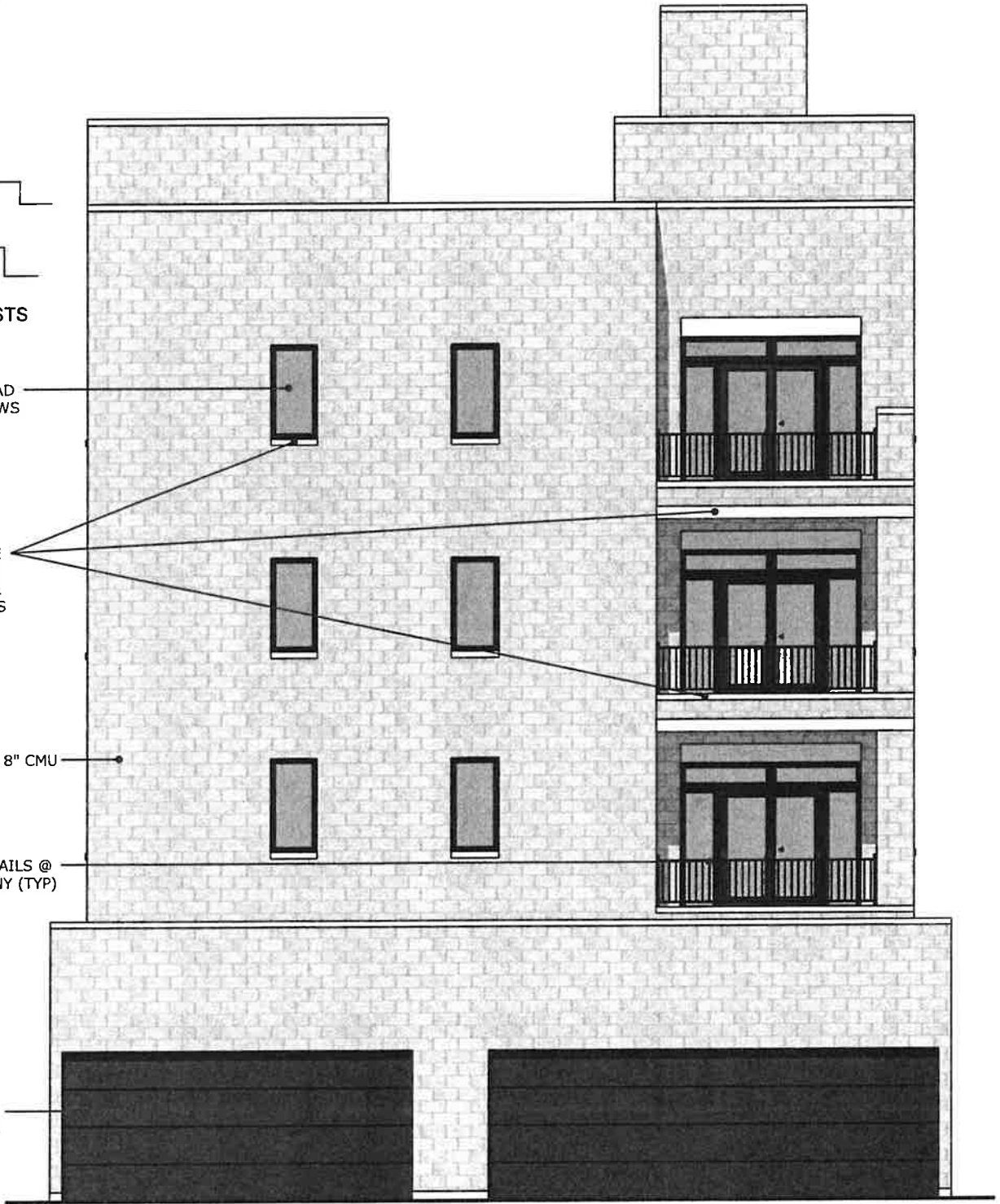
8" CMU

METAL GUARDRAILS @
BALCONY (TYP)

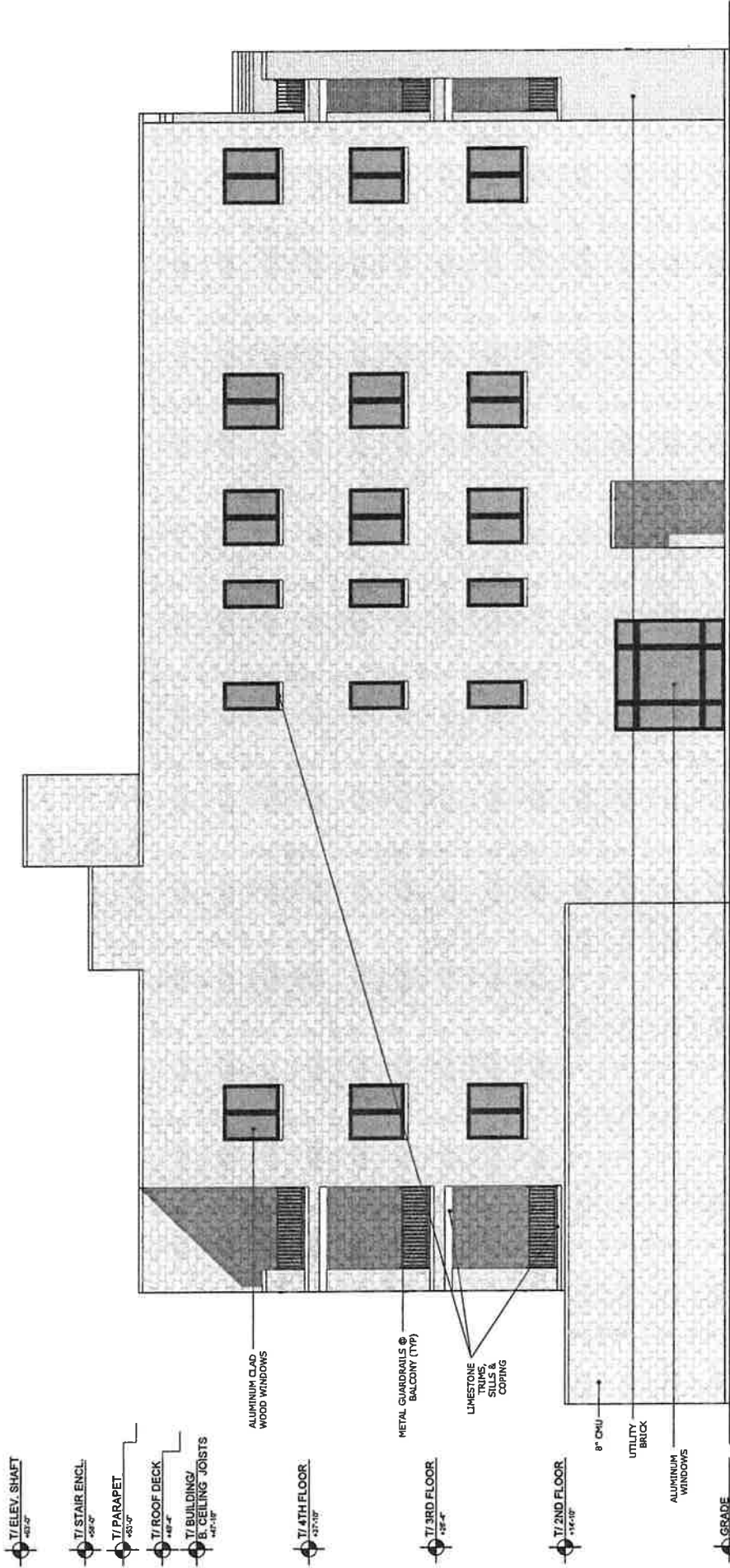
T/ 2ND FLOOR
+14'-10"

ALUMINUM O.H.
GARAGE DOORS

GRADE
+0'-0"



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



T/ELEV. SHAFT
403'-2"

T/I STAIR ENCL.
458'-2"

T/I PARAPET
463'-0"

T/I ROOF DECK
467'-4"

T/I BUILDING/
B. CEILING JOISTS
441'-10"

T/I 4TH FLOOR
421'-10"

T/I 3RD FLOOR
416'-4"

T/I 2ND FLOOR
414'-10"

GRADE
409'-0"

ALUMINUM CLAD
WOOD WINDOWS

METAL GUARDRAILS @
BALCONY (TYP)

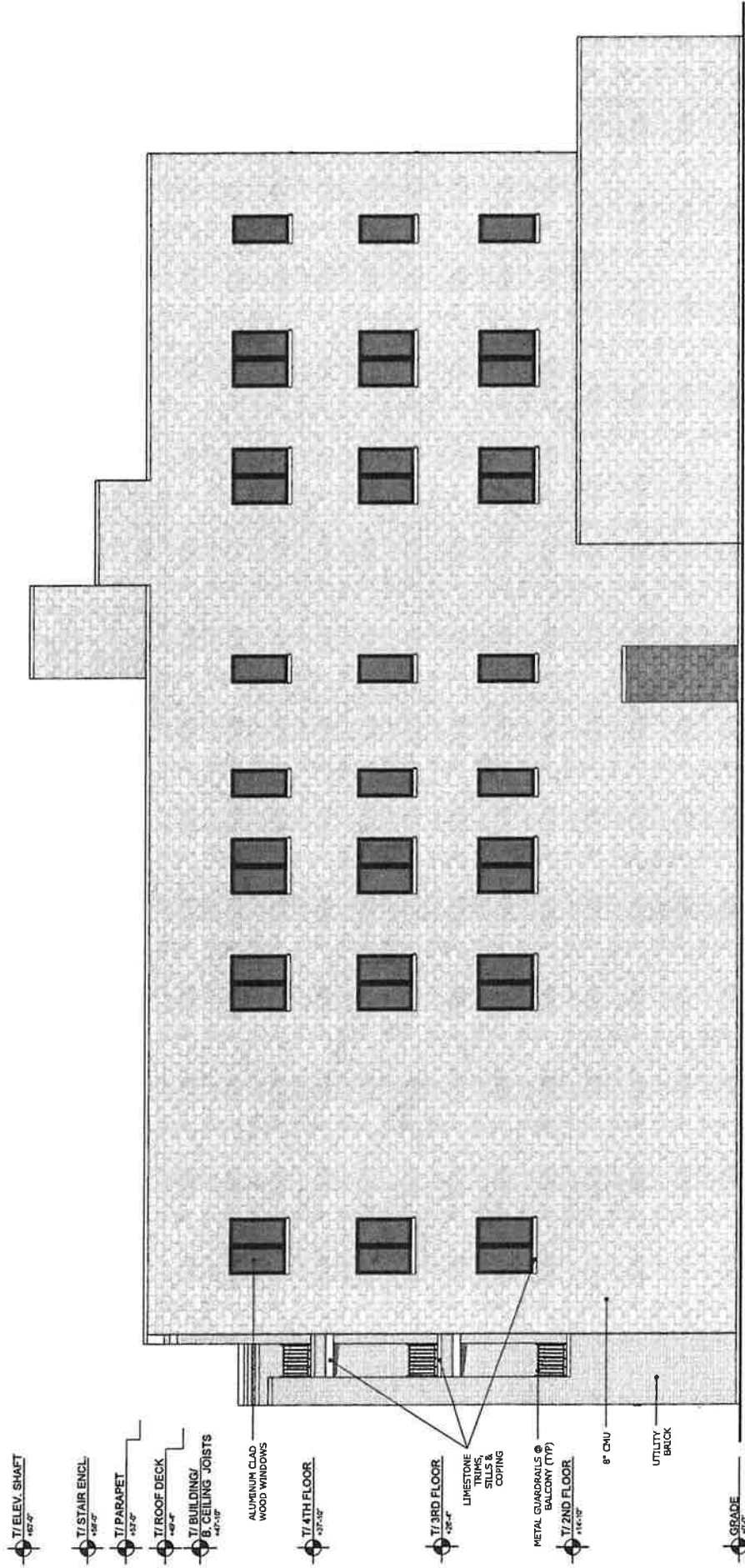
LIMESTONE
TRIMS,
SILLS &
COPING

8" CMU

UTILITY
BRICK

ALUMINUM
WINDOWS

3 SOUTH ELEVATION
1/8" = 1'-0"



1/1 ELEV. SHAFT
+87'-2"

1/1 STAIR ENCL.
+58'-0"

1/1 PARAPET
+55'-0"

1/1 ROOF DECK
+50'-0"

1/1 BUILDING/
B. CEILING JOISTS
+41'-10"

ALUMINUM CLAD
WOOD WINDOWS

1/1 4TH FLOOR
+37'-0"

1/1 3RD FLOOR
+38'-4"

LIMESTONE
SILLS &
COPING

METAL GUARDRAILS @
BALCONY (TYP)

1/1 2ND FLOOR
+18'-0"

8" CMU

UTILITY
BRICK

GRADE
+0'-0"

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