

5035 N. Lincoln Ave.

3-22-18

EXISTING ZONING: B3-1

NEW ZONING: B2-3

PROPOSED USES: RESIDENTIAL USE, RETAIL USE

LOT AREA: 28,125 SF

FAR: 3.0

ALLOWABLE GROSS BLDG. SF: 84,375 SF

PROPOSED RESIDENTIAL GROSS SF: 66,733 SF

PROPOSED TOTAL GROSS BLDG. SF: 69,383 SF

ALLOWABLE MAX. BUILDING HEIGHT: 65'-0" W/ COMMERCIAL, 60'-0" W/OBT COMMERCIAL

PROPOSED MAX. BUILDING HEIGHT: 57'-5"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 70

PROPOSED NUMBER OF DWELLING UNITS: 28

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 36

REQUIRED OFF-STREET LOADING: 1 (10X25')

LATEST PROPOSAL - FOUR, 4 STORY BUILDINGS WITH 28 DWELLING UNITS  
36 PARKING SPACES  
NO RETAIL

**REQUIRED SETBACKS:**

FRONT YARD: 0'

SIDE YARD: 0'

REAR YARD: 30'-0" FOR RESIDENTIAL

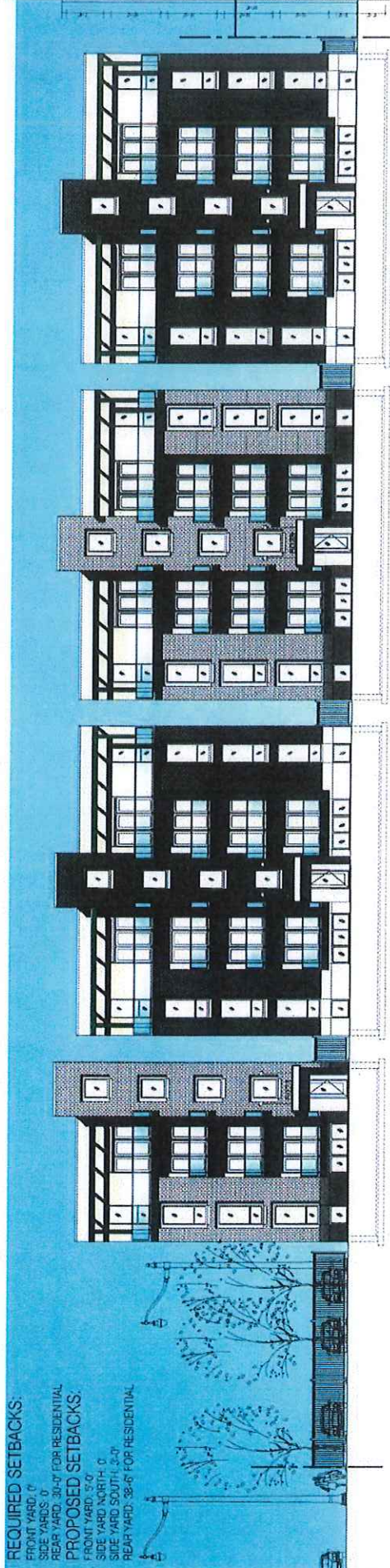
**PROPOSED SETBACKS:**

FRONT YARD: 15'-0"

SIDE YARD NORTH: 0'

SIDE YARD SOUTH: 5'-0"

REAR YARD: 36'-6" FOR RESIDENTIAL



1 West Elevation - Color

Scale: 1/8" = 1'-0"

A-1

**kutlesa** hernandez  
ARCHITECTS

CHICAGO

**NEW RESIDENTIAL DEVELOPMENT**

**5035 N. LINCOLN AVE.**

ILLINOIS

3.22.18