

Current Property Info	
Lot dimension & area	Ravenswood 75', north 43'+43',Lincoln 75',south 61'+61' Area 7823 sf
Total floor area	Approx.6,000 sf; first floor 4700 sf+second floor 1300 sf.
No.of parking spaces	Alley-like drive: 7 striped but non-legal. Rear:4 non striped
Building height	2 stories 25' +/-
Setbacks	Lincoln: 0' south:0',Rawenswood:20',north:25'
Ovnership	VGS Holding LLC.
Proposal	
Rezoning Requested	From C1-2 to C1-3
Rationale	All three lots are substandard; and we need denser buildings near the el stations
Architect	Patricia Craig, "Craig and Associates"
Construction type	3B
Height	47'-0" (from ground floor to 4th floor ceiling)
Setbacks	Lincoln-0', Ravenswood 0', North-2'-0", South - 3"
Commercial Space	Total ground floor-6993 sf. (incl.parking,stairs) . Business area -1811 sf.
Residential Units	14 units (total sf-18008) one unit @ 850 sf 2BR;one unit @1700 sf 3BR; six units @ 1024 sf 2BR;six units @1700 sf 3BR;
ARO Units	1 on-site
Parking	14 (at grade,one curbcut/driveway off Ravenswood Ave) 10 bike racks
Notable building features	
Timeframe	Spring 2016