1938 W. AUGUSTA BLVD.
CHICAGO, IL 60622
<table>
<thead>
<tr>
<th>ZONING ANALYSIS</th>
<th>1938 W. AUGUSTA</th>
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<td>07.15.16</td>
<td>AS-OF</td>
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<td>AS-OF RIGHT PROPOSAL</td>
<td>B2-3</td>
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<td>PROPOSAL</td>
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<td>B2-3</td>
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### SITE DATA:
- **SITE AREA**: 10,000.00 10,000.00
- **LOT DEPTH**: 100.00 100.00
- **LOT WIDTH**: 100.00 100.00

### ZONING DATA:
- **DISTRICT**: B2-3 3B-3
- **FLOOR AREA RATIO**: 3.00 2.99
- **MAXIMUM BUILDABLE AREA**: 30,000.00 29,893.00
- **MINIMUM COMMERCIAL AREA**: 20% OF LOT N/A
- **MINIMUM**: 2,000.00 N/A
- **FLOOR TO FLOOR HEIGHT**: 13'-0" 12'-4"
- **LOT AREA PER UNIT**: 400.00 625.00
- **MAXIMUM NUMBER OF UNITS**: 25 16
- **MAXIMUM BUILDING HEIGHT**: 60'-0" 59'-4"
- **FRONT YARD SETBACK**: 0'-0" 14'-0"
- **REAR YARD SETBACK**: VARIES VARIES
- **AT COMMERCIAL FLOOR**: 0'-0" N/A
- **AT RESIDENTIAL FLOOR**: 30'-0" 11'-8" (RELIEF REQ.)
- **SIDE YARD SETBACK**: 0'-0" 0'-0"
- **REAR YARD OPEN SPACE**: NOT REQUIRED NOT REQUIRED
- **BUILDING SEPERATION**: 30'-0" N/A
- **BLANK WALL REQUIREMENTS**: 60% GLAZING N/A
- **OFF STREET LOADING**: 1 SPACE = >25K S.F. (RELIEF REQ.)
- **OFF STREET PARKING - RESIDENTIAL**: 16 SPACES 16 SPACES
- **OFF STREET PARKING - COMMERCIAL**: VARIES N/A
- **BICYCLE PARKING**: 8 SPACES 8 SPACES
- **PEDESTRIAN STREET**: NO N/A

### BUILDING ENVELOPE:
- **GROUND FLOOR AREA**: EXCLUDING PARKING - 2,745.00
- **INCLUDING PARKING**: - 8,345.00
- **TYPICAL RESIDENTIAL FLOOR**: - 6,775.00
- **NUMBER OF RESIDENTIAL FLOORS**: - 4.00
- **TOTAL RESIDENTIAL AREA**: - 27,100.00
- **TOTAL BUILDING AREA FOR FAR**: - 29,845.00
- **TOTAL NUMBER OF FLOORS**: - 4.00
- **TYPICAL COMMON AREA PER FLOOR**: - 642.00
- **GROSS FLOOR AREA EFFICIENCY**: - 91%

### TYPICAL FLOOR MAKE-UP:
- **AVERAGE UNIT SIZE**
  - 2 UNIT PER FLOOR - 1,535.00
  - 2 UNITS PER FLOOR - 1,539.00

### UNIT TYPE IN BUILDING
- **3 BEDROOM**: - 16
- **TOTAL NUMBER OF BEDROOMS**: - 48