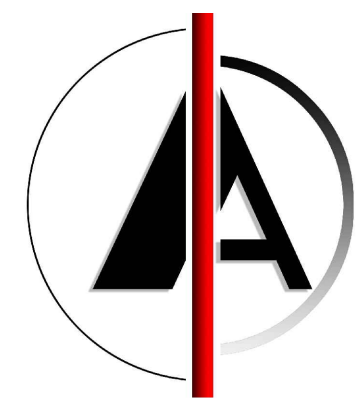




ZONING ANALYSIS

	ALLOWED	PROPOSED
ZONING DISTRICT	R2	R2
LOT AREA	-	48,183 SF (INCLUDES 306 SF OF VACATED ALLEY)
MAXIMUM # OF DWELLING UNITS	16	14
MINIMUM LOT AREA PER UNIT	3,000 SF	3,441.6 SF
MINIMUM LOT WIDTH	100.00'	200.16'
MAXIMUM BUILDING HEIGHT	35'-0" / 2.5 ST	33'-5" / 2.5 ST
MAXIMUM FIRST FLOOR HEIGHT	4'-0"	1'-7"
FRONT YARD SETBACK	31'-0"	31'-0"
INTERIOR SIDE YARD SETBACK	20'-0"	20'-0"
COMBINED SIDE YARD SETBACK	100'-0"	40'-0"
REAR SETBACK	40'-0"	40'-0"
SEPARATION BETWEEN EAST & NORTH BUILDING	30'-0"	14'-4 1/2"
MAXIMUM FLOOR AREA	33,728 SF	33,728 SF
FRONT YARD MAXIMUM COVERAGE	1,862 SF	1,023 SF
COMBINED SIDE YARD MAX. COVERAGE @ 20'	4,039 SF	1,929 SF
COMBINED SIDE YARD MAX. COVERAGE @ 50'	10,126 SF	10,118 SF
REAR YARD MAXIMUM COVERAGE	4,902 SF	4,155 SF
REAR YARD STRUCTURE COVERAGE	2,860 SF	2,400 SF
REAR YARD PAVEMENT COVERAGE	2,451 SF	1,755 SF
NUMBER OF BUILDINGS ON LOT	1	3
MAXIMUM UNITS PER BUILDING	4	4 / 6 / 4
NUMBER OF ACC. BUILDINGS ON LOT	3	3
MAXIMUM BUILDING LENGTH	180'-0"	107'-11" / 150'-11" / 107'-11"
NUMBER OF PARKING SPACES	-	28 INT. / 16 EXT.

FLOOR AREA BREAKDOWN

UNIT 01 / UNIT 14		UNIT 04 / UNIT 11		UNIT 06 / UNIT 07 / UNIT 08 / UNIT 09	
FIRST	762 SF	FIRST	762 SF	FIRST	849 SF
GARAGE	400 SF	GARAGE	400 SF	PORCH	62 SF
PORCH	174 SF	PORCH	53 SF	SECOND	853 SF
SECOND	981 SF	SECOND	980 SF	ATTIC	151 SF
ATTIC	277 SF	ATTIC	277 SF		
TOTAL	2594 SF	TOTAL	2472 SF	TOTAL	1915 SF
UNIT 02 / UNIT 03 / UNIT 12 / UNIT 13		UNIT 05		UNIT 10	
FIRST	768 SF	FIRST	852 SF	FIRST	875 SF
GARAGE	376 SF	PORCH	62 SF	PORCH	62 SF
PORCH	56 SF	SECOND	855 SF	SECOND	879 SF
SECOND	910 SF	ATTIC	150 SF	ATTIC	157 SF
ATTIC	301 SF				
TOTAL	2411 SF	TOTAL	1919 SF	TOTAL	1973 SF



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



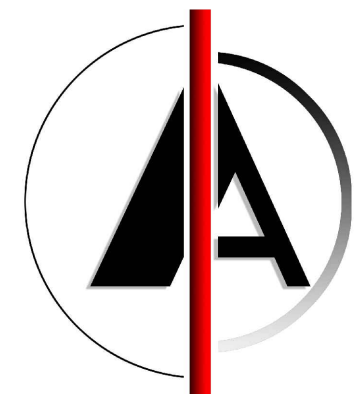
WEST ELEVATION



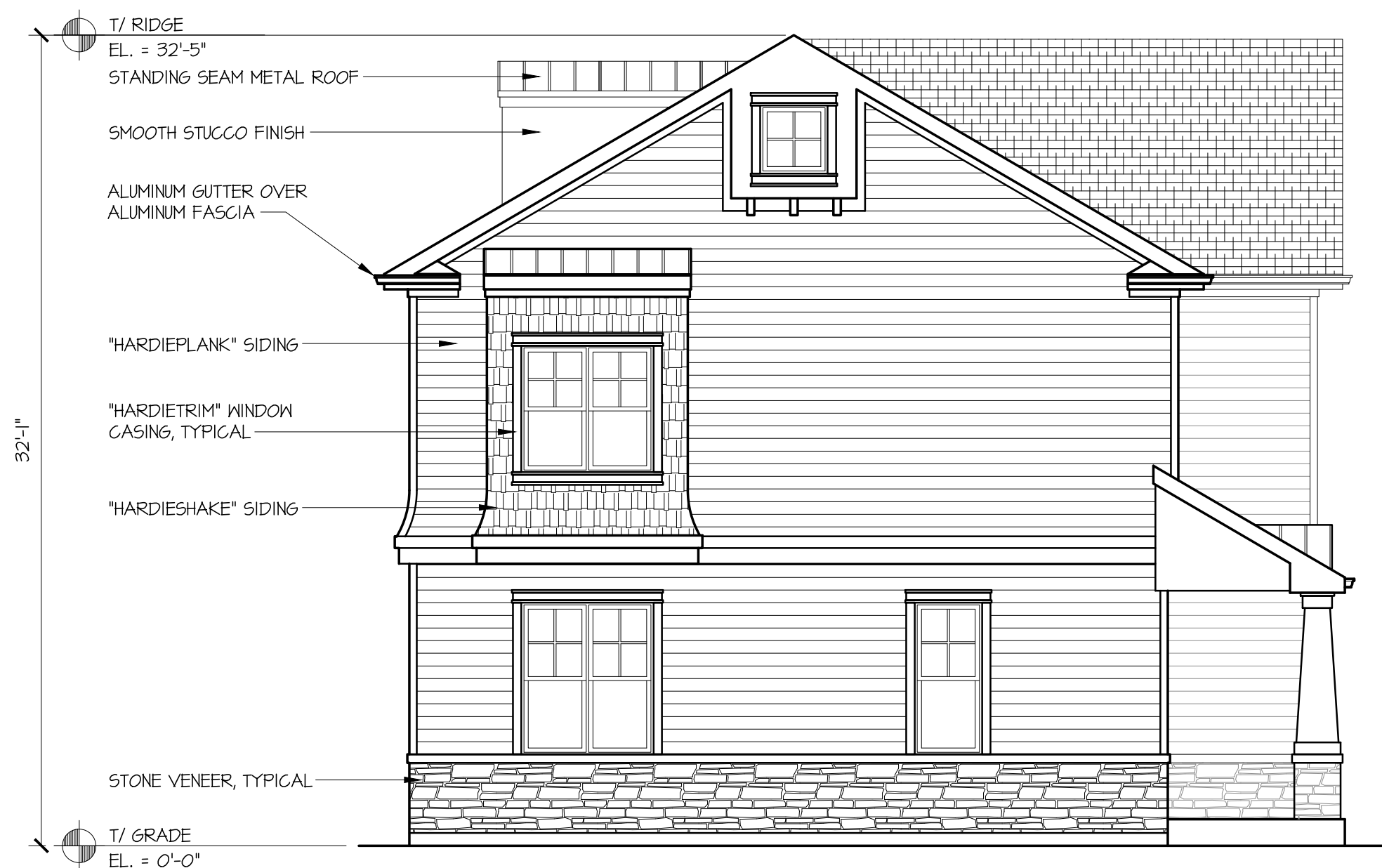
SOUTH ELEVATION



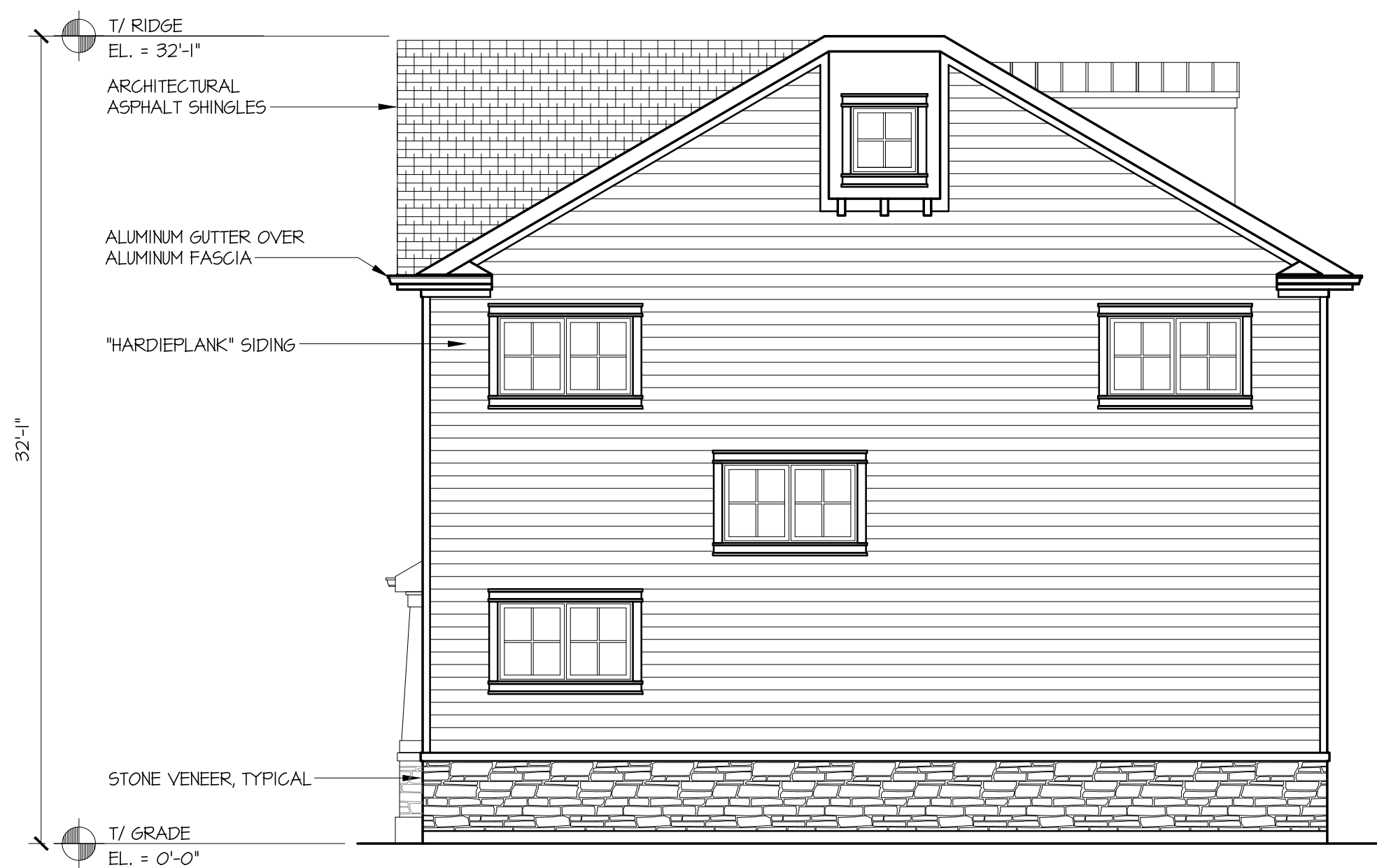
NORTH ELEVATION



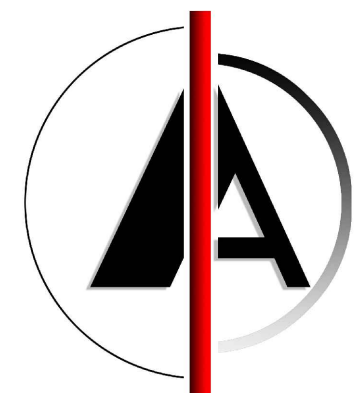
1306-1318 WILMETTE AVENUE TOWNHOMES © 2022



WEST ELEVATION



EAST ELEVATION



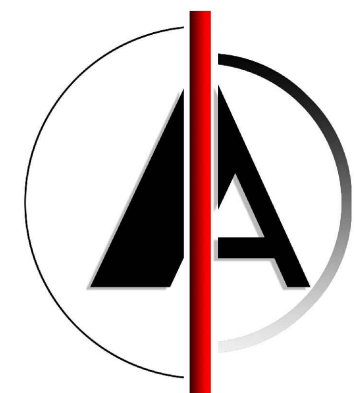
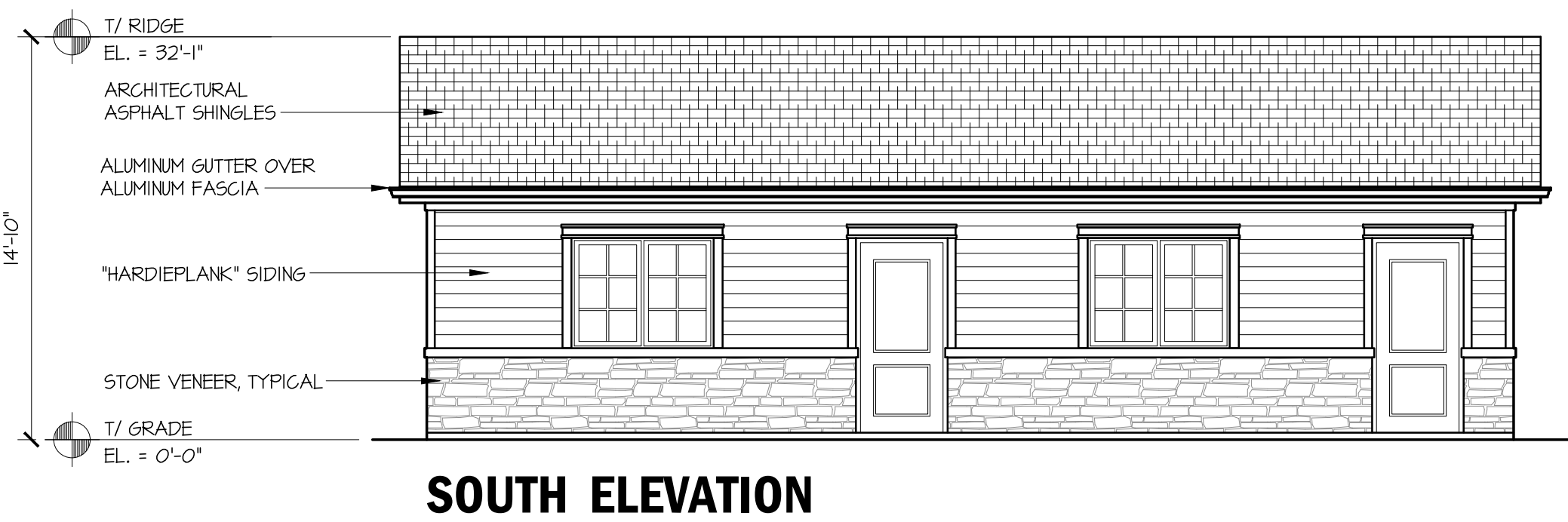
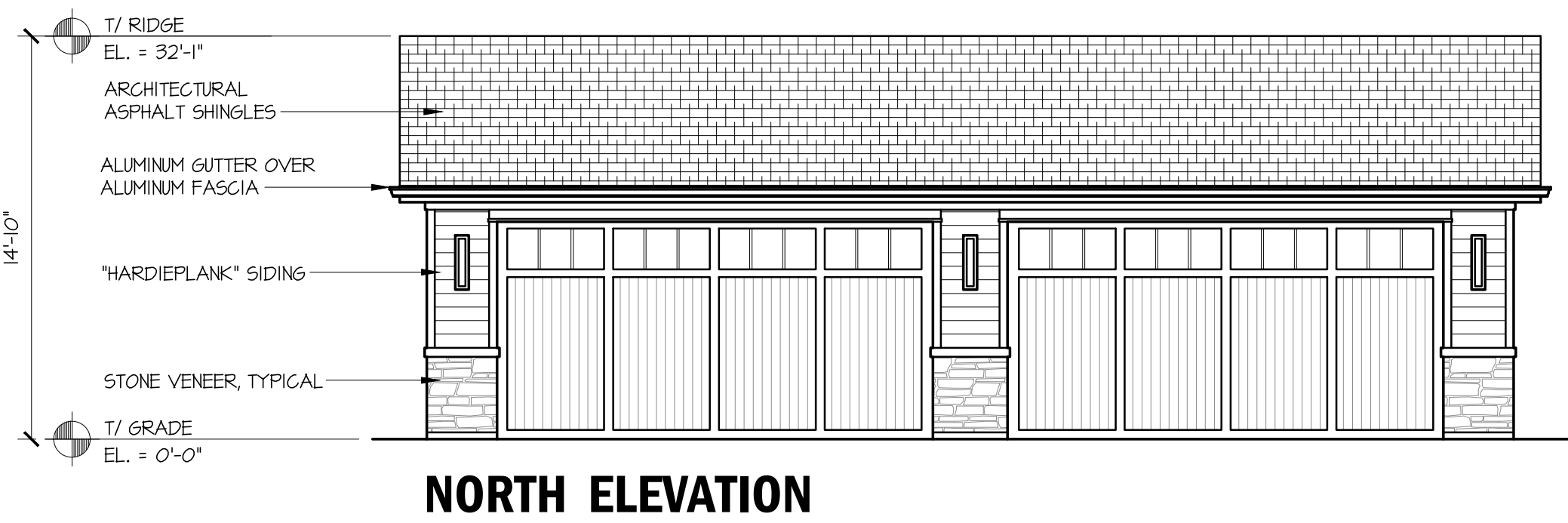
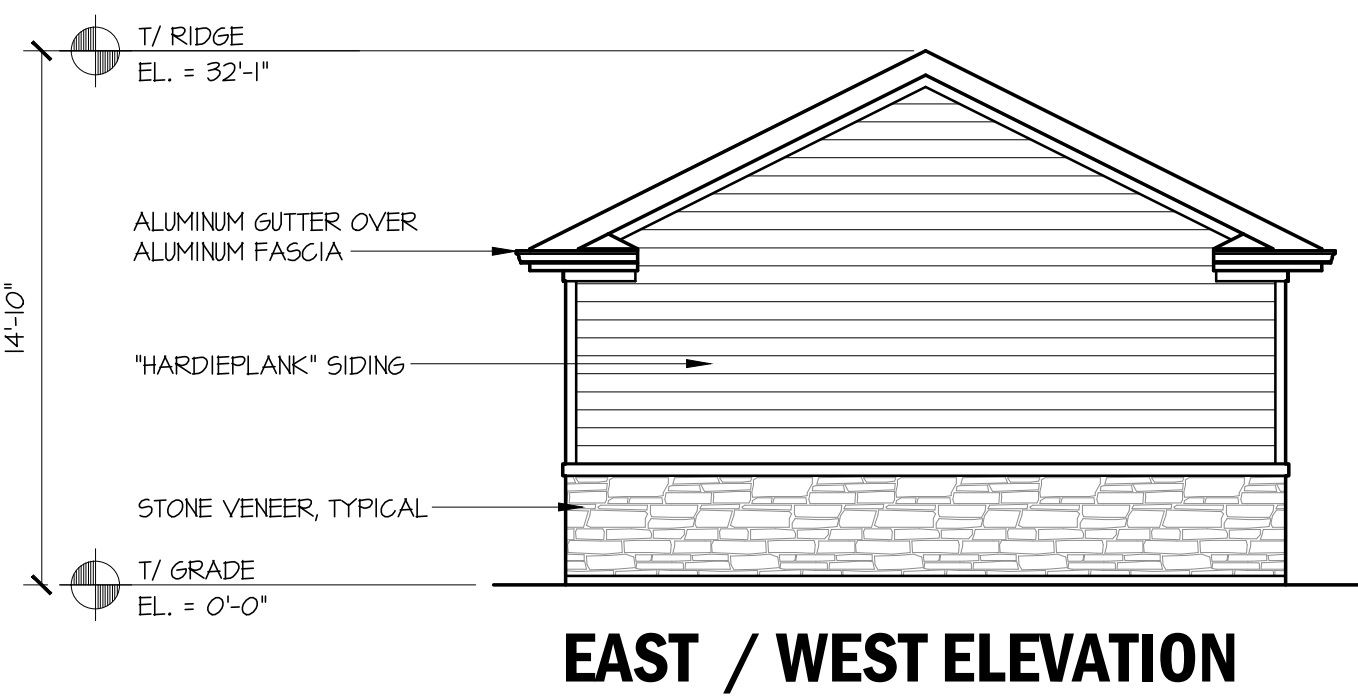
AIELLO ARCHITECTURE DESIGN

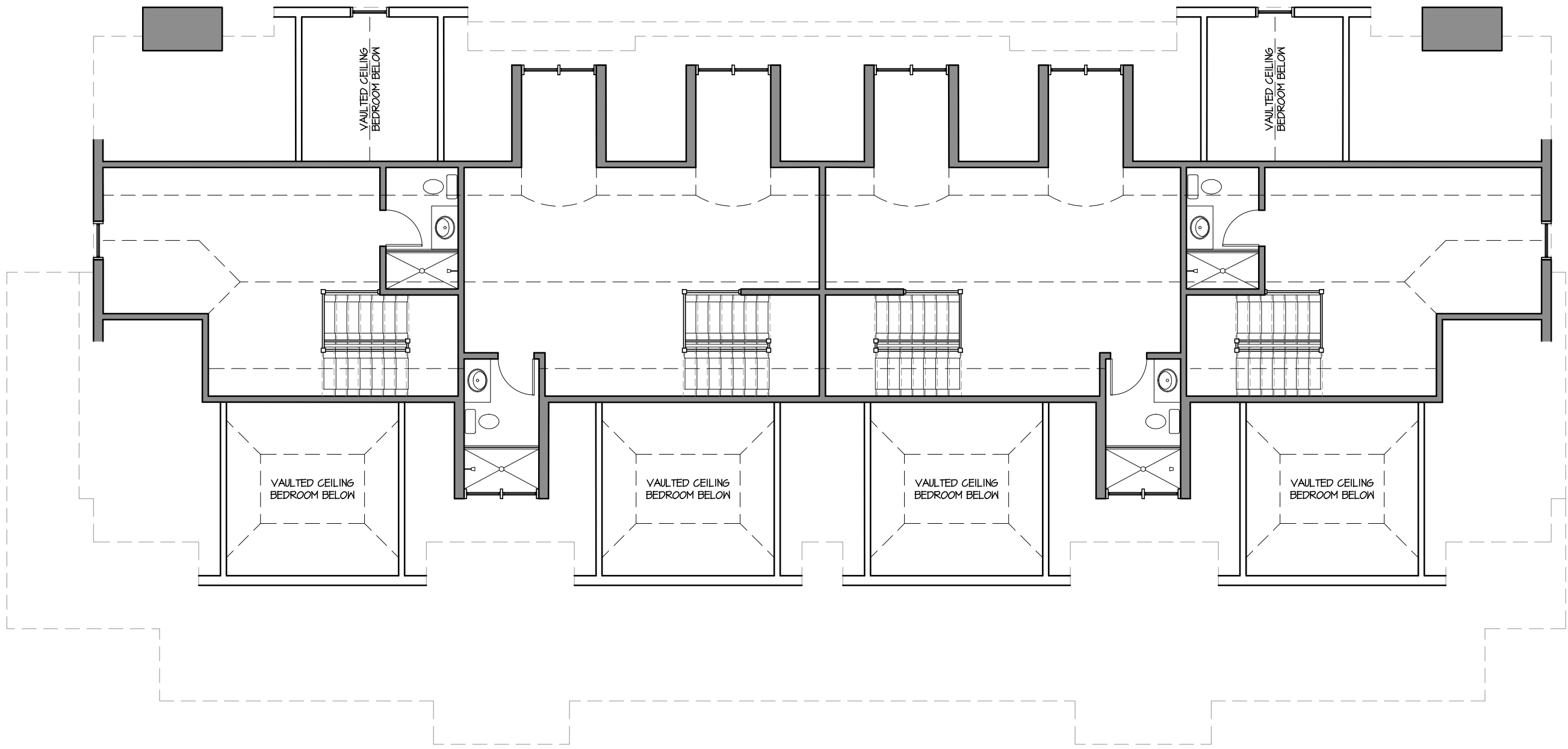
ZBA PRESENTATION

PROPOSED ELEVATIONS

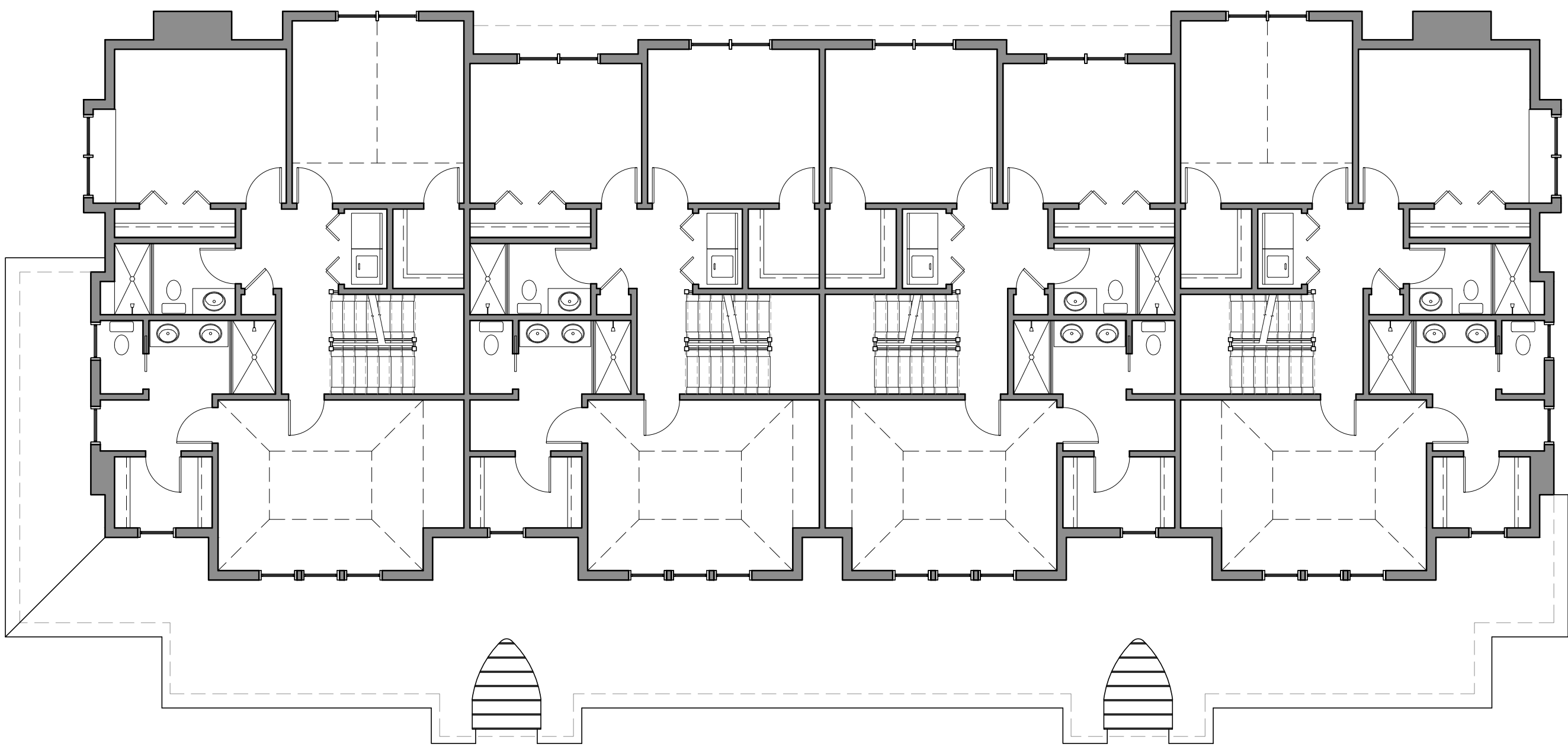
SCALE: 3/16" = 1'-0"

02.15.23





ATTIC PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

