

Lower Prices, Fattened Floor Plans in Lincoln Park Condos

A WIDE CHOICE: Developer offers an alternative to high neighborhood prices

By Dennis Rodkin



LINCOLN PARK
FROM \$999,000
TO \$1.4 million

Marc Lifshin and Brian Goldberg of LG Development Group wanted the condos and townhouses in their Row 2750 project to be viable alternatives for Lincoln Park home shoppers who are often priced out of the neighborhood's single-family residential offerings. So they slimmed down the prices (by Lincoln Park standards) and fattened up the floor plans.

A standard city lot typically affords about 18 feet of interior width; the homes at Row 2750 are between 22 and 28 feet wide and come with high ceilings, floor-to-ceiling windows, and balconies with clear glass railings that make the rooms inside appear to extend into the outdoors. Designed by Hartshorne and Plunkard, the structure, scheduled to be completed by next spring, will be clad in glass, recycled aluminum, and sustainably grown cumaru wood.

Of the 11 units in the building (at 2750 North Lakewood Avenue), three had been sold by the time of the July groundbreaking. One of the remaining units is a 2,800-square-foot two-story condo priced at \$999,000. The largest townhouse, with about 4,000 square feet, can be configured to include four to six bedrooms; it is priced at \$1.4 million. Each unit comes with either a two- or three-car garage.

Photograph: Courtesy of LG Development Group

<http://www.chicagomag.com/Chicago-Magazine/October-2010/Lower-Prices-Fattened-Floor-Plans-in-Lincoln-Park-Condos/>