



1468 North Ashland Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District Lot Area:-

1,826 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The Applicant intends to raze the existing building. The new proposed building will contain one commercial/office unit, at grade level, with an attached three-car garage. There will be three dwelling units, above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The new proposed building will be masonry in construction and measure 46'-9 1/2" in height.

- a) The Project's Floor Area Ratio:  
5,470 square feet (3.0 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):  
3 dwelling units (608 square feet)
- c) The amount of off-street parking: ,,  
3 parking spaces
- d) Setbacks:
  - a. Front Setback: 0'-0"

Rear Setback: 0'-0" (Grade Level - commercial)  
19'4" (Floors 2 thru 4 - residential) \*The Applicant will be seeking a Variation for a reduction to the required rear setback.

Side Setbacks:  
North: 0'-0" South: 0'-0"

Building Height:

46'-9 Vi

1468 N ASHLAND AVE

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CONSTRUCTION AND LAND SURVEYORS  
PO BOX 4 2 WAUCONDA IL 60097 TEL (773) 450-5321 FAX 87731 5093 ACCURATE&ATT NET

# PLAT-OF'SURVEY

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LOT 1 ( EXCEPT THAT PART TAKEN FOR WIDENING OF NORTH ASHLAND AVENUE) IN BLOCK 5 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1 / 2 OF THE NORTHEAST 1 / 4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 1 4 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 1 468 NORTH ASHLAND AVENUE, CHICAGO, ILLINOIS

## LEMOYNE STREET

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3 STORY BRICK BUILDING ■ W/ BASEMENT ==1466

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BRICK BUILDING JW/BASEMENT \*1464

2 1/2 STORY

NOTE  
 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 63 DEGREES FAHRENHEIT  
 THE DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER OF ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES  
 REFER TO DEED TITLE POLICIES AND LOCAL ORDINANCES FOR E-MAILING RESTRICTIONS  
 COMPARE ALL POINTS BEFORE BUILDING -Y SAME AND AT ONCE REPORT ANY DIFFERENCES

ORDERS \_ \_ 1\_4-458j \_ \_ \_ \_  
 DATE G/17/20\_L4  
 ORDERED BY ^EKSANDR^\_J@OyIK\_ \_

STATE OF ILLINOIS IN COUNTY OF MCHENRY I, ROY G. WAWNICZAK  
 CLERK  
 I DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY  
 NOVEMBER/15/2017 \_

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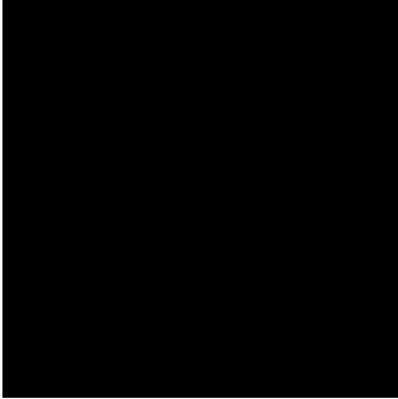
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