

AMENDED TO BE A TYPE 1 - NARRATIVE AND PLANS

**ZONING NARRATIVE FOR 1230 W. AUGUSTA BLVD., CHICAGO. IL 60642. FROM M3-3 HEAVY
INDUSTRY DISTRICT TO A B2-2 NEIGHBORHOOD MIXED USE DISTRICT**

Use:

Project's Floor Area:

Project's Density:

Parking:

Setbacks:

Existing single family residence will remain. There will be renovations and additions to the first, second and third floors of the existing single family residence. There will be on-site parking for two (2) cars at the rear of the property.

The existing first floor of the single family residence contains around 1,184 sq. ft. and its addition will be around 41 sq. ft. The existing second floor of the single family residence contains around 1,184 sq. ft. and its addition will be around 211 sq. ft. The existing third floor of the single family residence contains around 459 sq. ft. and its addition will be around 691 sq. ft. When complete, the existing single family residence will contain a total of 3,770 sq. ft.

1 Dwelling Unit, 3,770 sq. ft.

Two (2) parking spaces

Front: 7'-4"

Rear: 37'-10"

Side Setbacks:

East Side Setback: 2'-8"

West Side Setback: 4'-4" to 50'-9"

Building Height:

Conir.?, Surrey Company, inc . h415 N Caldwell Ave . Chicago, iinoij; 606-6 27 i 3 l etj .^i O.-.-ocnpi'tji';
""re Ncr. 5C iee: of iho Wcsi 5 Sent Lot ?[■,■]), also those p.Tfis o; Lo:r. 51 . 52. a no 53. comrie;;cing a; a point :r. Um.i Las; line o; said Li.:i bl. 50 root Sou-n of the 'cr:h une ;)| said Let; 5;.5^ . anc ^3.
me-ico West :: E.T.:te:ly hn-; the CN^aco and Non-we^ctr Raj-bsd. the;xe N^rihwer.lerly along r.aid railroad ;o a poi.il <http://poi.il> where lho Nonh line of ss'd l.ol 53 and ihe Chicago and
Northwe.iie:;i r-lail-cac iniersec'. , thynoe East on l tic^ Nonn line of sa.c l ol; . 51. GL^1. and b3 io ihe Northeast corner of said Section b, 1 ownslun 3S Ng.';li, Range I ■■ Easi oi she 1 him Principal
Meridian, in Cook County, Illinois Also
Lot 40 ar.r.; 50 (^ycep; (ho vVes; 5 li.-ot of fne .Vertlt 50 fest ol sj;d Lot 50 -ind e.vo-rjt Ma? p^r: 'ne.-eof occupied as .3. -<■=I Iro.id ngnr of :.vay) anci mat part of Lot 5 l commencing al 2 point in the- fiasi
line oi said Lot 51. bO fool Souih of the Norih 'me ct sjlo i _oi bl and rjr.r'.mg thence due West io the- Easterly line of ihe Chicago ana Northwestern Railway, thence Southeasterly along said railway to the
most Southern point of i.ol 51 intersecting said railway, thence North along the East line of said Lot 5 i io 'he place of beginning all in Bloc-; 1 7 m Elston Add-on lo Clvcago. a Subdivision m Section 5.
Township 3D North, Range 14 East of the Thi:d Pnncipal Meridian (except 24 feet slnp Northeasterly o: and penning the Chicago and Northwestern Railway ac.os;i Lots bO. and b1 North of the ra.lroad
and South of the North 50 feet thereof), >n Cook County. Winces
Commonly Known as 1230 W Augusta Blvd , Chicago, Illinois Area of l.an.c Described 7.0^1.-! Sq Ft

Sci PK Nail SONS On Line E Mended

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on June 12 2019 and that the map or plat hereon drawn is a correct representation of said survey When bearings are shown the bearing base is assumed Omenstons are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Paied I his 12th day of June 2019

n La no Survuyirio I.LC (418-. 005-11 7)

Ko .•

K»*PRELIMINARY DRAWINGS

5- f? """" ~Litwin House

i l

SZ'XtT

PRELIMINARY DRAWINGS

>■ i 5

""""Litwin House

fo. i!

TM""^S^{3W}

PRELIMINARY DRAWINGS