

Common Address of Property: 2421-2425 West Fullerton Avenue

17-13-0303-C (1) Amended to be a Type 1 - Narrative and Plans

Address: 2421-25 W. Fullerton, Chicago, IL Proposed Zoning: B3-3

Community Shopping District Lot Area: 11,302.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a proposed four-story mixed-use building with retail space at grade, twenty-one (21) residential units above, and twenty-one (21) onsite garage parking spaces. The proposed building will be 49 feet-10 inches in height.

- a) The Project's floor area ratio: 30,550 square feet (2.703 FAR)
- b) The project's density (Lot Area Per Dwelling Unit): 21 dwelling units
- c) The amount of off-street parking: 21 parking spaces
- d) Setbacks:
 - a. Front Setback: 3 feet
 - b. Rear Setback: 21 feet
 - c. East Side Setback: 3 feet
 - d. West Side Setback: zero
 - e. Rear Yard Open Space: n/a
- (e) Building Height: 49 feet-10 inches

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*17-10-0207-A #

* 17-13-0303-C(2) - Plans Attached.

R&R Surveyors, LTD. &&££SVSV£gSlr
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PLAT OF SURVEY

LOT 11, 12 AND 13 IN E H AND N E GARY'S SUBDIVISION OF THE NORTH 221 FEET OF THE EAST 31 1 2 FEET OF THE NORTHEAST 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK

COUNTY, ILLINOIS

COMMONLY KNOWN AS 242 1-2425 WEST FULLERTON AVENUE . CHICAGO ILLINOIS

FULLERTON AVENUE

16' PUBLIC ALLEY

ASPK'LT PWVT

NOTE
-dimensions are shown in feet and decimals and are

CORRECTED TO A TEMPERATURE OF 68 DEGREES (AROUND 70°) - THE LEGAL DESCRIPTION SHOWN ON THIS PLAT HEREON IS A CREATION OF THE OWNER AND SHOULD BE COMPARED WITH THE DEED OR DEED - DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING - COMPARE ALL POINTS BEFORE BUILDING, BY SAME AND AT ONCE REPOSE ANY DIFFERENCES

REFER TO DEED TITLE POLICY AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

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DATE

PREPARED BY

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STATE OF ILLINOIS COUNTY OF MCHENRY IROYC LAWNCZAK

DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON AND THAT THE PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARDS FOR A SURVEYOR IN ILLINOIS

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