

Narrative Zoning Analysis

This is a proposed zoning amendment to change the zoning of the subject site from RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to the B2-3 Neighborhood Mixed-Use District as follows:

1. The site is located at 1254 W. Addison Street and contains a site area of approximately 4,091 square feet. The subject site is bounded by the B2-3 Zoning District on the West and by the RT-3.5 Zoning District on the North, East and South.
2. The site is improved with an existing three story mixed use building with a height of approximately 35 feet, with commercial/retail space on the ground floor and a total of four dwelling units on the second and third floors, and a detached garage.
3. Zoning Analysis:
 - a. FAR: Approximately 1.20 (existing no change);
 - b. MLA Density: 4 dwelling Units, 1,022 per dwelling unit (existing no change);
 - c. Off street parking: 3 Parking spaces (existing no change);
 - d. Setbacks; Front 0'; West Side Yard 0'; East Side Yard 0' and Rear Yard approx. 60' (existing no change); and
 - e. Building Height: A.pprox. 35' (existing no change).
4. The Applicant proposes to use the ground floor for permitted business / commercial uses and the upper two floors for four dwelling units (existing), which requires a zoning change to the B2-3 district to permit the business / commercial uses on the ground floor.
5. Pedestrian access to the site is from W. Addison Street. Vehicular ingress and egress to the site is from the alley.
6. See attached survey, floor plans and photograph of the exiting building.

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PROPERTY ADDRESS: 1254W ADDISON STREET CHICAGO, ILLINOIS 60613

REVISION DATE(S): (REvo a/20/20141

FIELD WORK DATE: 8/19/2014

IL 1408.0907 BOUNDARY SURVEY COOK COUNTY

REMAINDER OF

LOT 27

BLK. 10 (NOT INCLUDED)

(R*M) (R*M)

THE EAST 23 73 FEET OF LOT 27 AND THE WEST 9 FEET OF LOT 2S IN BLOCK 10 IN SUBDIVISION OF BLOCK 9 AND 10 IN EDSON'S SUBDIVISION IN THE SOUTH THREE QUARTERS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT A PART IN THE NORTHEAST QUARTER TOGETHER WITH PART OF LOT 12 IN LAFLIN, SMITH AND DYERS SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID, IN COOK COUNTY, ILUNOIS.

TABLE:

MT.ARE/

t-ICa

LI fl 69°53'42" E 32.73' L2 5S9°53'42"W32.73'

AREA = 4C9 i SQ Fl". ±

STATE OF ILLINOIS "I., COUNTY OF GRUNDY J

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVET GIVEN UNDER MY HAND AND SEAL THIS 1 9th DAY OF AUGUST, 201 4 AT 3IG E. JACKSON STREET IN MORRIS, IL G045I

ILLINOIS PROFESSIONAL LAND SURVEYOR Nc 3403 LICENSE EXPIRES I 1/30/201 4 EXACTA LAND SURVEYORS LB# S7S3

DATE: 8/20/2014

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER

CLIENT NUMBER: 8644

BUYER: STEFAN MADJAR
POINTS OF INTEREST NONE VISIBLE

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.

1 SELLER: DENNIS SPEARS & LUZ DELIA

LB" 184005763

ivwww.cxactachic.ie)Q.com Pi (773) 305-4010 - F:(773) 30S-4O11 316 East Jackson Street, Morrii IL 00450

GROUND FLOOR PLAN

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E. 23.73' OF

o'

q

ALLEY (1 & RJW)

REMAINDER OF

LOT 27

llj'

BLK 10 (NOT INCLUDED)

BLDG. 0.01'W 3 STORY BRfCK. fc^fyE'EVUSE BLDG. # 1256 BLDG. 0.02' W

o

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FND. MAG NAIL
W. 9' OF
LOT 2G
BLK. 10
0.12' E • 2.02' N
-(3.2' OFF

REMAINDER OF
LOT 2G
V. BLDG. 0.0S' E
4 STORY BRICK W/ FIXED-USE BLDG. # 1250-52 BLDG. 0.1 1' E
BLK 10 CNOT INCLUDED)
CONG. WALK,
FND.' CROSS'-, 0.09' i, 1.96'3
•Z

COWC. CURB & GUTTER.

W. ADDISON STREET (30' R/W)
SECOND FLOOR PLAN

W. ADDISON STREET (80R/W)

THIRD FLOOR PLAN
W. ADD150N 5TREET (30' RA\$)