

to those of a RT4, Residential Two-Flat Townhouse District. SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1301 W Schubert Avenue

Application No. 18374

17-13-0303-C.(l) Narrative Zoning Analysis - Substitute Narrative and Plans

1301 West Schubert Avenue, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District Lot Area:

3,182.55 square feet

Proposed Land Use: The Applicant is seeking to permit the construction of a new three-story (with basement) single-family residence, with a detached garage, at the subject site. The new proposed building will be masonry in construction and measure 38 feet-0 inches (approx.) in height.

- A) The Project's Floor Area Ratio: 3,814.67 square feet (1.2 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
 - 1 dwelling units (3,182.55 square feet)
- C) The amount of off-street parking: 2 parking spaces
- D) Setbacks:
 - a. Front Setback: 9 feet-10 inches

b. Rear Setback: 42 feet-3/4 inches

c. Side Setbacks:

East: 0 feet-0 inches West: 2 feet-6 inches

(E) Building Height:

38 feet-0 inches

Garage Height:

14 feet-0 inches

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129'-10 3/4" LOT LINE

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1301 W. SCHUBERT AVE. CHICAGO, IL 60614

Site Plan

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PLAT OF SURVEY

LOT 1 IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF BLOCK 3, IN THE SUBDIVISION OF BLOCK 44' IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO KNOWN AS; 1301 W. SCHUBERT AVE, CHICAGO ILLINOIS.

W. SCHUBERT AVE.

TOTAL = 20.22'

SETBACK AVERAGE CALCULATION ADDRESS SETBACK | 1301 - 0 72' | 1303 » 9.00' § 1307 - 10.70'

AVERAGE SETBACK 20.2273 - 6.74'

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NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OF FENCE LINES FOR BUILDING RESTRICTIONS AND/OR EASEMENTS, REFERENCE TO THE DEED, CONTRACT, TITLE POLICY OR LOCAL ZONING REGULATIONS. BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/OR THE LEGAL DESCRIPTION LEGAL DESCRIPTION ABOVE HAS BEEN PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENTS ON THIS DOCUMENT.

6TH
FEB.

2015
DATED THIS
DAY OF

DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND DIMENSIONS SHOWN ON THIS DOCUMENT SHALL BE REPORTED TO THIS OFFICE IMMEDIATELY. LIABILITY OF LAND TECH CONSULTANTS ASSOCIATED WITH THIS DOCUMENT AND THE WORK IT REPRESENTS IS LIMITED TO THE COST OF PRODUCING IT. LAND TECH CONSULTANTS LTD AN ILLINOIS PROFESSIONAL DESIGN FIRM, SURVEY AND PROFESSIONAL ENGINEERING CORP # 184-007289 HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN MEASURED IN THE FIELD AND THAT THIS DOCUMENT IS A TRUE AND CORRECT REPRESENTATION OF SAID FIELD WORK. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. LAND TECH CONSULTANTS CORPORATE LICENSURE EXPIRES APRIL 30, 2015 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY. CORP # 184-001289

BY ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, JOHN FORK AN ILLINOIS SURVEYORS LICENSE # 3381. MY LICENSE EXPIRES 11/30/2016.

JOB NUMBER_ 02-01-1301

prepared for MC CONSTRUCTION GROUP
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ENGINEERING - SURVEYING - LAND PLANNING

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