

Project Data Sheet

Proposed projects that are to be reviewed by the GGNA Zoning & Planning Committee must provide the following information:

Project Name: _____ Date: 5-30-18
Project Address: 2421 W. FULLERTON Proposed Zoning: B3-3
Developer/Owner: SUSTAINABILD Current Zoning: B3-2/R6-3
Architect: HANNA ARCHITECTS INC. Zoning of Adjacent Area: B2-3/B34/R3
Contact Phone Number 312-750-1800 Email HANNAARCHITECTS@SBCGLOBAL
NET

Proposed Variences REAR YARD, PARKING REDUCTION OF 3 CARS

Dwelling Units: 24 Type: 2 BR

Lot Dimensions: 73 ft. x 155 ft. Lot Area: 11,302 s.f.

Proposed Floor Area: 33,907 s.f. (new) N/A s.f. (existing) N/A s.f. (addition)

FAR: 24,864 (existing) 33,907 (proposed) Building area excluded from FAR: 1,900 s.f. (GARAGE)

Green space (unpaved): 0 s.f. 0 % of lot area

Proposed MLA: 470 Allowed MLA: 1000

Proposed Parking: 21 spaces Zoning Required Parking: 24 spaces

Building Height Proposed: 47¹⁰ ft. Allowed: 50 ft. At highest point: 63⁴ ft.

Proposed front yard setback: 0 ft. Required front yard setback: 0 ft.

Proposed side yard setback: 2⁶ ft. Required side yard setback: 0 ft.

Proposed rear yard setback: 2¹⁰ ft. Required rear yard setback: 30' ft. ABOVE 1ST FLOOR

Are there any existing buildings on site? NO describe: _____

Will any (or all) be demolished? _____

Other Remarks: _____

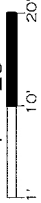
A PDF file of the Project Data Sheet & requested architectural materials (listed below) for each project should be e-mailed to Sally at sallyhamann@aol.com at least one week before the meeting date.

Nine (9) copies of the Project Data Sheet & requested architectural materials (listed below) should be brought to the meeting for the ZAPC members.

- a.) Small scale context footprint. This should show how the project will fit in with the surrounding properties 100 ft. on each side. Pictures of the site and adjacent properties are helpful.
- b.) A Site plan with setbacks (especially showing setbacks to adjacent neighboring properties), landscaping, fences, garages, parking, curb cuts and sidewalks
- c.) Zoning Data as shown on the Project Data Sheet
- d.) Measured site plan with the following:
 - New building(s) to be shaded gray
 - Landscaped areas to be shaded light green. Show proposed and existing trees and shrubbery on property and parkway.
 - Streets and alleys to be labeled.
 - Building(s) and setbacks to be clearly dimensioned.
 - Show outline of existing building(s) to remain on property and building(s) on properties adjacent to project. If not practical, a partial outline is acceptable for adjacent properties.
 - Clearly show dimensioned parking spaces, bike storage, trash containers/enclosures and fences.
- e.) Floor plans with the following:
 - Provide floor plans of each floor with overall dimensions.
 - Label and dimension all rooms.
 - For floors with identical layouts, just provide one plan and note the floors in drawing label.
 - Label square footage of each unit and each floor.
- f.) Exterior elevations with the following:
 - Provide exterior elevations showing doors, windows, railings and other architectural elements.
 - Dimension all elevations with overall heights, floor to floor heights and floor to ceiling heights.
 - Include elevation benchmarks at each floor, roof, top of parapets or ridge and the top of any stair/elevator tower.
 - Label major finish materials on elevations.
- g.) Relevant isometric renderings showing adjacent properties for context.
- f. Outline of development team
- h.) Ultimate property use and type of ownership
- i.) Any relevant information about the historic use and nature of any existing buildings on the property.
- j.) Provide product info and if possible sample of exterior finish materials with proposed color and texture for meetings.



SCALE:
1" = 20'



R&R Surveyors, LTD.

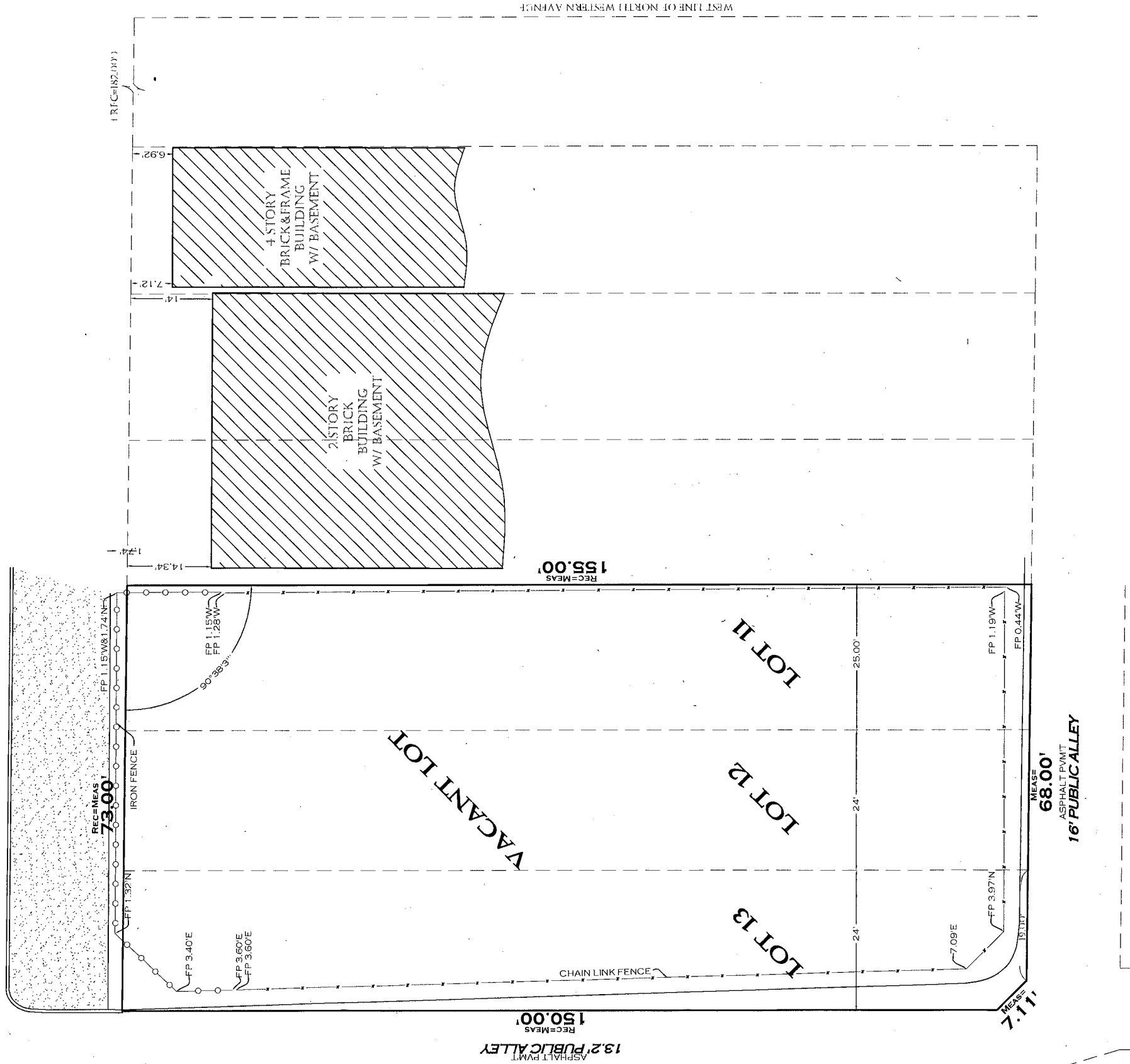
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 FAX: (773) 956-7217
ACCURATEA@ATT.NET

PLAT OF SURVEY

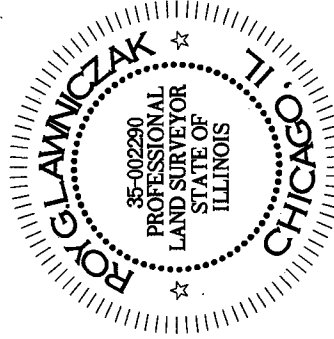
LOT 11, 12 AND 13 IN E.H. AND N.E. GARY'S SUBDIVISION OF THE NORTH 221 FEET OF THE EAST 311.2 FEET OF THE NORTHEAST 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2421-2425 WEST FULLERTON AVENUE, CHICAGO ILLINOIS.

FULLERTON AVENUE



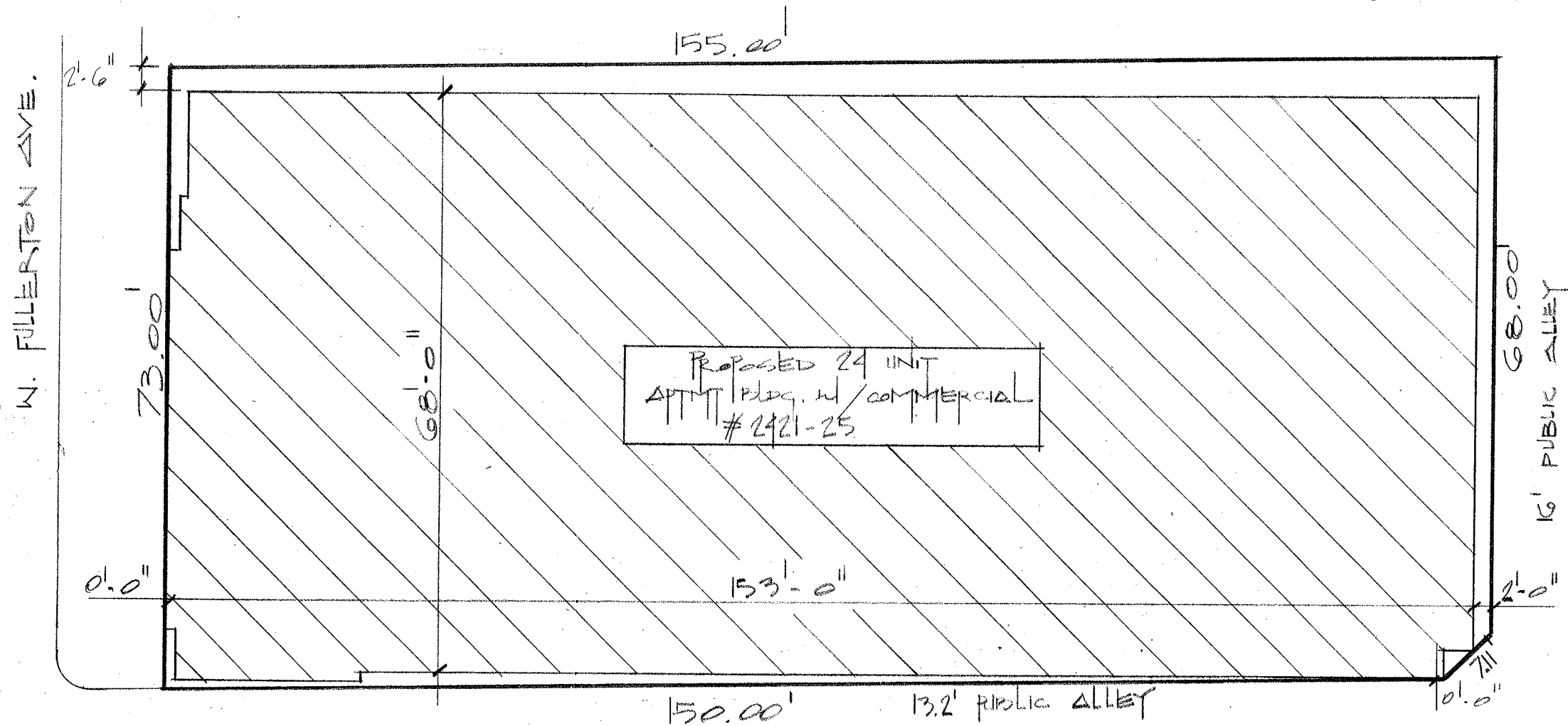
NOTE:
 -DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FARENHEIT.
 -THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.
 -DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
 -COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
 -REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS



STATE OF ILLINOIS
 COUNTY OF MCHENRY
 I, ROY G. LAWNICZAK,
 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.

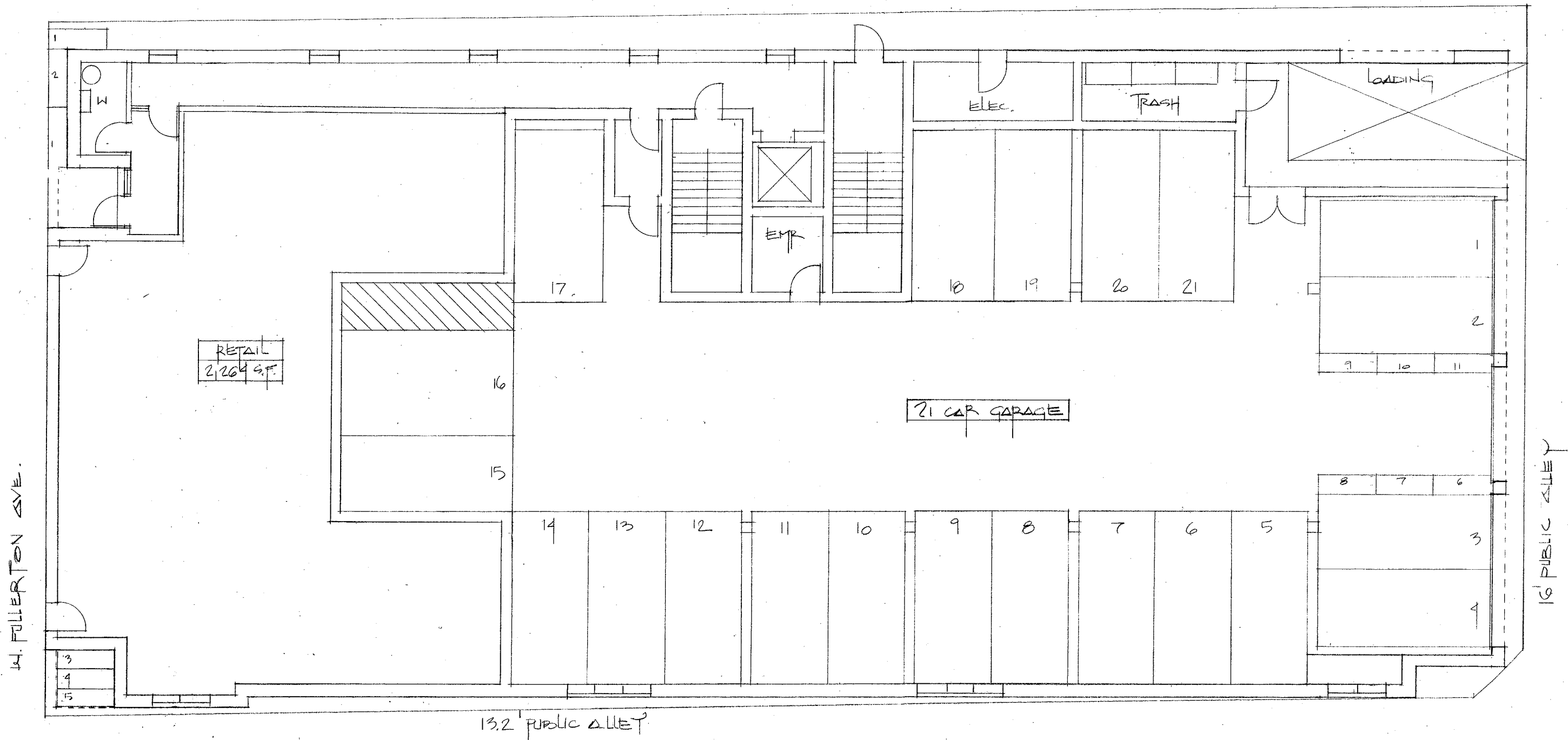
ORDER# 18-5588
 DATE 3/17/2018
 ORDERED BY: OLEG LESKIV

CHICAGO, ILLINOIS
 MARCH 25, 2018
 BY: Roy G. Lawniczak
 ROY G. LAWNICZAK, ILL. REG. LAND SURVEYOR NO. 350

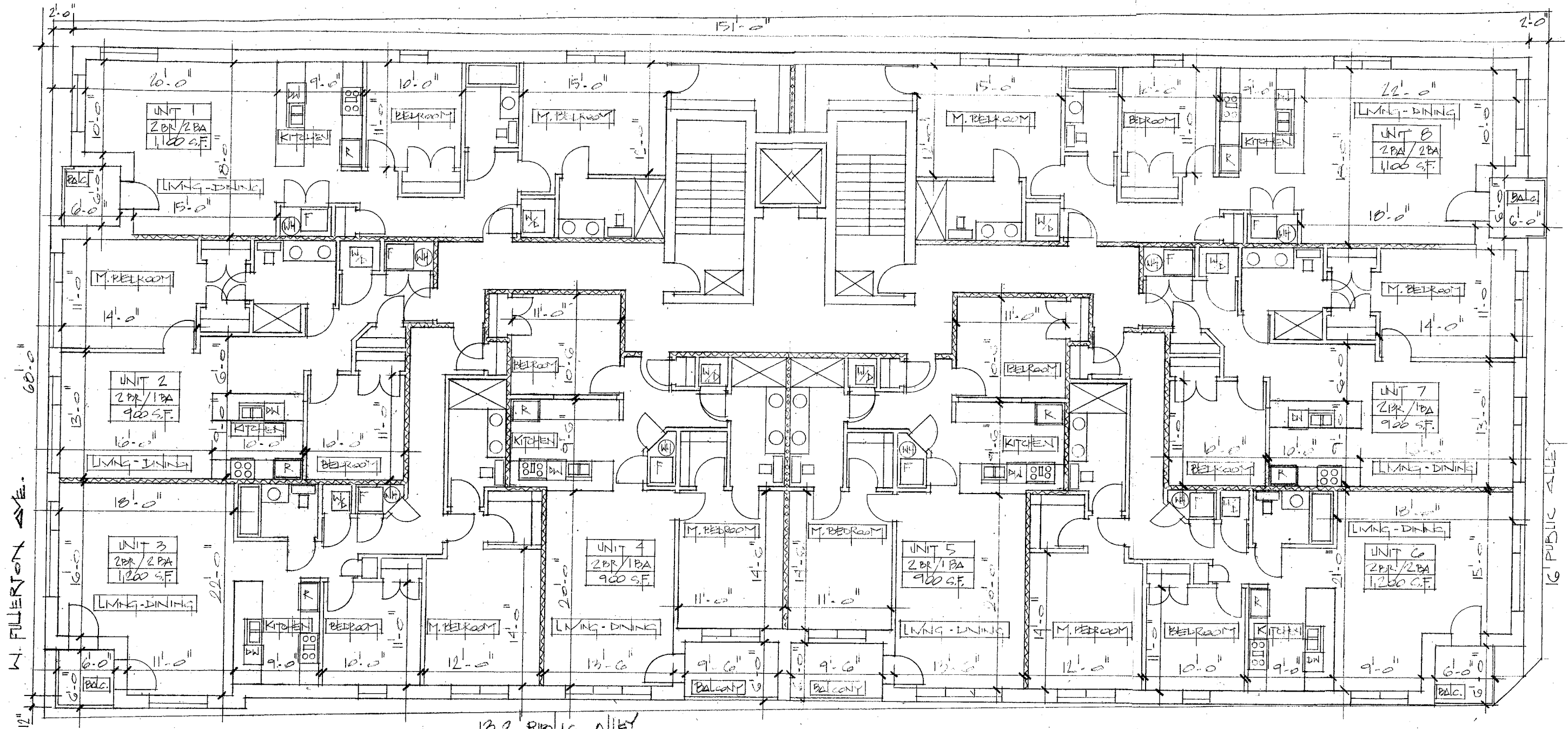


⊕ SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA	11,302.5
F.A.R.	3.0
MAX. BLDG. AREA	33,907.5 SF
1ST FLOOR	3,862 SF
2ND FLOOR	10,015
3RD FLOOR	10,015
4TH FLOOR	10,015
TOTAL	33,907 SF



1st Floor Plan 3,862 S.F.
1/8" = 1'-0"



○ 2ND 3RD 4TH Floor PLAN
1/8" = 1'-0"
10,015 S.F.

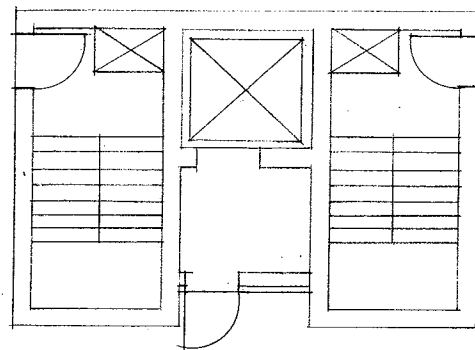


PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312 750-1801

email: hannaarchitects@sbcglobal.net

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ROOF DECK

○ ROOF PLAN
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

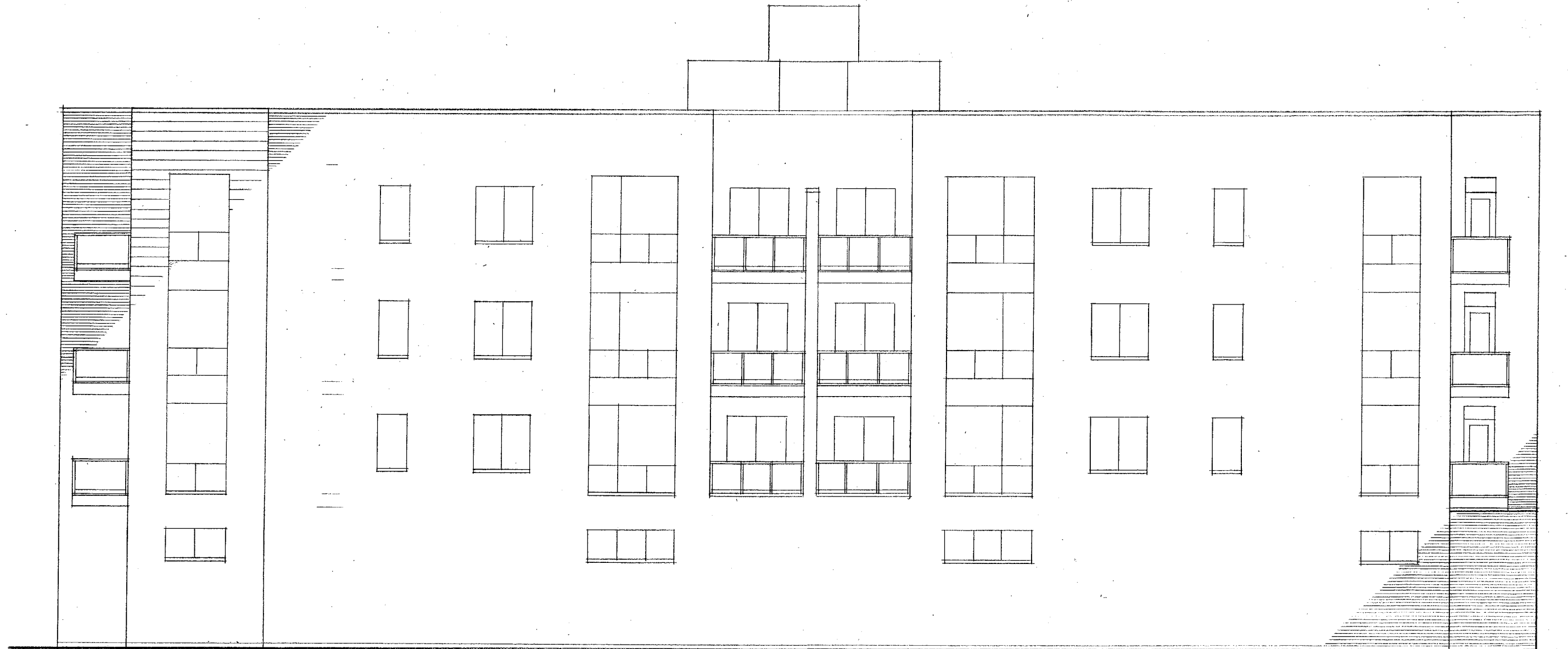


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WEST ELEVATION
1/8" = 1'-0"

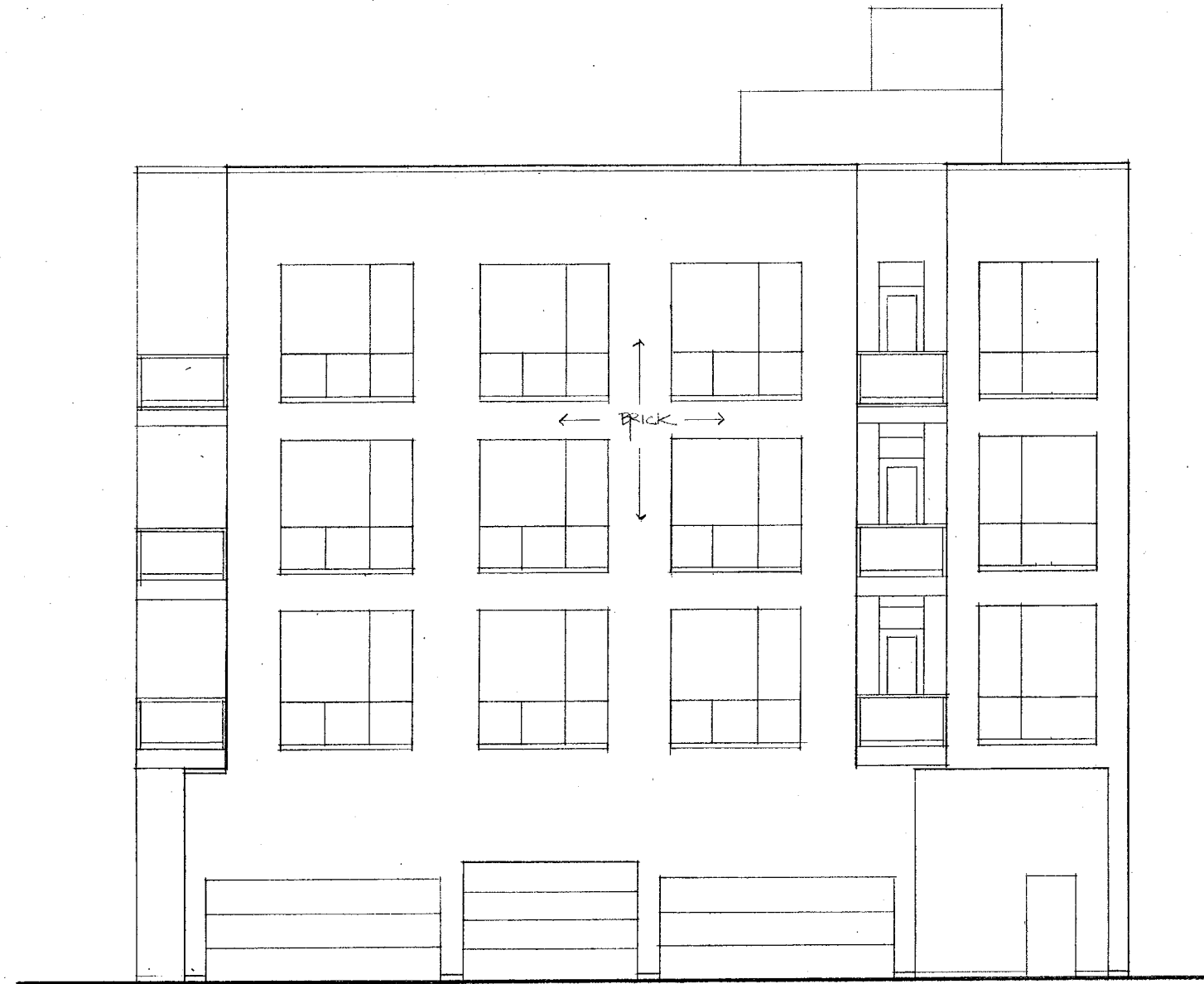


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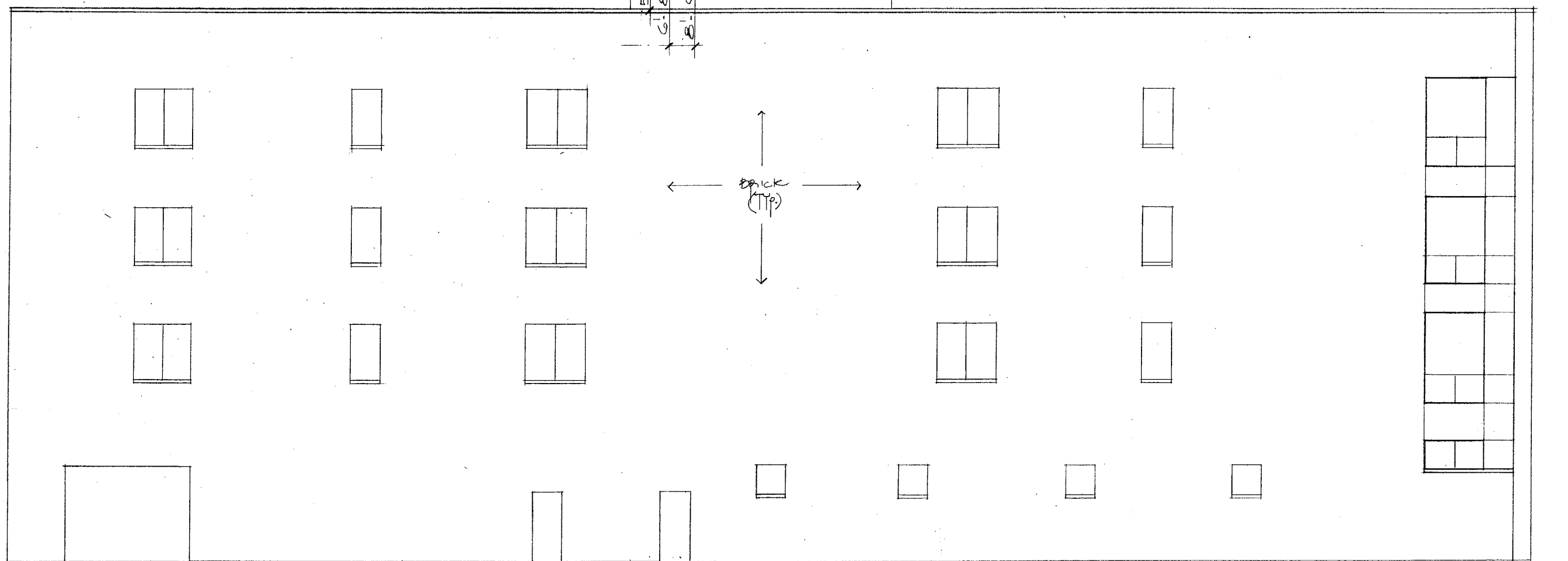
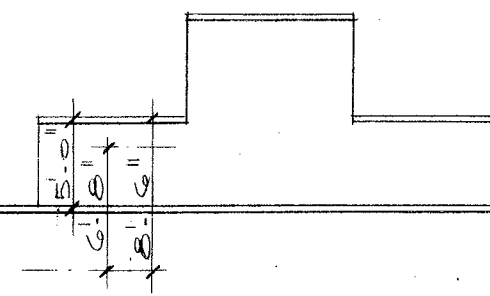
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⊙ REAR ELEVATION
1/8" = 1'-0"



⊙ EAST ELEVATION
1/8" = 1'-0"