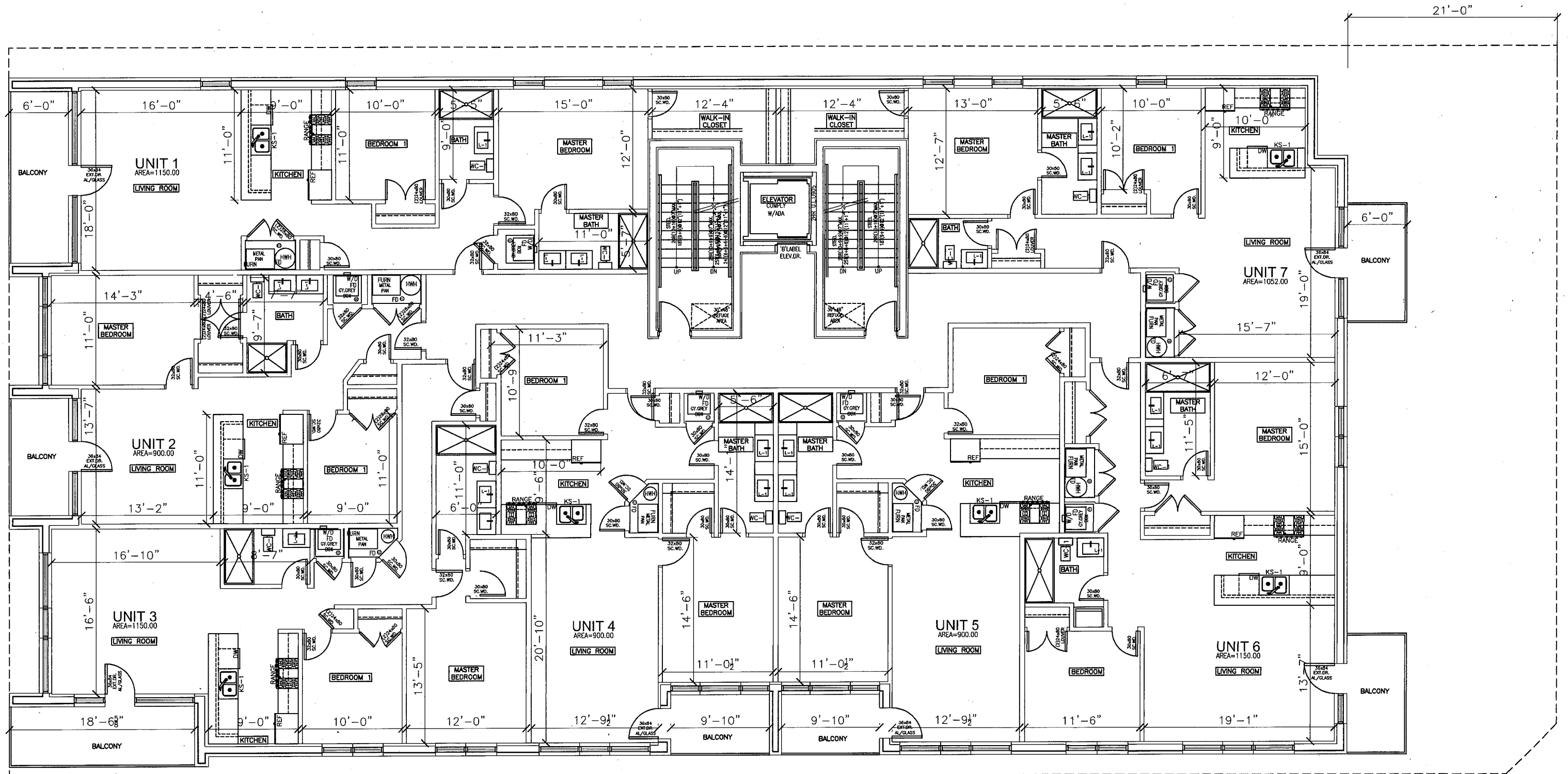


PT Floor Plan
1/8" = 1'-0"



⊕ 2ND 3RD 4TH FLOOR PLAN

2421 WEST FULLERTON AVE
CHICAGO, ILLINOIS



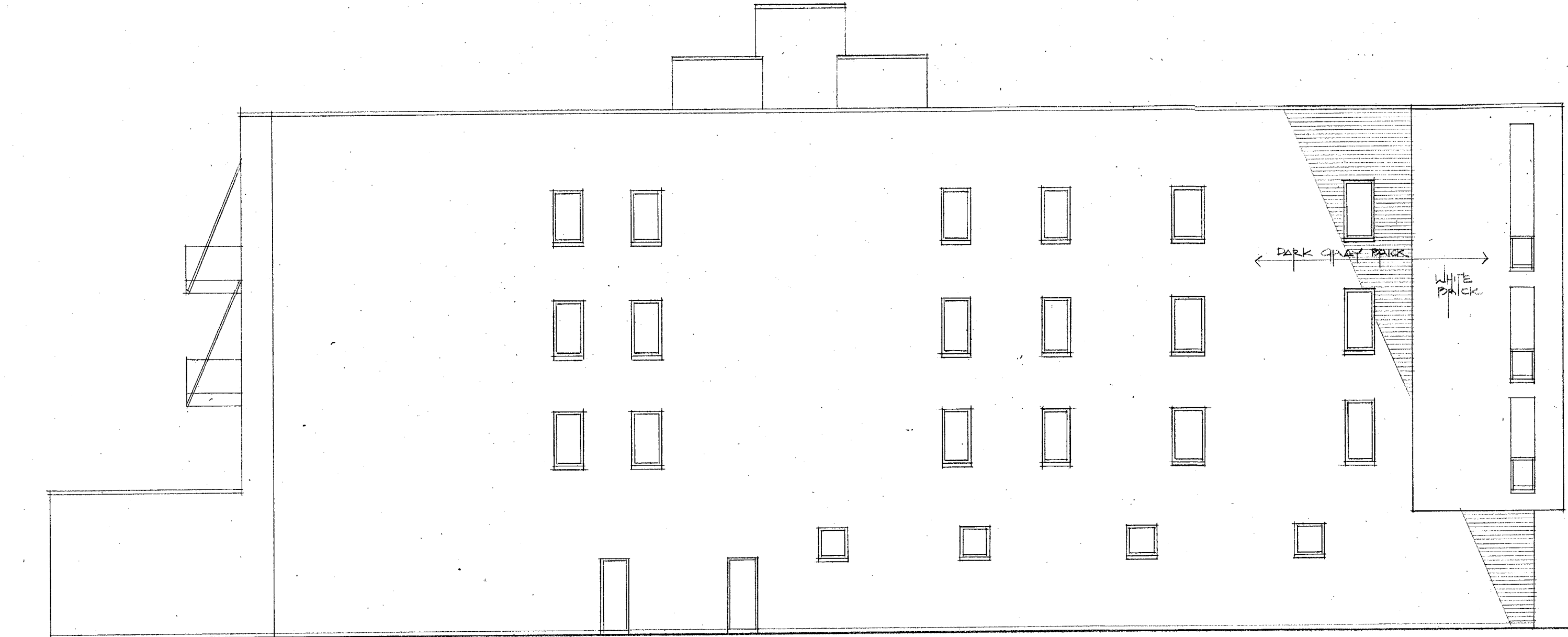


PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

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

email: hannaarchitects@sbcglobal.net

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○ EAST ELEVATION
1/8" = 1'-0"



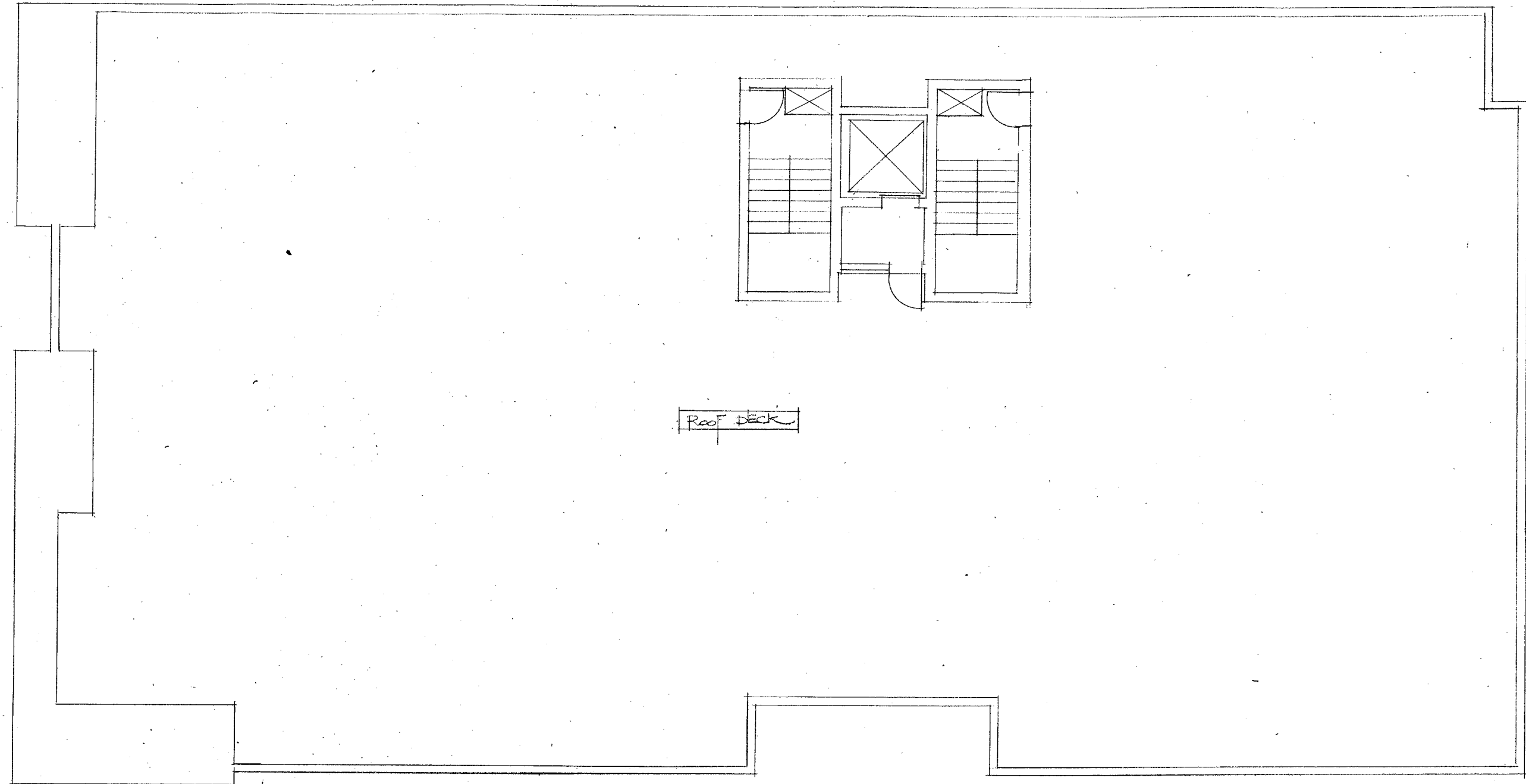


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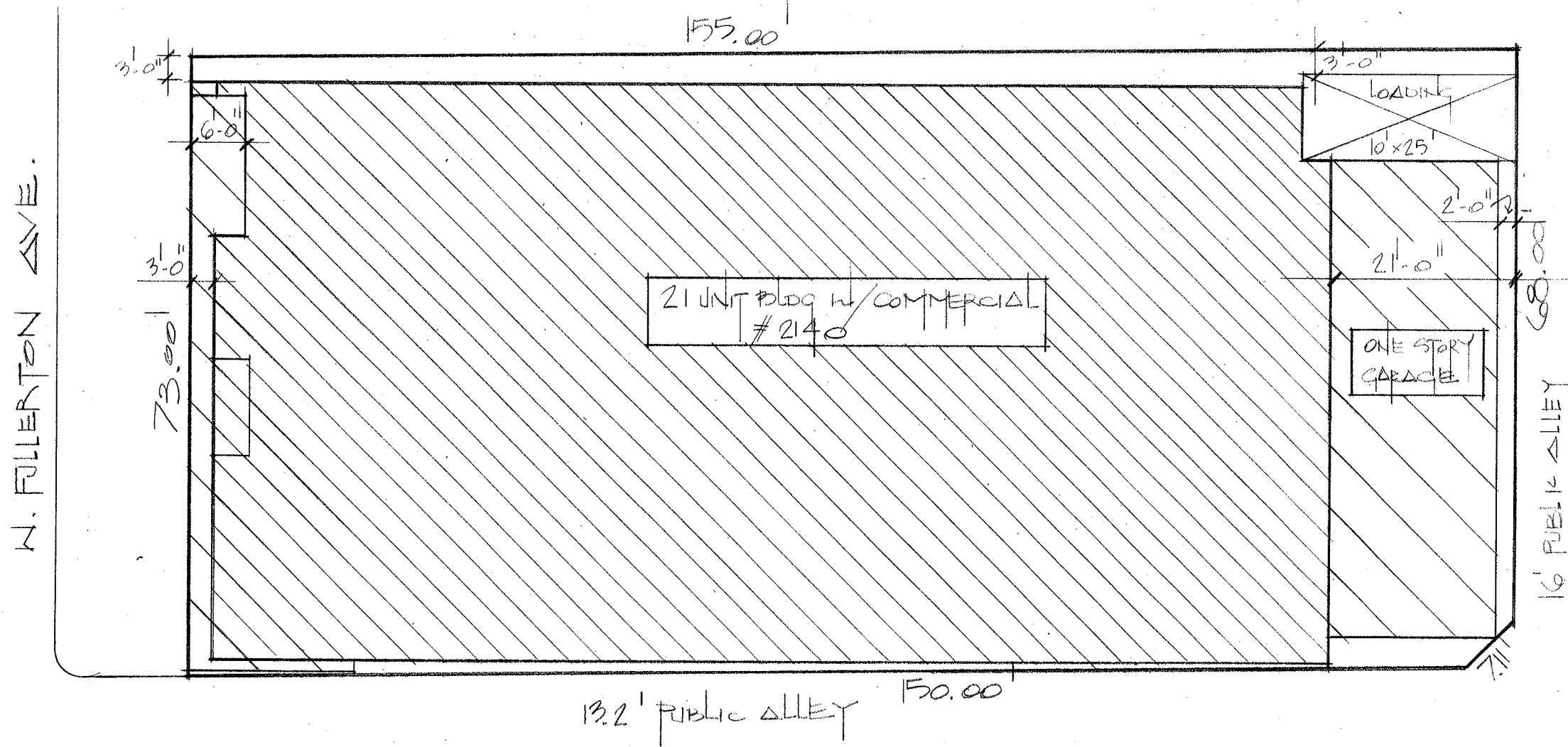
email: hannaarchitects@sbcglobal.net

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Roof Deck

Roof Plan
1/8" = 1'-0"



○ SITE PLAN
1/16" = 1'-0"

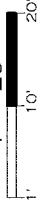
ZONING INFORMATION	
LOT AREA	11,302.5
F.A.R.	3.0
MAX. BUILDABLE	33,907.5
1ST FLOOR	4,000
2ND FLOOR	8,850
3RD FLOOR	8,850
4TH FLOOR	8,850
TOTAL	30,550 SF



○ SOUTH ELEVATION
1/8" = 1'-0"



SCALE:
1" = 20'



R&R Surveyors, LTD.

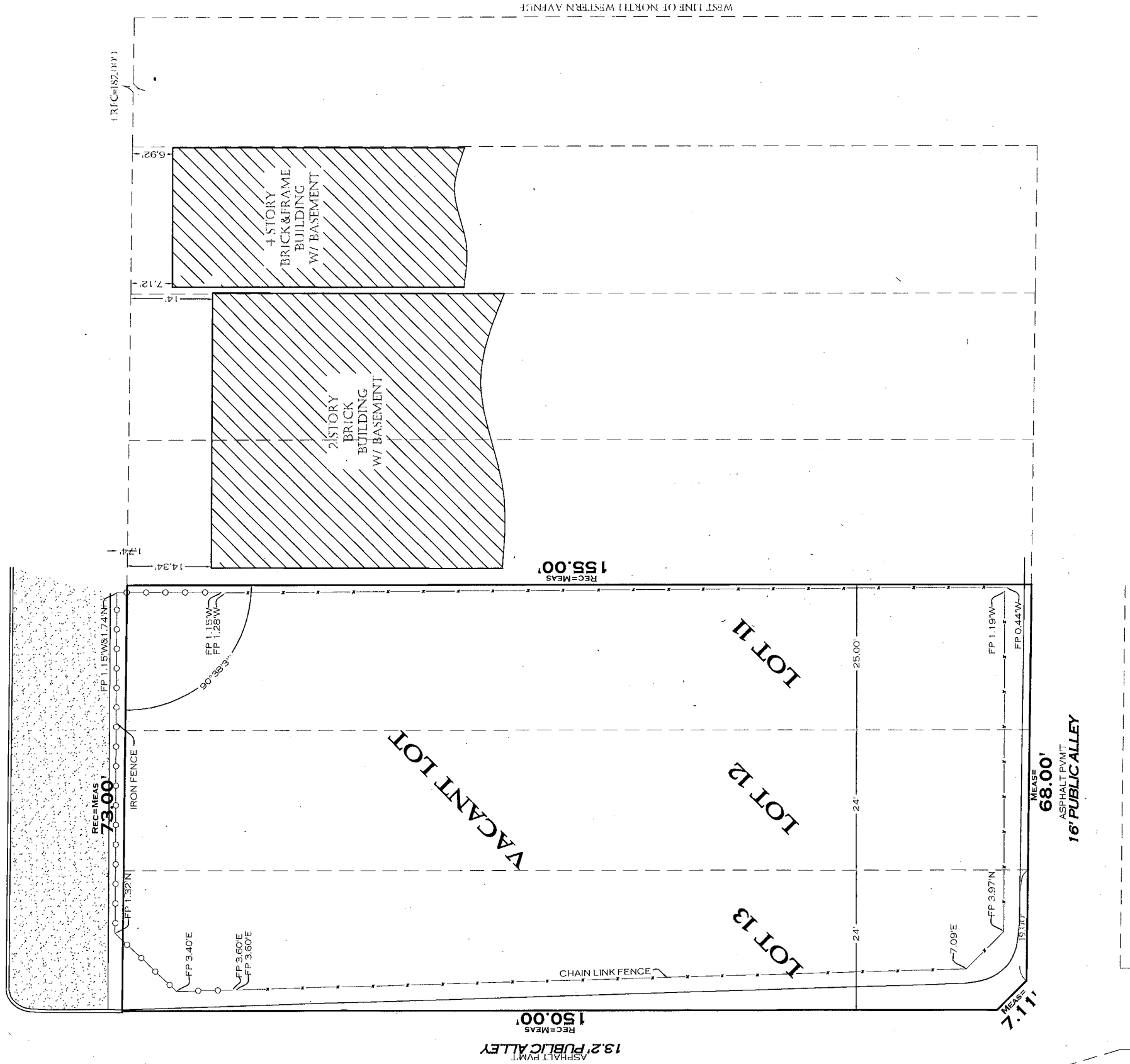
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 FAX: (773) 956-7217
ACCURATEA@ATT.NET

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.

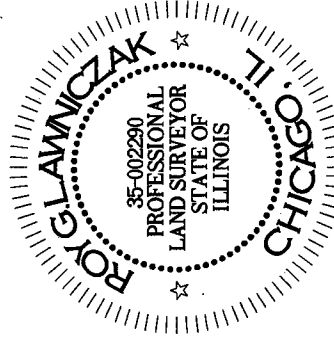
COMMONLY KNOWN AS: 2421-2425 WEST FULLERTON AVENUE, CHICAGO ILLINOIS.

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

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



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.

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

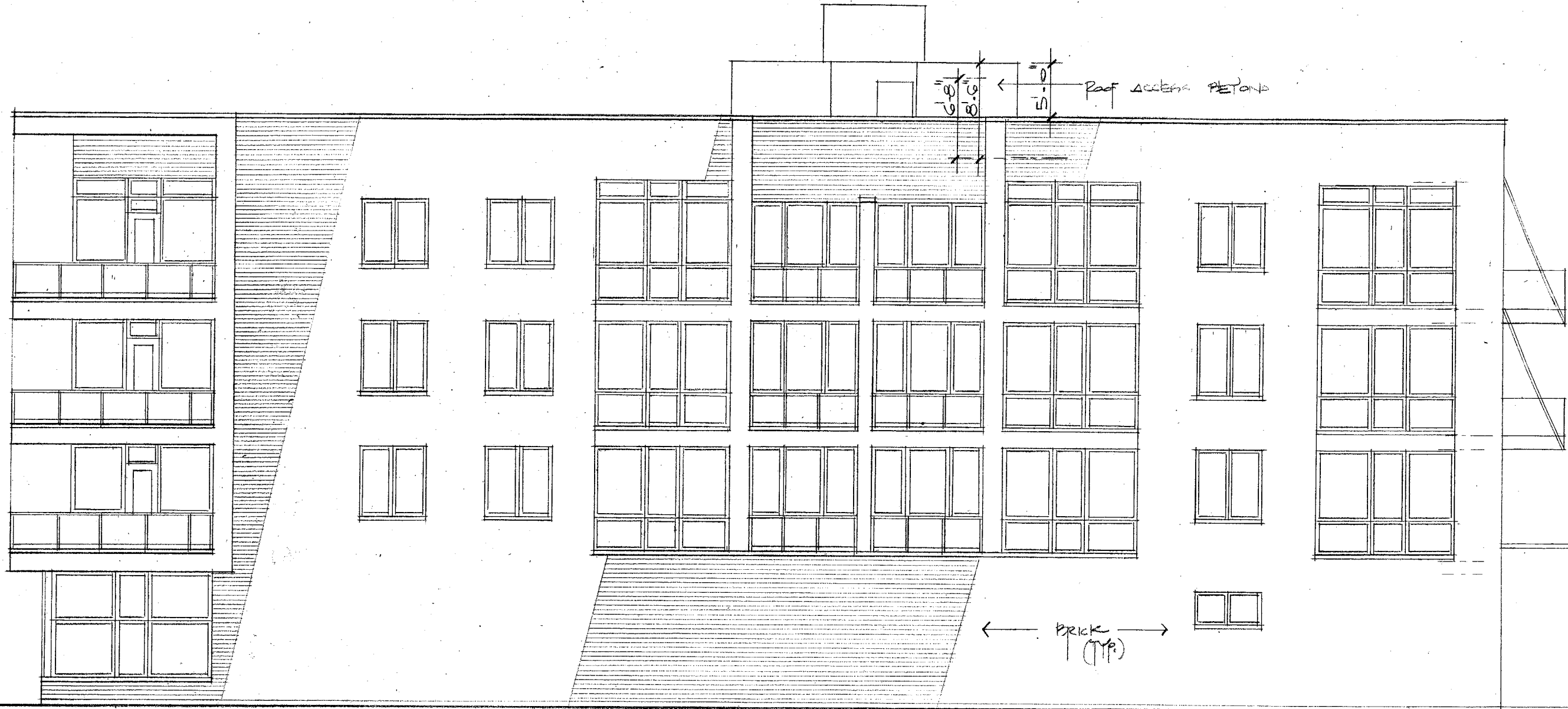


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email: hannaarchitects@sbcglobal.net

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

LAW OFFICES OF
SAMUEL V. P. BANKS

SAMUEL V.P. BANKS D. 3-6-2010
JAMES J. BANKS

NICHOLAS J. FTIKAS
SARA K. BARNES
EDWARD D. BOY

THIRTY-EIGHTH FLOOR
221 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60601
PHONE (312) STATE 2-1883
FAX (312) 782-2433

October 25, 2018

Via Email ONLY

Mr. Jose Espejo
GGNA Zoning and Planning
Email: espejo.jose@gmail.com

**Re: 2421 W. Fullerton Ave., Chicago, IL
Proposed Zoning Map Amendment**

Dear Jose:

As you know, my office represents the developer of the subject property located at 2421 W. Fullerton Ave., Chicago, IL. My client, our project architect, and I met with your Zoning and Planning Committee on approximately June 11, 2018 to review plans for a proposed mixed-use building that would contain ground floor retail space, twenty-four (24) residential units above, and twenty-one (21) off-street parking spaces. During the meeting, it was explained that a zoning change from the underlying B3-2 and RS-3 split zoning district to a uniform B3-3 zoning district would be required to permit the development. On approximately July 3, 2018, GGNA's Zoning and Planning Committee issued a letter raising concerns about the scope of the proposal.

In response to GGNA's Zoning and Planning Committee's comments and concerns, the development team made a number of changes to the proposed project plan set. Notably, the project plans now incorporate the following changes and details:

1. The front of the proposed building is now recessed 3 ft.-6 inches at the front of the subject lot;
2. Larger balconies were added to the front and side building elevations to provide more outdoor space for the eventual building occupants. The additional balconies also add detail to the building elevations;
3. The developer decreased the proposed residential unit count from twenty-four (24) units to twenty-one (1) units;
4. Based on the reduction to twenty-one (21) total residential units, the parking ratio for the development is now one-to-one (i.e. twenty-one onsite parking spaces are being provided to support twenty-one residential units);
5. The length of the proposed building has been reduced in order to provide a 21 ft. rear setback, instead of the 2 ft. rear setback originally proposed; and

6. Details were added to the building's front elevation to make it better fit with the streetscape and the established mixed-use character of the 2400 block of West Fullerton Ave.

Copies of the revised project plans have previously been provided to you via email. Those same revised plans are attached along with this summary letter for reference. Please contact me by phone at (312) 782-1983 or by email at nick@sambankslaw.com after your review of this correspondence and the revised plan set.

Sincerely,



Nicholas Ftikas
Law Offices of Sam Banks

cc: Raymond Valadez, 1st Ward Chief of Staff, via email
John Hanna, project architect, via email