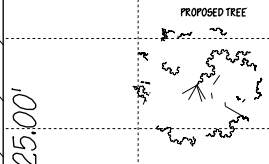
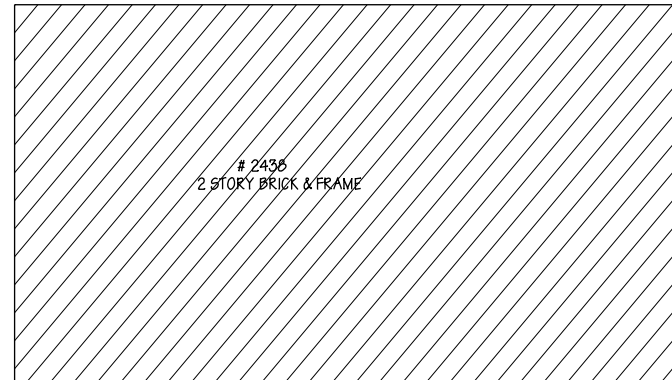
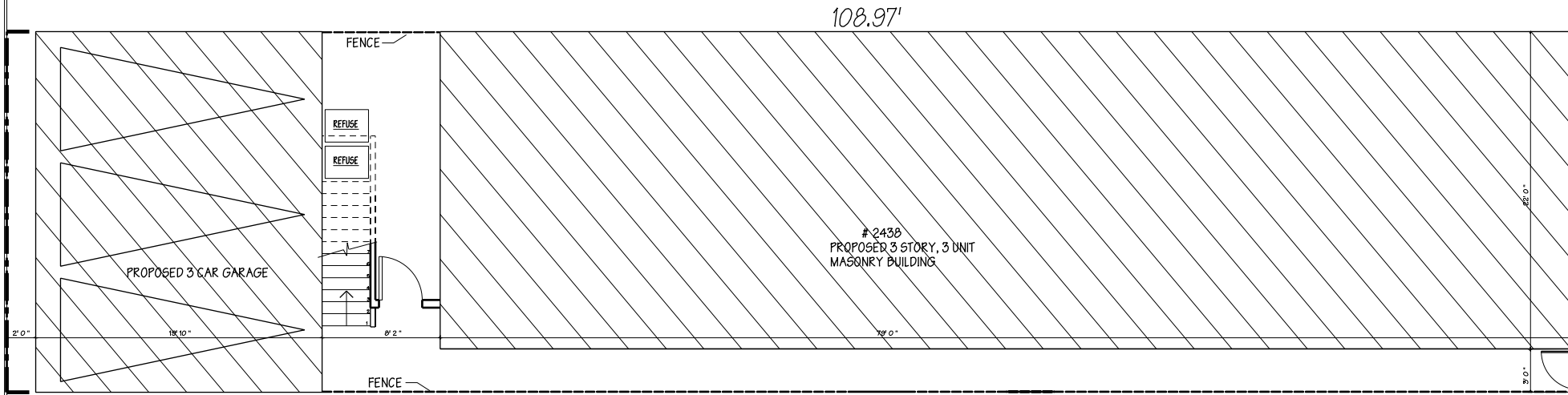
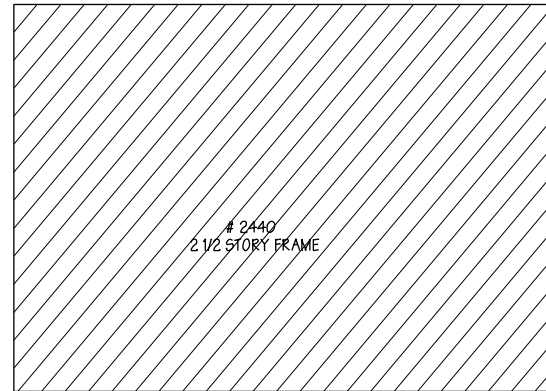


ZONING CHANGE - NEW THREE UNIT BUILDING

ZONING CHANGE REQUEST TO CHANGE EXISTING COMMERCIAL LOT FROM C 1-2 ZONING TO B 2-3 ZONING

2438 N. WESTERN AVENUE
CURRENT ZONING: C 1-2
REQUEST: B 2-3

1. LOT SIZE: 25.00 x 108.97 = 2,724.0 SF
2. MLA: 400 SF PER UNIT
3. 6 UNITS ALLOWED, 3 UNITS PROPOSED
4. FAR: 3.0, 8,169.5 SF ALLOWED, 4,724 PROPOSED
5. BUILDING HEIGHT: 47'0" MAXIMUM, 37' 4" PROPOSED

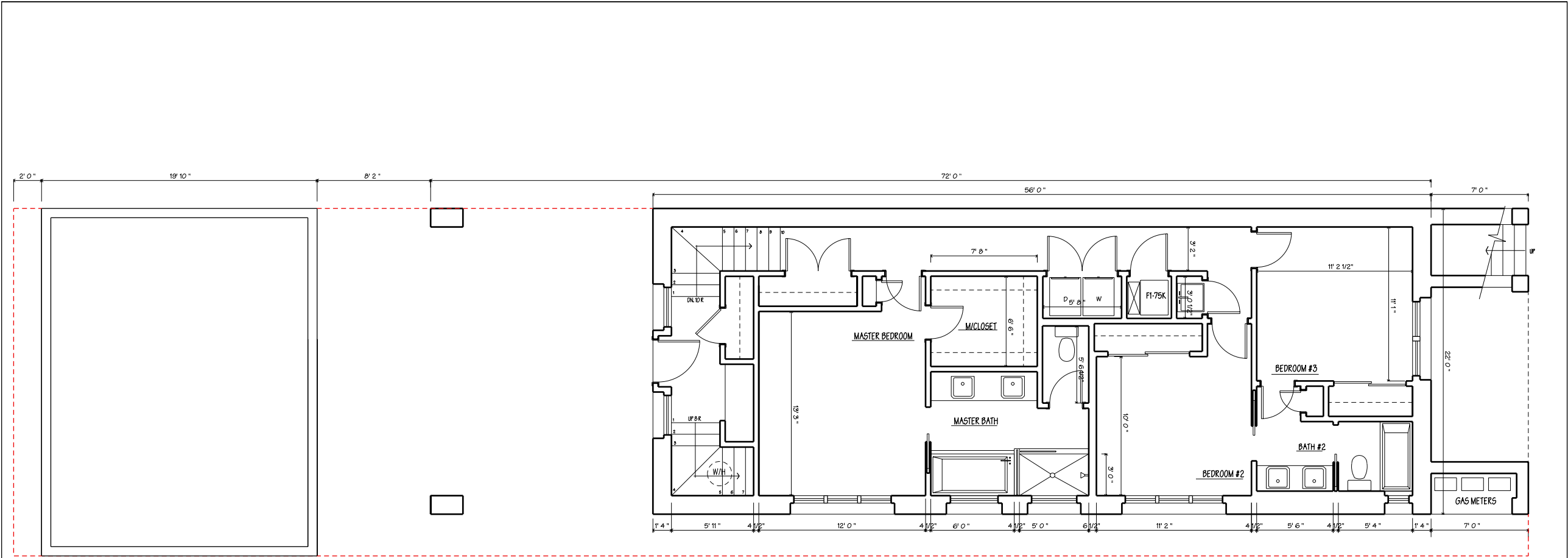


SITE PLAN
SCALE: 3/32" = 1' 0"

16 FT. ALLEY

N. WESTERN AVENUE

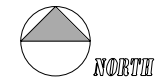
ITEM	ISSUE	CHAPTER/ARTICLE	ORDINANCE REQUIREMENT	PROPOSED REQUIREMENTS	REMARKS
ZONING REQUIREMENTS					
1.01	ZONING DISTRICT	CZO TITLE 17	C 1-2	B 2-3	ZONING CHANGE REQUIRED
1.02	LOT AREA	CZO TITLE 17 75.3	1,000 MIN.	907.6	ZONING CHANGE REQUIRED
1.03	MAXIMUM FLOOR RATIO	CZO TITLE 17 76.3	2.2	3.0	ZONING CHANGE REQUIRED
1.04	TOTAL BUILDING AREA	CZO TITLE 17	5,991 MAX.	4,723	
1.05	BUILDING HEIGHT - NUMBER OF FLOORS	CZO TITLE 17	47' 0"	37' 4" / 3 FLRS.	ZONING CHANGE REQUIRED
1.06	MINIMUM YARDS	CZO TITLE 17 7B	SEE REMARKS	SEE REMARKS	FY = 0, RY = 30, SY = 0
1.07	OPEN SPACE	CZO TITLE 17	N/A	N/A	
1.08	OFF STREET LOADING	CZO TITLE 17	N/A	N/A	
1.09	OFF STREET PARKING	CZO TITLE 17 13.1	2 SPACES	3 SPACES	
2.03	TYPES OF CONSTRUCTION	6 (13-60) P. 329	TYPE IV - A	TYPE III - B	



- 4'6"

BASEMENT PLAN

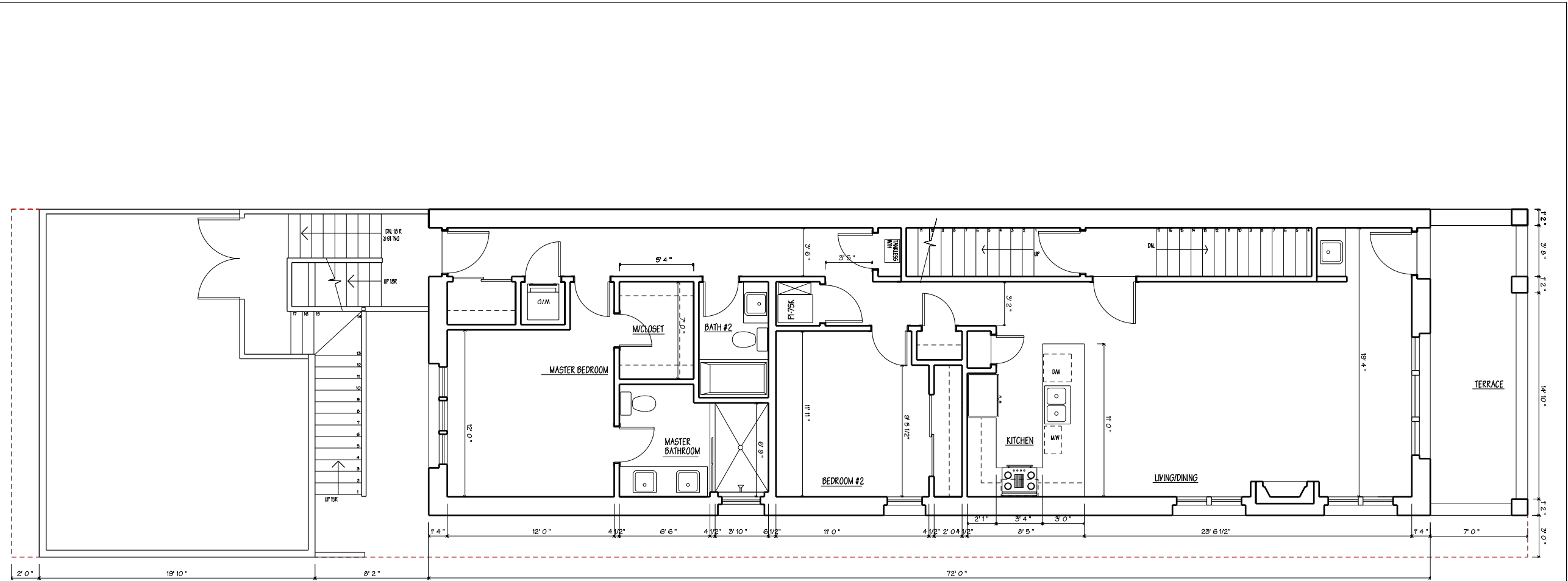
1,222.0 SF
SCALE: 1/8" = 1'-0"



2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS

A-1

18 APRIL 2017

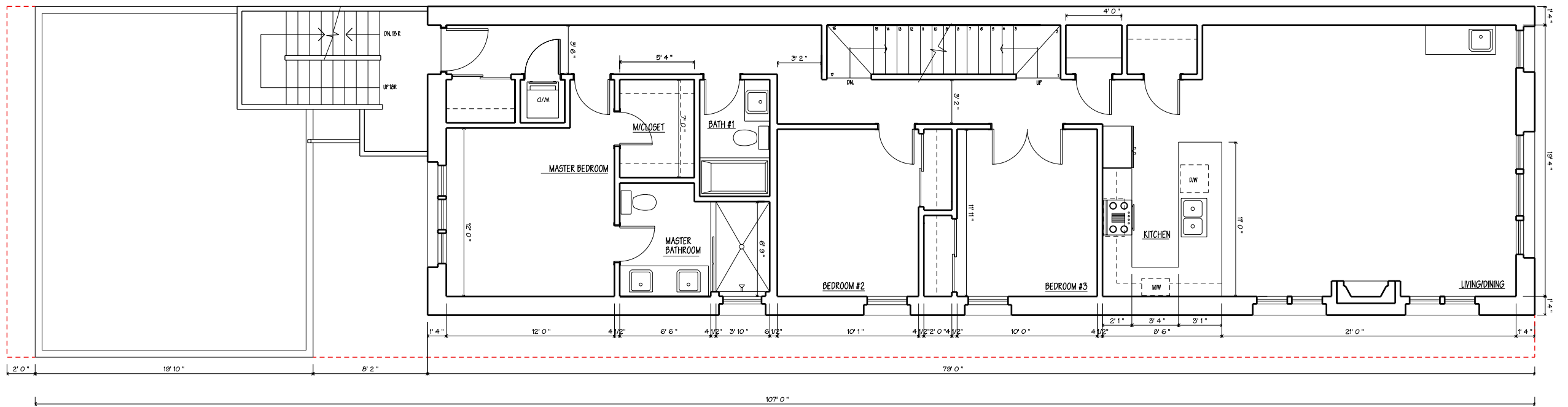


SECOND FLOOR PLAN

154.0 SF (GROSS SF BALCONY)
 1224.7 SF (NET SF OF UNIT INTERIOR)
 1584.0 SF (GROSS SF, OUT TO OUT)
 SCALE: 1/8" = 1'-0"



2438 N. WESTERN AVENUE
 CHICAGO, ILLINOIS



+ 27' 6"

THIRD FLOOR PLAN

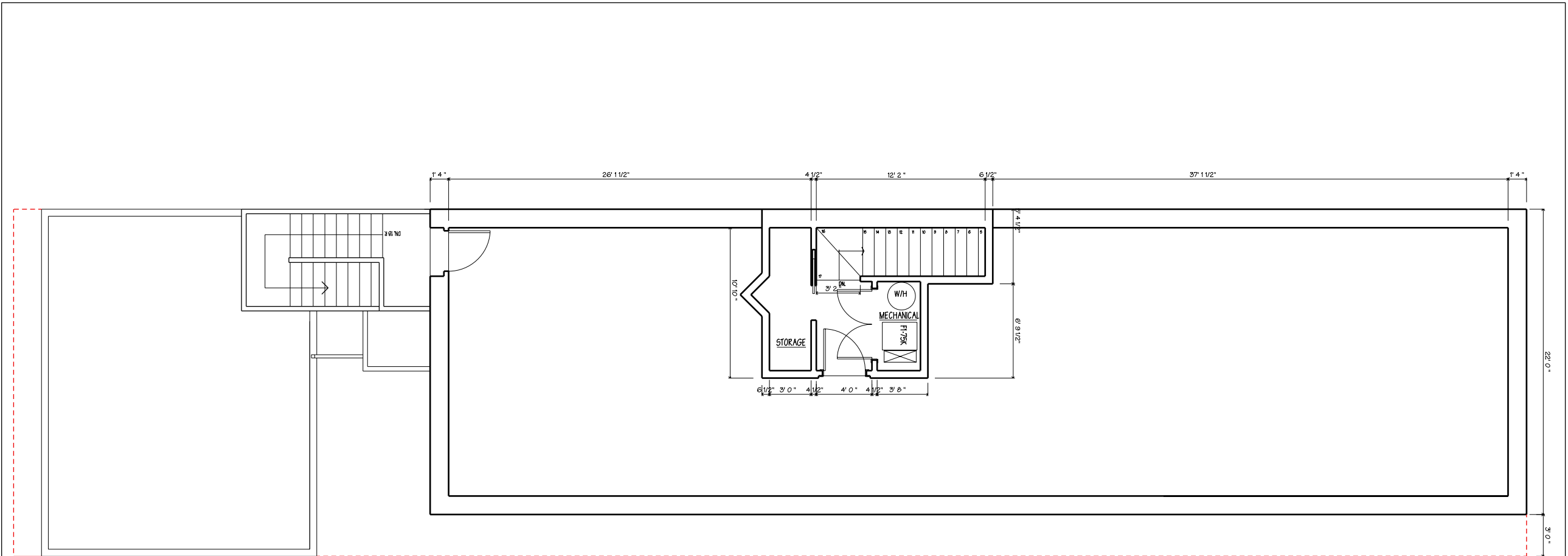
1,469.4 SF (NET SF OF FLOOR INTERIOR)
1,726.0 SF (GROSS SF, OUT TO OUT)
SCALE: 1/8" = 1' 0"



2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS

A-4

10 APRIL 2017



+ 38'6"

ROOF PLAN

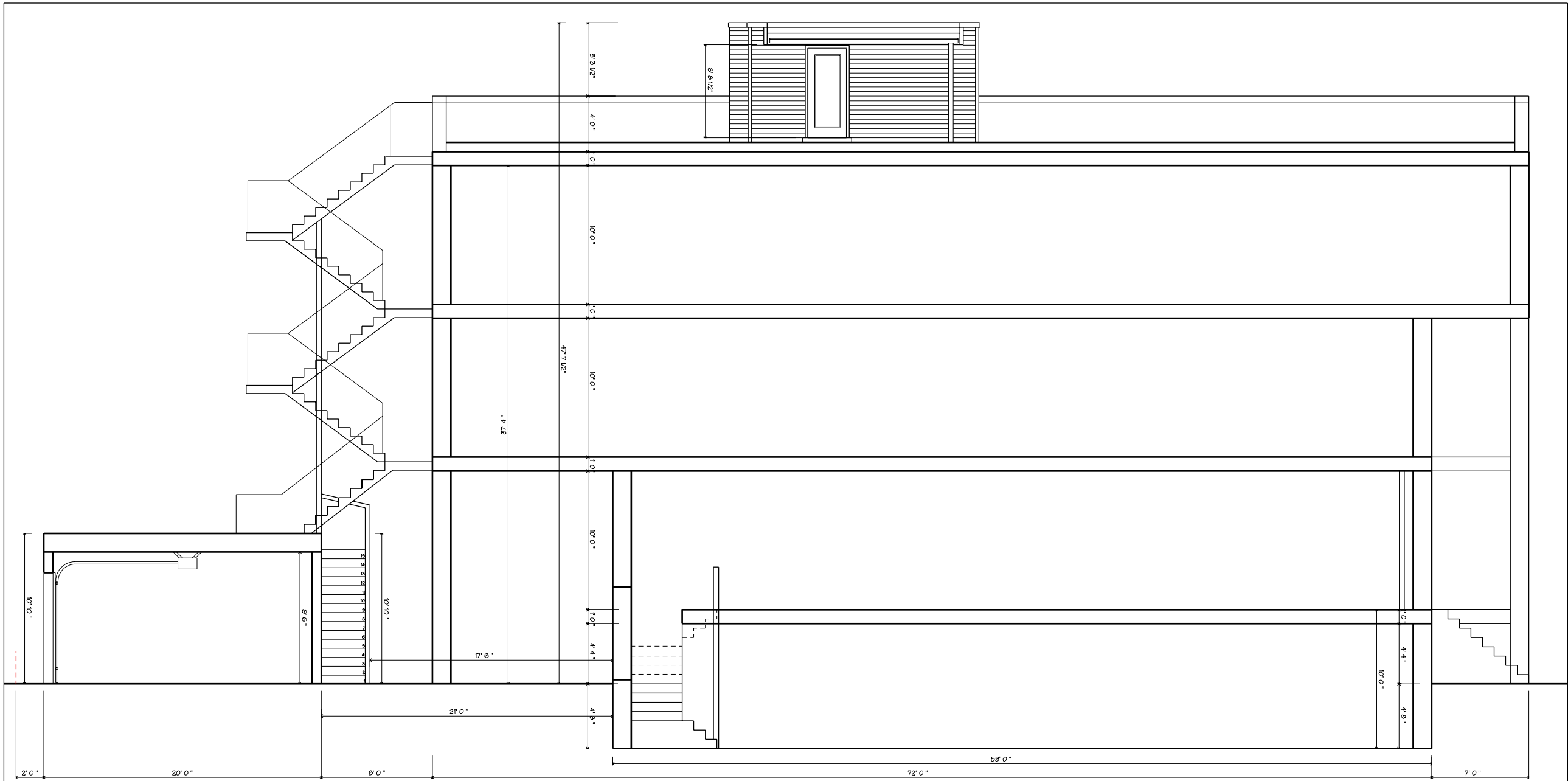
153.0 SF (NET SF OF FLOOR INTERIOR)
173.0 SF (GROSS SF, OUT TO CURB)
SCALE: 1/8" = 1'-0"



2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS

A-5

12 APRIL 2017

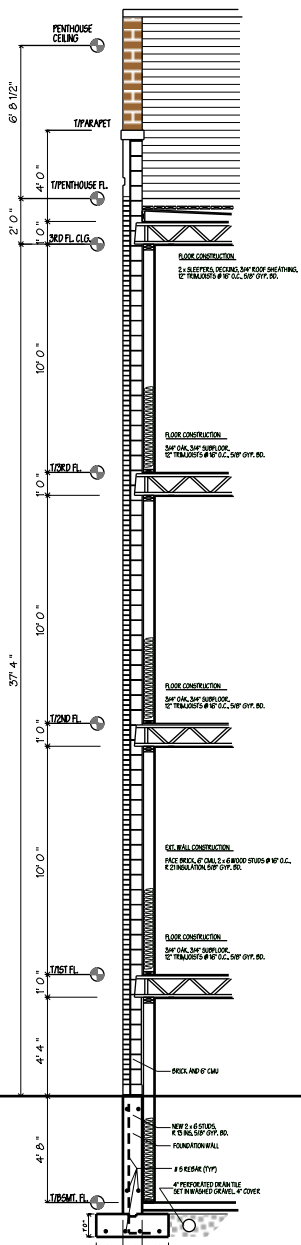


EAST/WEST SECTION

SCALE: 1/8" = 1'-0"

2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS

A-6
19 APRIL 2007



TYPICAL WALL SECTION

SCALE: 1/8" = 10"



EAST ELEVATION

SCALE: 1/8" = 10"



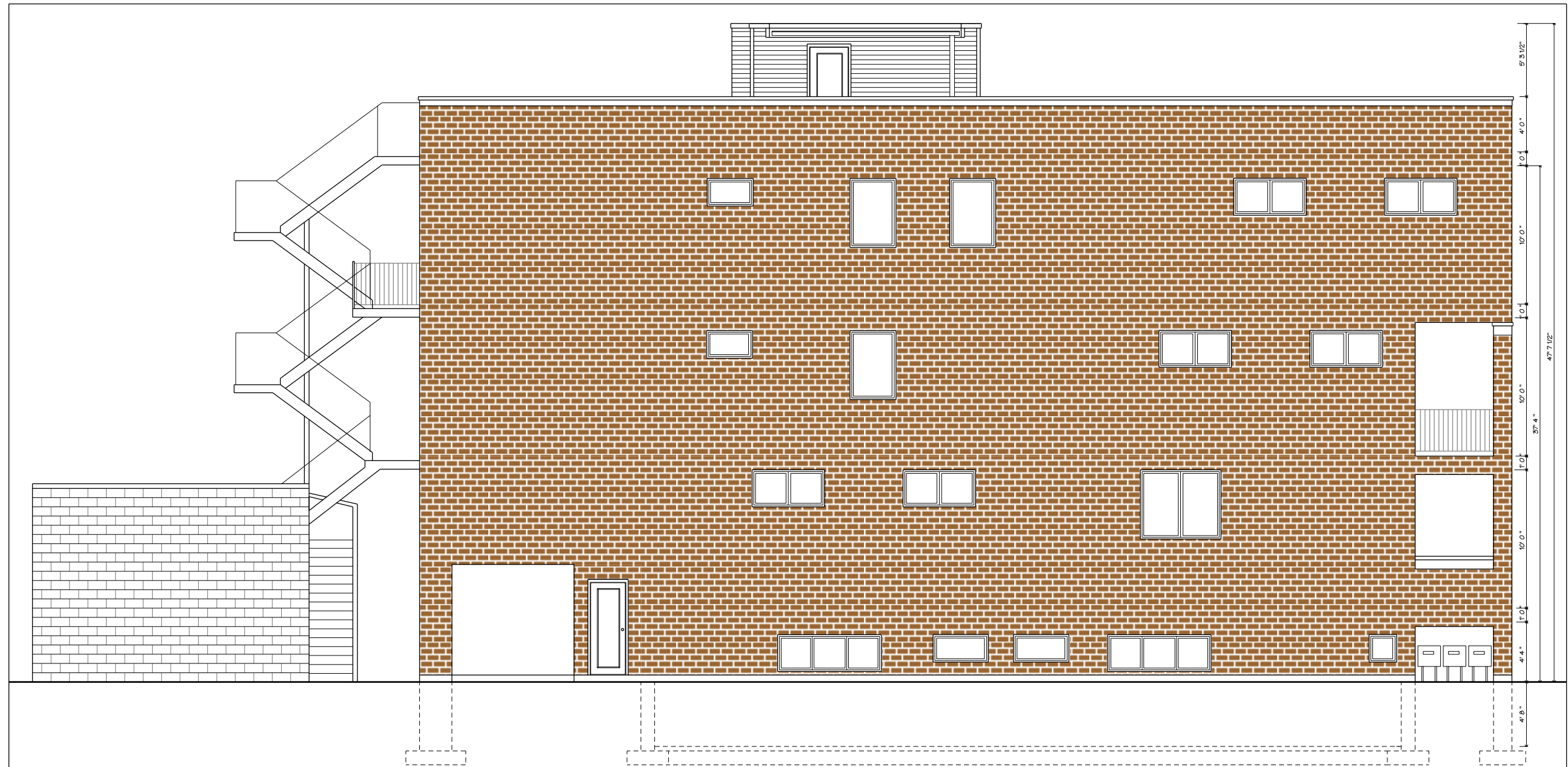
WEST ELEVATION

SCALE: 1/8" = 10"

2438 N. WESTERN AVENUE
 CHICAGO, ILLINOIS

A-7

10 APRIL 2017



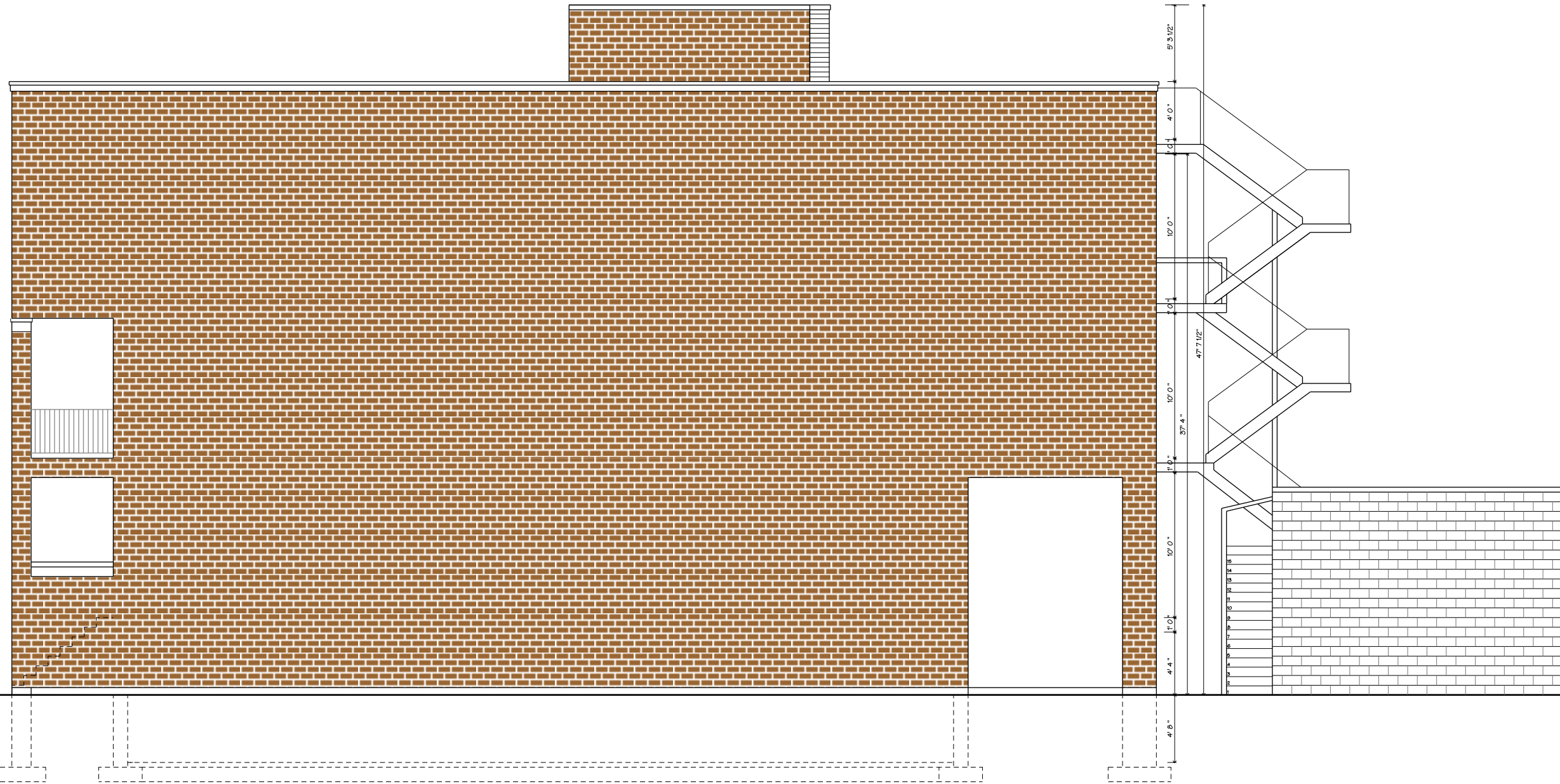
SOUTH ELEVATION

SCALE: 1/8" = 1'0"

2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS

A-8

10 APRIL 2017



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS

A-9

10 APRIL 2017

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630



MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM NO.184-003233

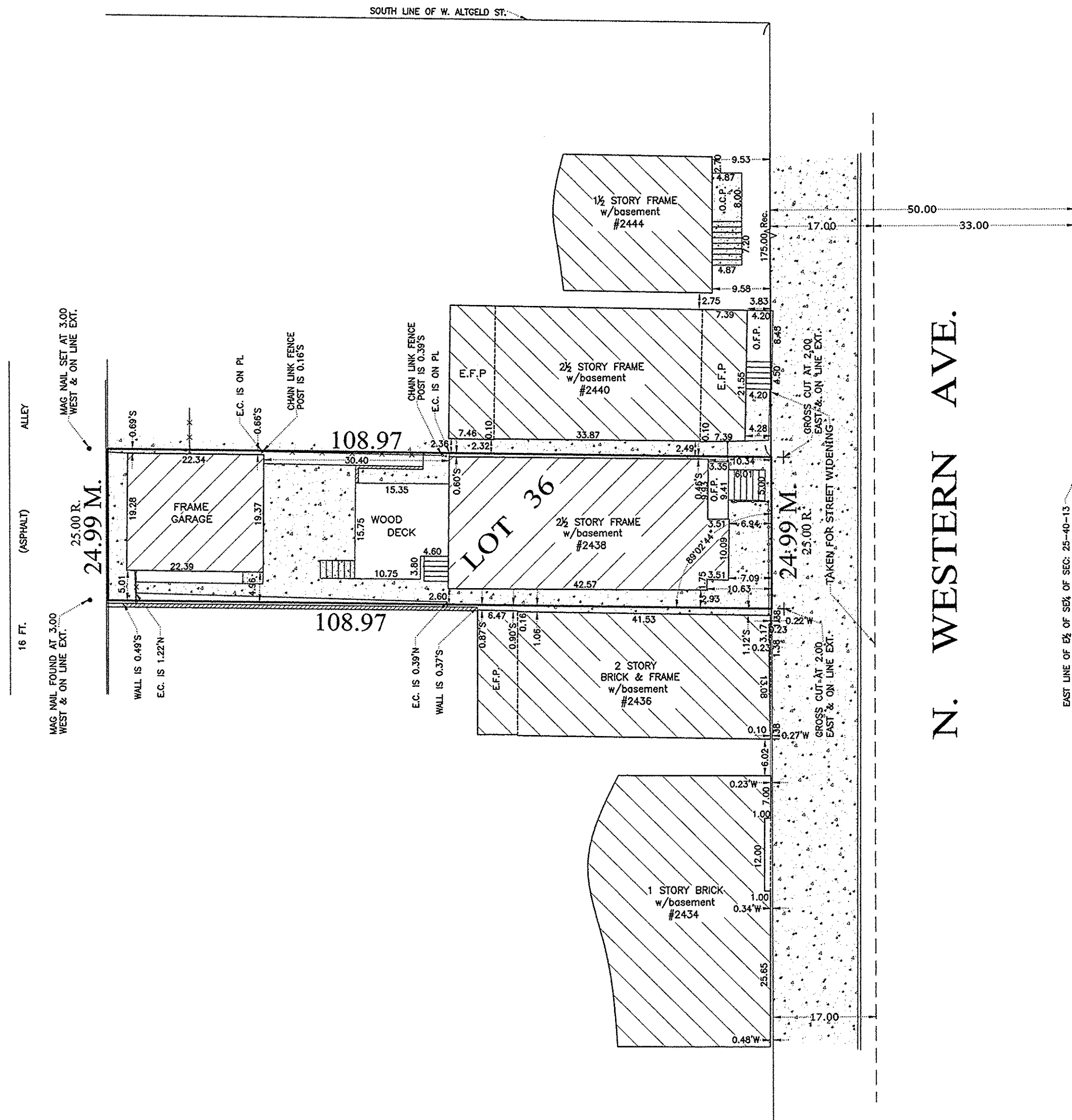
PLAT OF SURVEY

OF

LOT 36 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 25 CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 10150576), IN BLOCK 29 IN CROSBY AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 2,723 Sq. Ft. = 0.06 Ac.

PHONE: (773) 282-5900
FAX: (773) 282-9424
EMAIL: MMSURVEY1285@SBCGLOBAL.NET



N. WESTERN AVE.

LEGEND:

- IRON FENCE
- CHAIN LINE FENCE
- CONCRETE PAVEMENT
- BRICK PAVEMENT
- O.M.P. - OPEN METAL PORCH
- O.C.P. - OPEN CONCRETE PORCH
- O.F.P. - OPEN FRAME PORCH
- E.F.P. - ENCLOSE FRAME PORCH
- R.O.F.P. - ROOFED OPEN FRAME PORCH
- E.C. - EDGE OF CONCRETE
- PL - PROPERTY LINE

ORDER NO. 82002
SCALE: 1 INCH = 16 FEET
FIELDWORK COMPLETION DATE: DECEMBER 10, 2013
ORDERED BY: AMBROSIA HOMES
TIM POMAVILLE

NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE, M M SURVEYING CO., INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATE: 12-16-2013

SIGNATURE: [Signature]

REG. ILL. LAND SURVEYOR NO. 35-2522
LIC. EXP. NOVEMBER 30, 2014