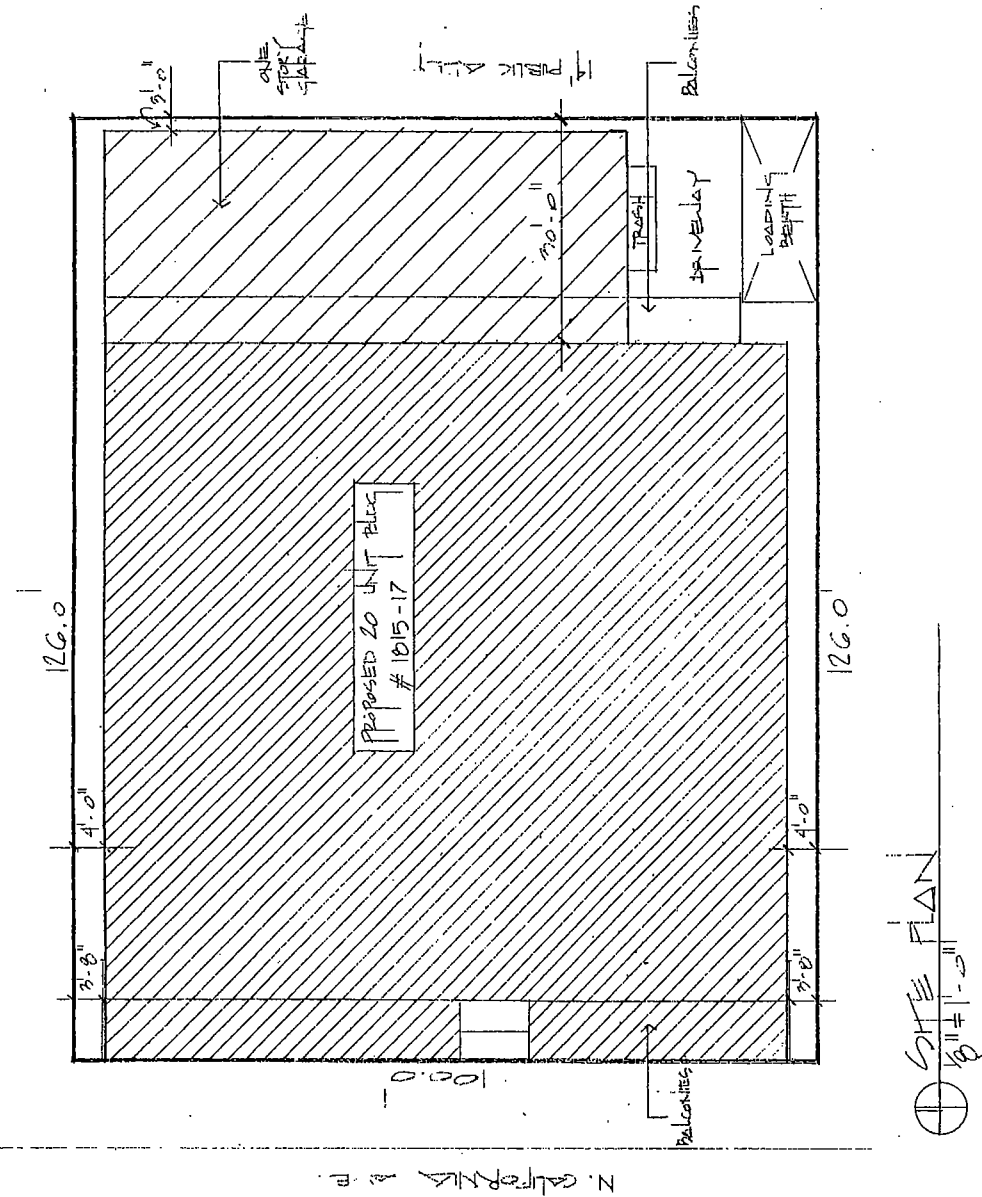


**TYPE 1 NARRATIVE AND PLANS FOR
1815-21 NORTH CALIFORNIA AVENUE, CHICAGO.**

The subject property is currently a vacant lot. The Applicant intends redevelop the property with a new 4-story residential building with 20 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance

Project Description:	Zoning Change from a B3-1 to a B2-3
Use:	Residential building with 20 dwelling units
Floor Area Ratio:	2.29
Lot Area:	12,600 Square Feet
Building Floor Area:	28,800 Square Feet
Density:	630 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 21
Set Backs:	Front: 0 Feet Side: 3'-8" south and 3'-8" north Rear (floors containing dwelling units): 30 Feet
Building height:	47 Feet 2 Inches



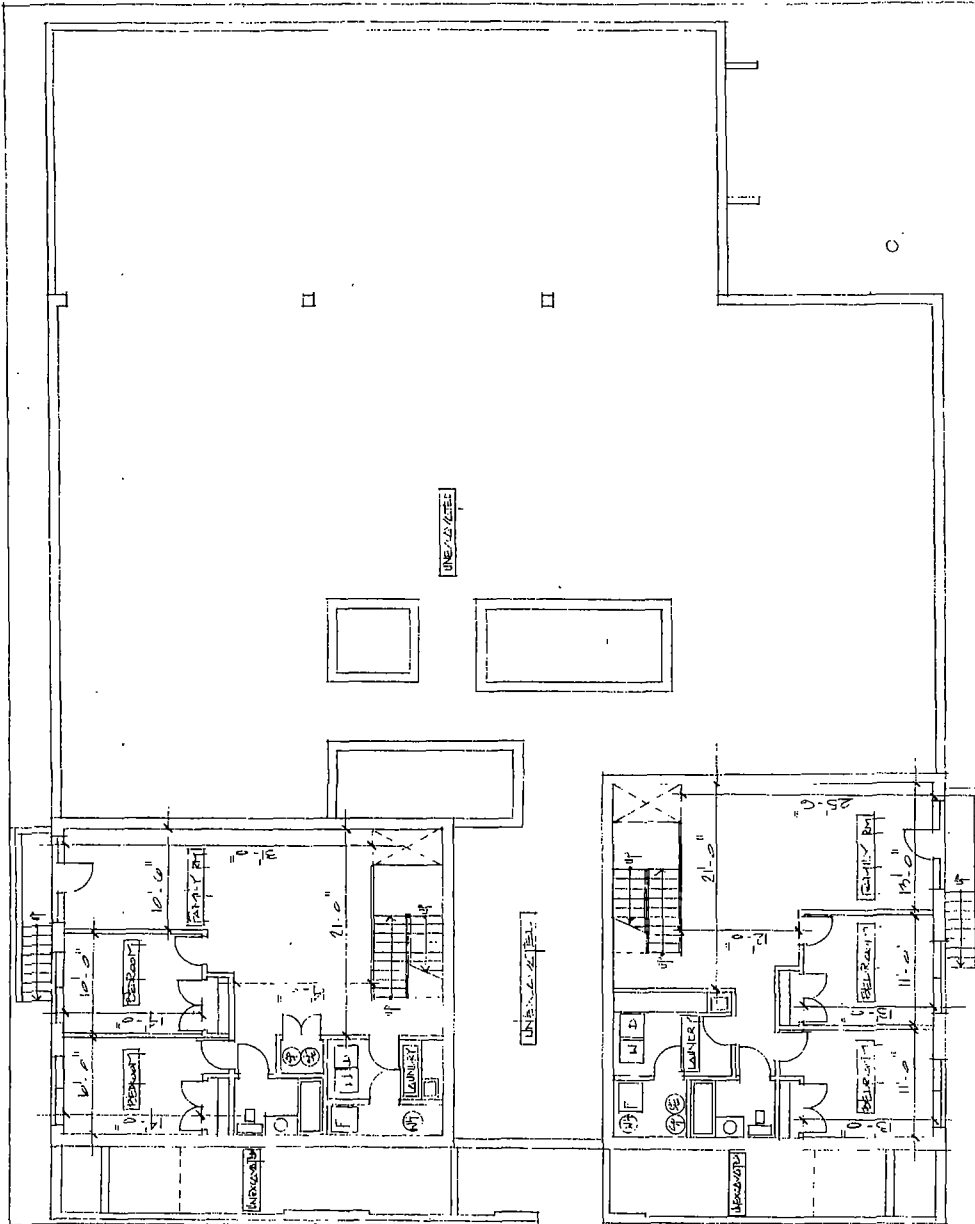


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FAX: 312-750-1801

email: hannaarchitects@sbeglobal.net

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BASEMENT FLOOR PLAN
1/8" = 1'-0"

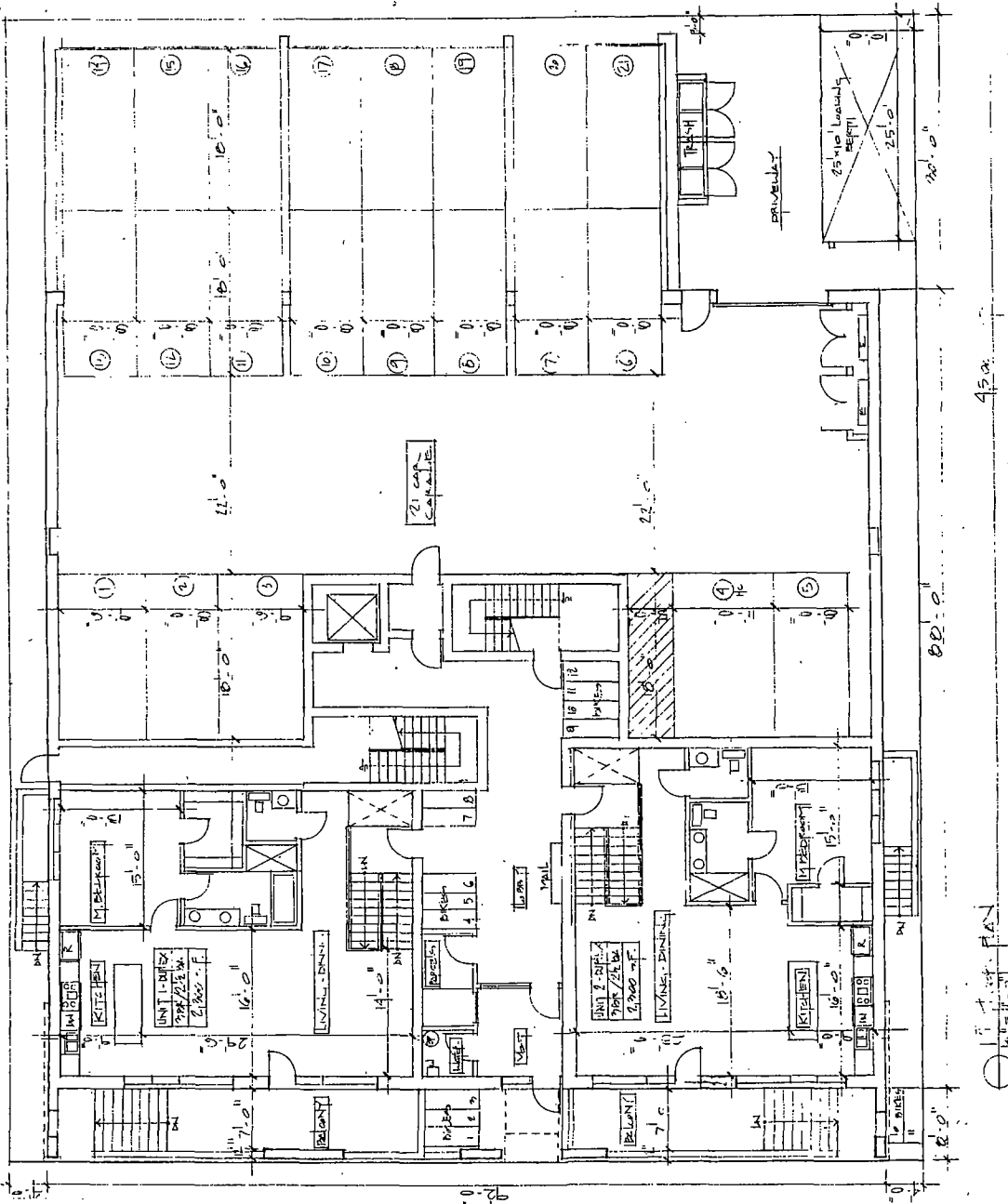


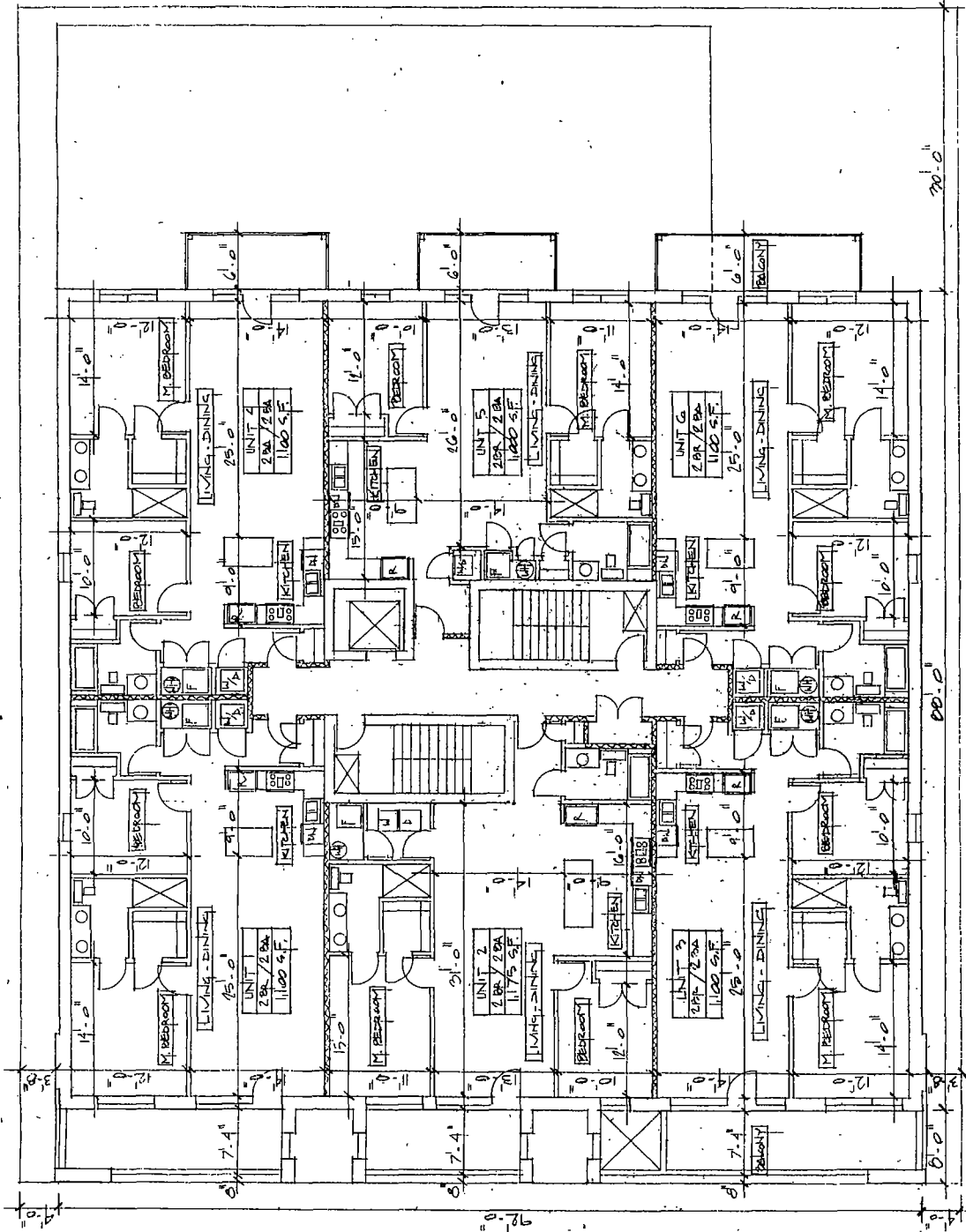
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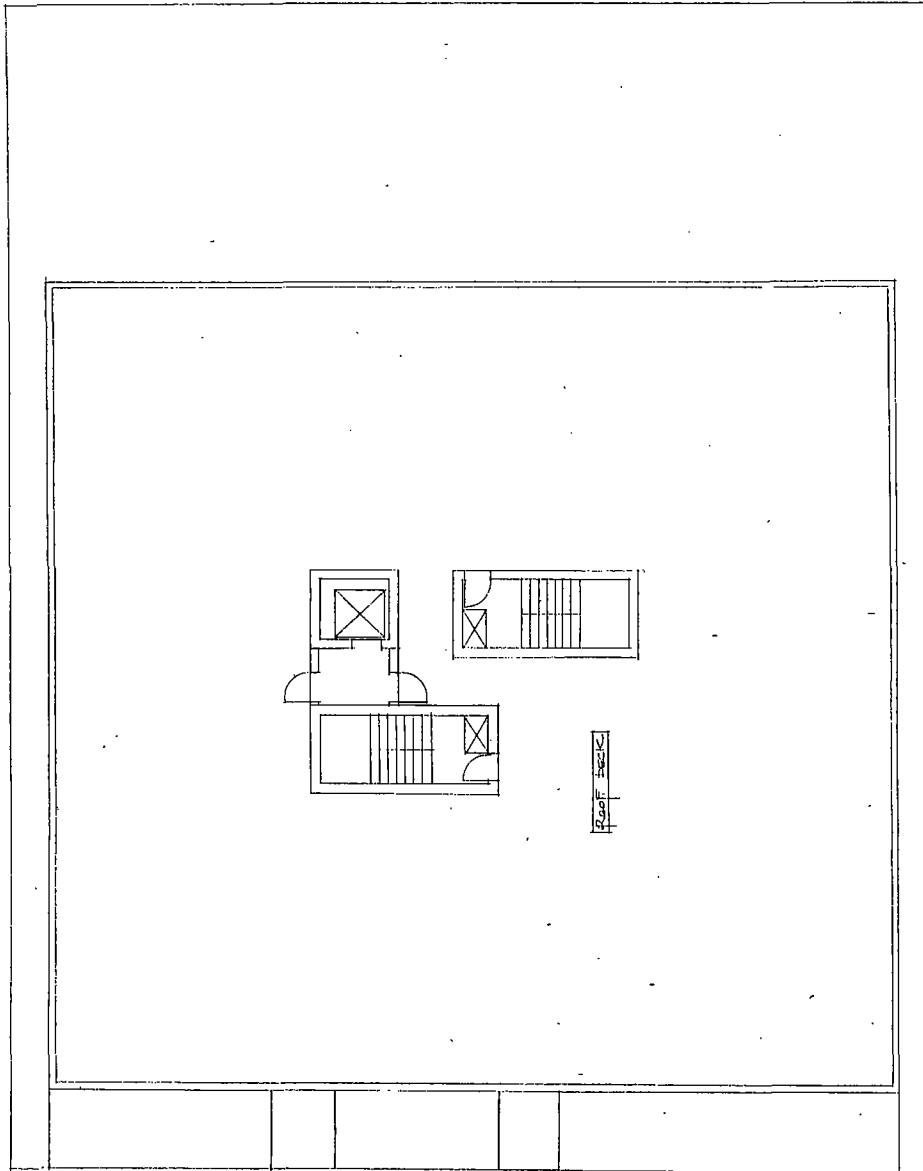
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9100 S.F.

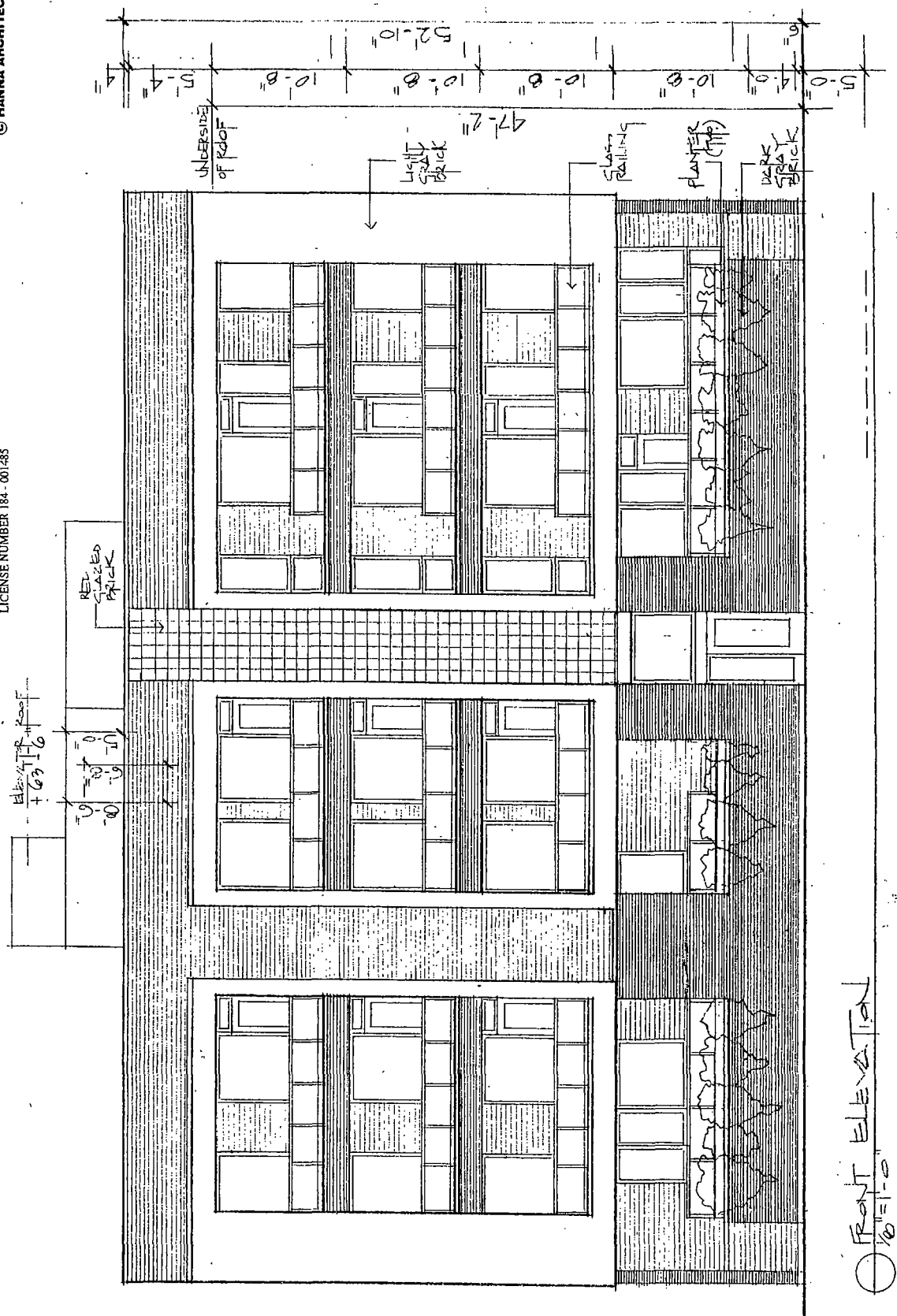
1/16" = 1'-0" 4TH Floor PLAN



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

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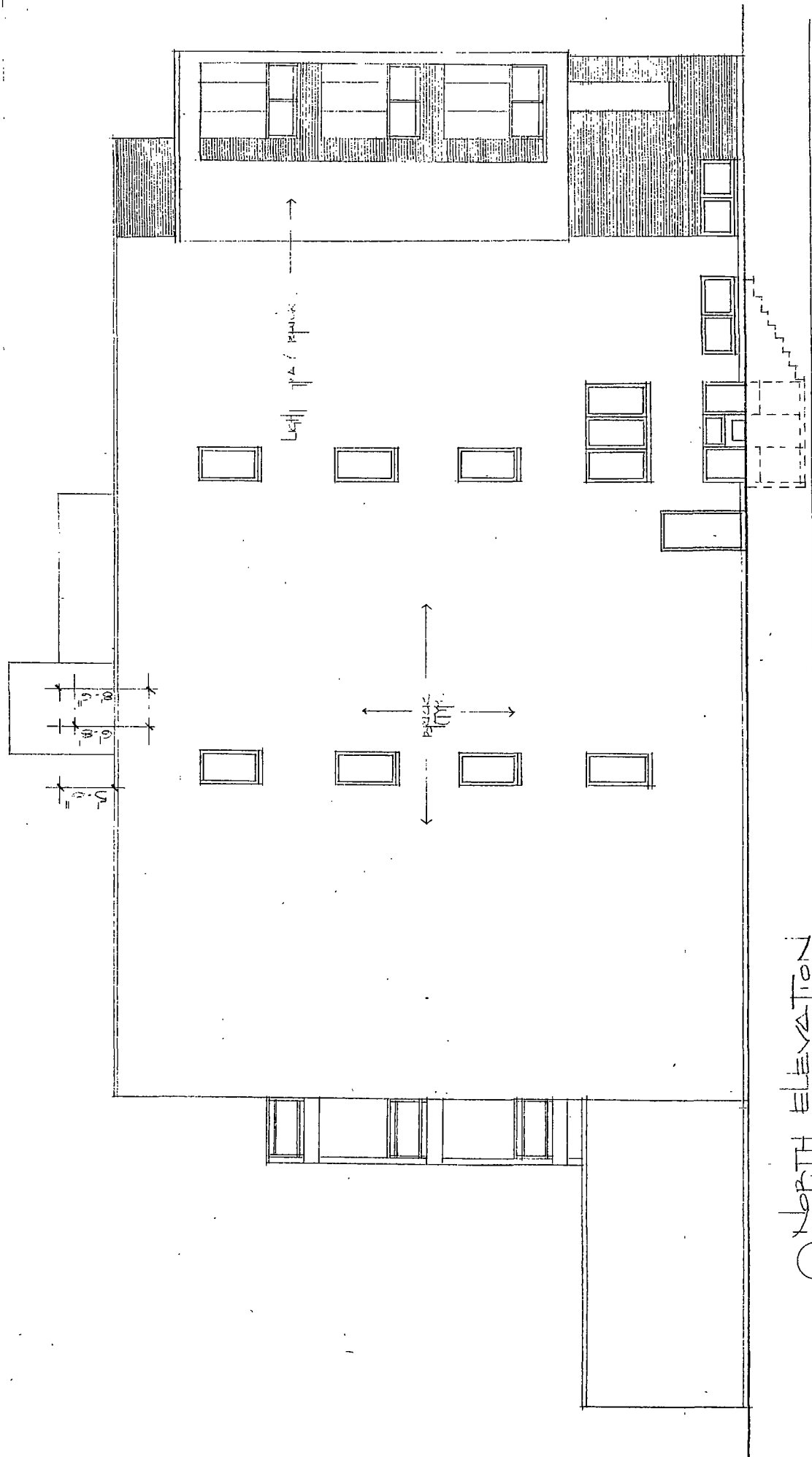
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Front elevation
10'-0"

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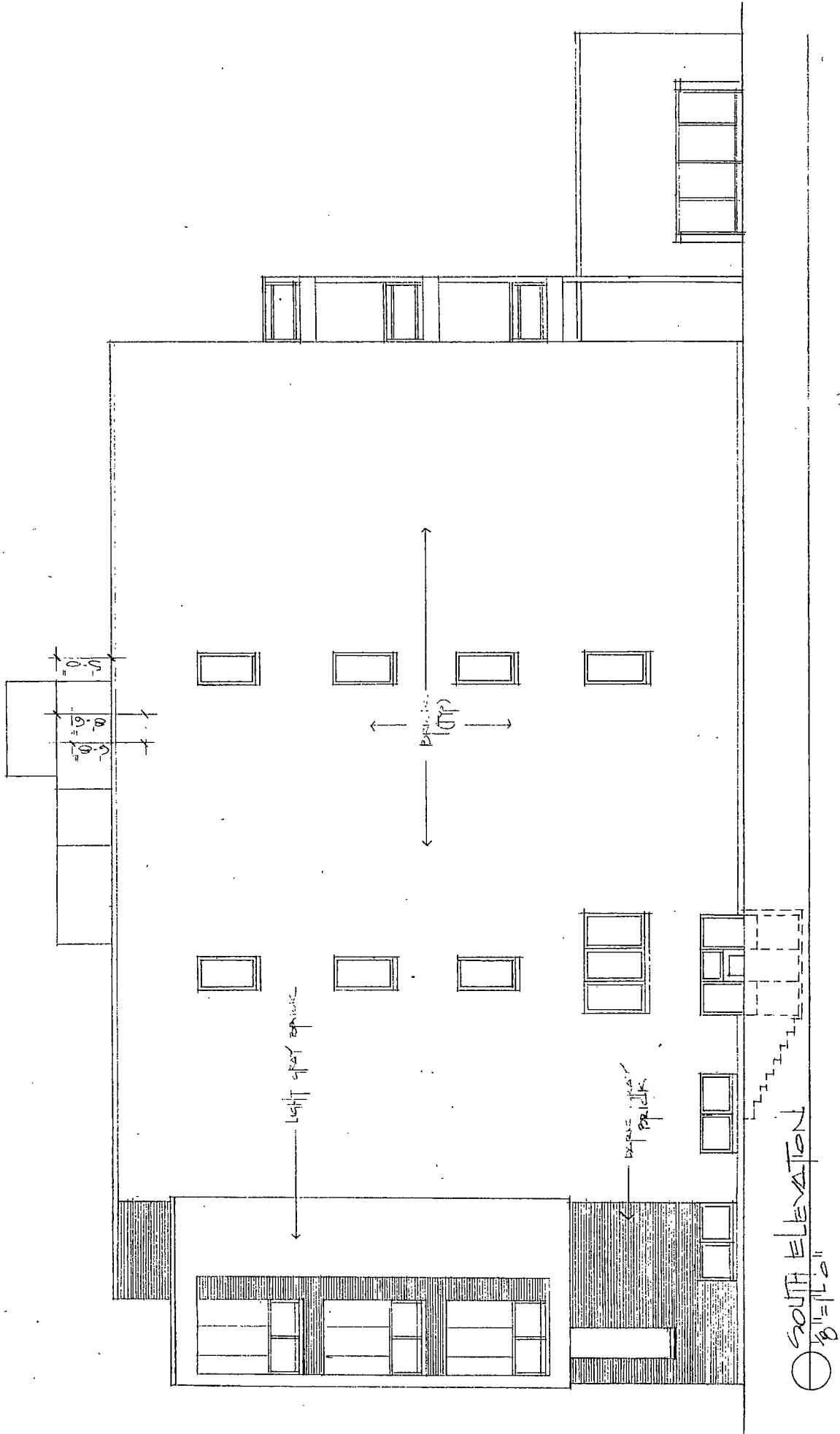
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NORTH ELEVATION
1'-0"

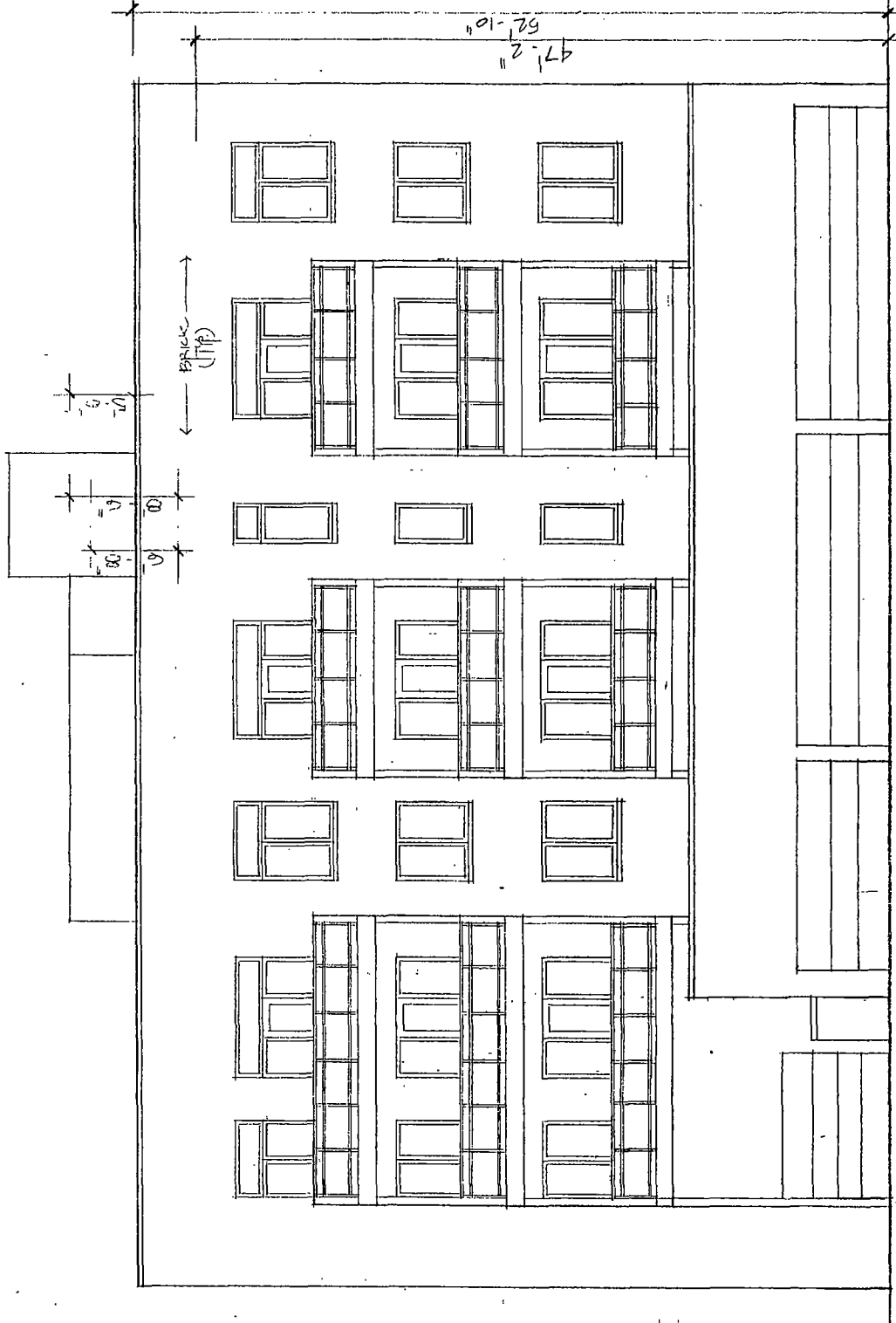
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REAR ELEVATION
1/8" = 1'-0"

SPIEWAK CONSULTING

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phone: (773) 853-2672

phone: (630) 351-9489

www.landsurveyors.pro

andrew@landsurveyors.pro

PLAT of SURVEY

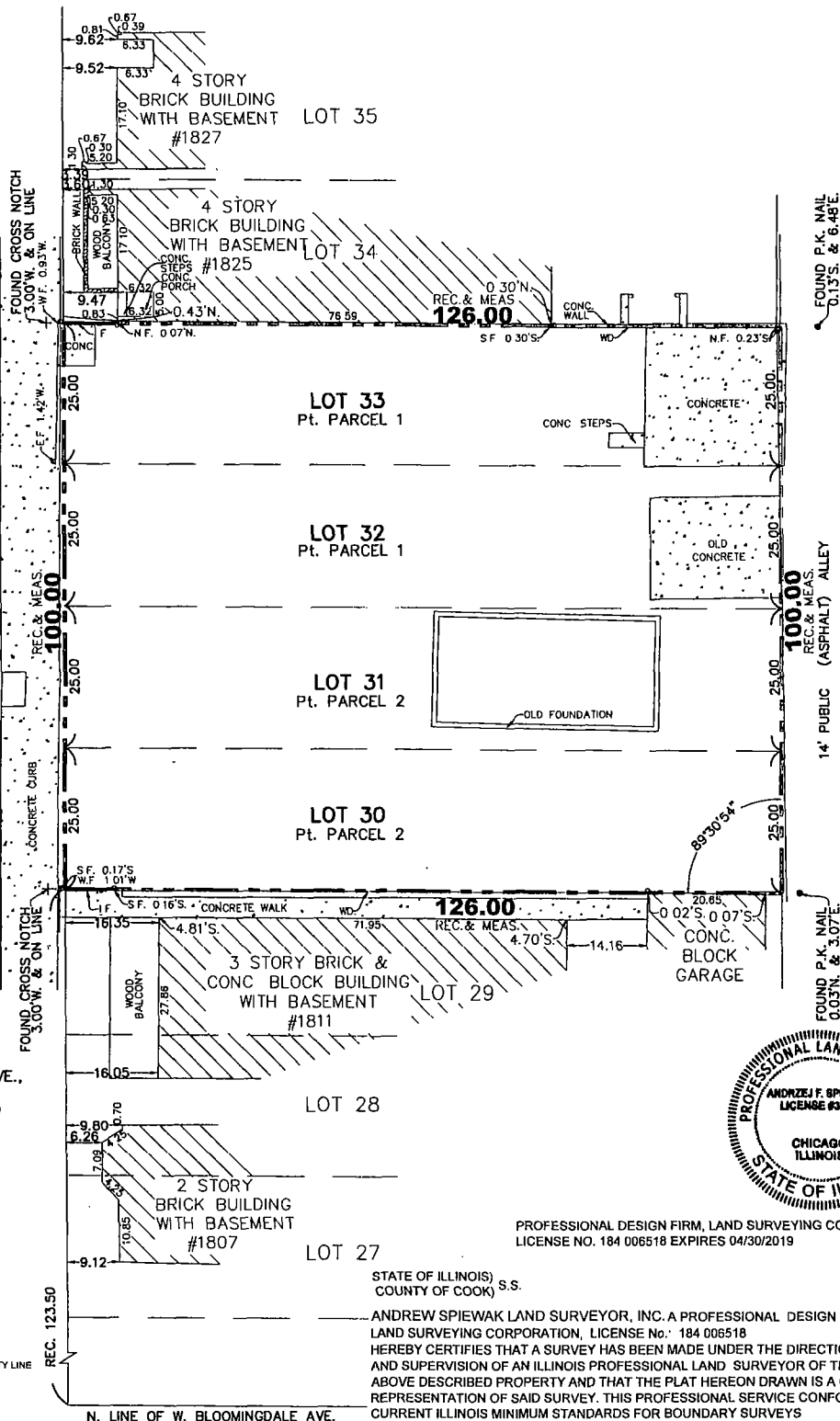
by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

PARCEL 1: LOTS 32 AND 33 IN BLOCK 2 IN H.M. THOMPSON'S SUBDIVISION OF THE SOUTH ½ OF BLOCK 3 IN BORDENS SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 30 AND 31 IN BLOCK 2 IN THOMPSON'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 3 IN BORDENS SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEARINGS ARE SHOWN FOR ANGULAR DISTANCE ONLY
AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

N. CALIFORNIA AVE.



COMMONLY KNOWN AS:
1815-1821 N. CALIFORNIA AVE.,
CHICAGO, IL 60647

P.I.N. 13-36-409-015-0000

13-36-409-016-0000

13-36-409-017-0000

13-36-409-018-0000

LAND AREA ±12,600 Sq.ft.

Legend

— FENCE
WD = WOOD FENCE CL = CHAIN LINK
NF = NORTH FACE SF = SOUTH FACE
WF = WEST FACE EF = EAST FACE
IP = IRON PIPE IR = IRON ROD
IF = IRON FENCE VF = VINYL FENCE
MEAS = MEASURED REC = RECORD
● IRON ROD FOUND ○ IRON ROD SET
● IRON PIPE FOUND ○ IRON PIPE SET
+ CROSS FOUND & SET — PROPERTY LINE
● P.K. NAIL FOUND ○ P.K. NAIL SET

SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL
PARTS THEREOF

ORDERED BY: _____
COMPANY OR ORGANIZATION: WILMOT CONSTR.

SURVEYED BY: AJ SURVEYING TEL 7738957240

DRAWN BY: JK

CHECKED BY: AFS

PROJECT No. G433-2016UPD19

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE No. 184 006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS

FIELD WORK WAS COMPLETED ON 28 DAY OF FEBRUARY A.D. 2019
CHICAGO, ILLINOIS, DATE OF PLAT 1 DAY OF MARCH A.D. 2019

BY: *Andrew F. Spiewak*
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No. 035 003178
LICENSE EXPIRES 11/30/2023

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL



PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,
LICENSE NO. 184 006518 EXPIRES 04/30/2019