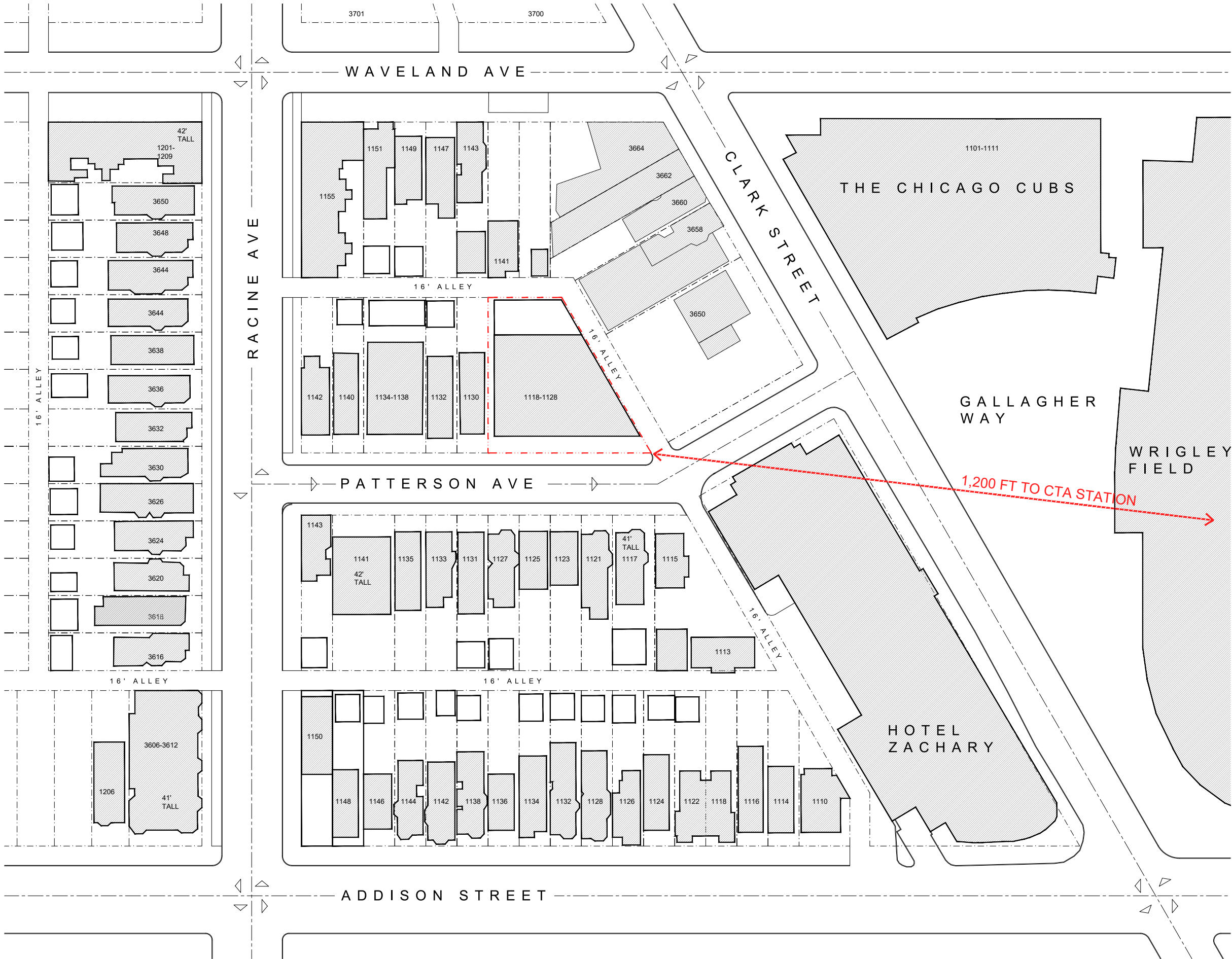




ZONING

SITE AREA: 11,906 GSF

TYPE 1 re-zoning from an RT3.5 to a RM5.5
2 Affordable units on site

	Existing RT3.5	Previous B2-3	RM5.5	Planned
Minimum Lot Area Per Unit (MLA):	1,250	496	400	661
MAX # Units allowed:	9	24	29	18
FAR	1.05	2.23	3	2.14
MAX FAR allowed	12,501	26,544	29,765	25,493
Front Yard Setback (existing is 11'-3")	15'	10'-4"	13'-6"*	13'-6"
Side Yard Setback	5'	5'	5'	5'
Rear Yard Setback	35'	31'	30'	30'
Parking required:	9	12	1 to 1	18
On Site Loading:	none	1-10x25	as req.**	10'x25'
Building Height:	35'	51'-8"	60'	51'-8"

* In RM5.5, when next to an R lot, the average front yard setback of the 2 adjacent lots is used to determine front yard setback.

** On site loading of 10'x25' is required if building FAR is 25,000 or greater.



1: STANDING ON SOUTH SIDEWALK OF PATTERSON AVE, LOOKING NORTH



2: STANDING ON PATTERSON AVE, EAST OF ALLEY, LOOKING WEST



3: STANDING NEAR NORTH EAST CORNER OF PROPERTY IN ALLEY, LOOKING SOUTH



4: STANDING NEAR NORTH EAST CORNER OF PROPERTY IN ALLEY, LOOKING WEST

LEGEND

These standard symbols will be found in the drawing.

- Storm CB
- San Storm Combo MH
- Water Buffalo Box
- Water Meter
- Telephone MH
- Utility Pole
- Electric MH
- Electric Meter
- Electric Light Pole
- Gas Meter
- Gas Valve
- Sign Post
- Bumper Post
- Unclassified Manhole
- Cut Cross

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

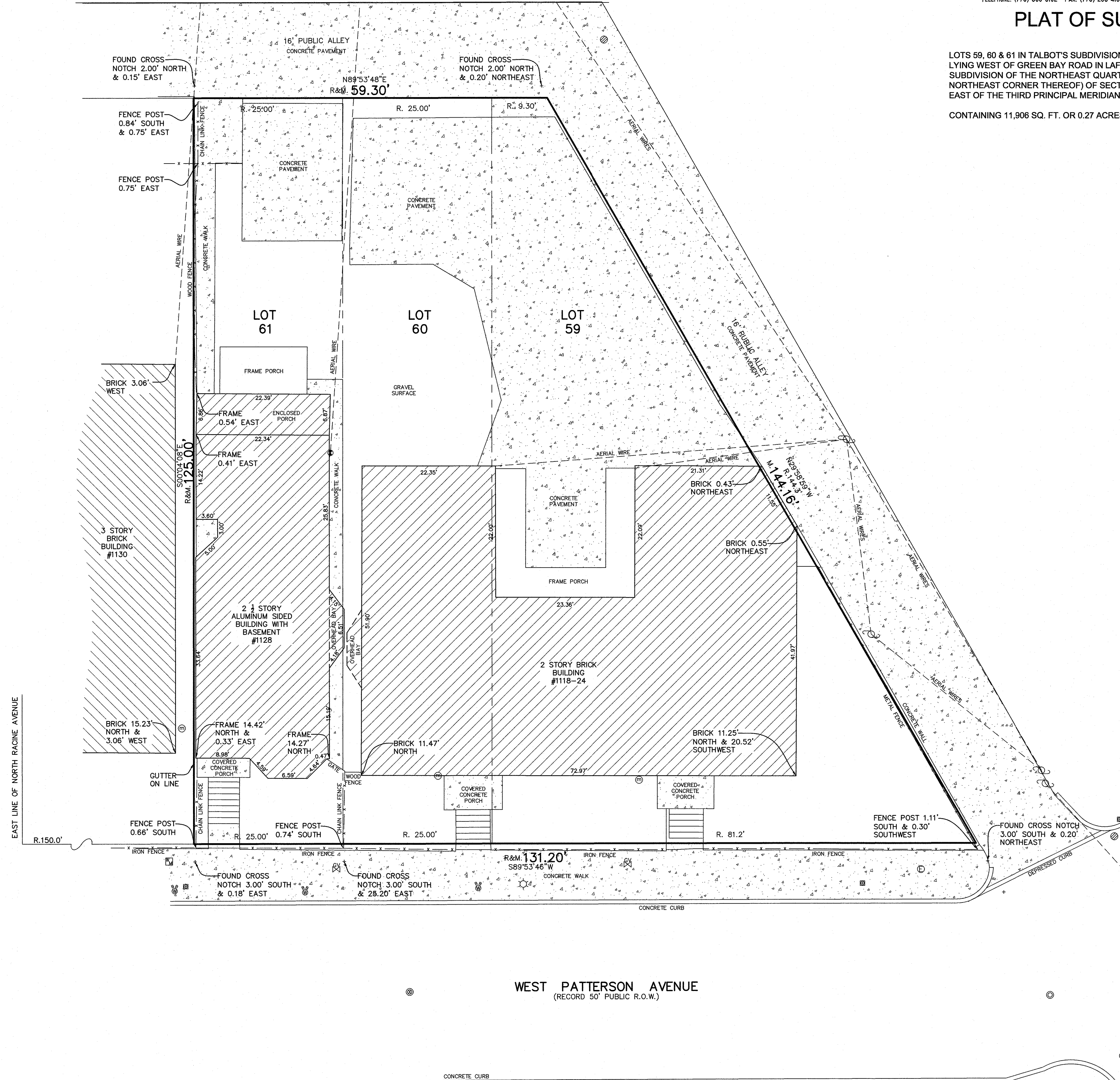
PLAT OF SURVEY

LOTS 59, 60 & 61 IN TALBOT'S SUBDIVISION OF THAT PART OF BLOCK 13, LYING WEST OF GREEN BAY ROAD IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 11,906 SQ. FT. OR 0.27 ACRES MORE OR LESS.

GRAPHIC SCALE

10 0 5 10
(IN FEET)
1" = 10'



SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2020

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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State of Illinois
County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on September 24, 2019.

Signed on October 1, 2019.

By: *Robert G. Biedermann*

Professional Illinois Land Surveyor No. 2802
This professional service conforms to the current Illinois minimum standards for a boundary survey.



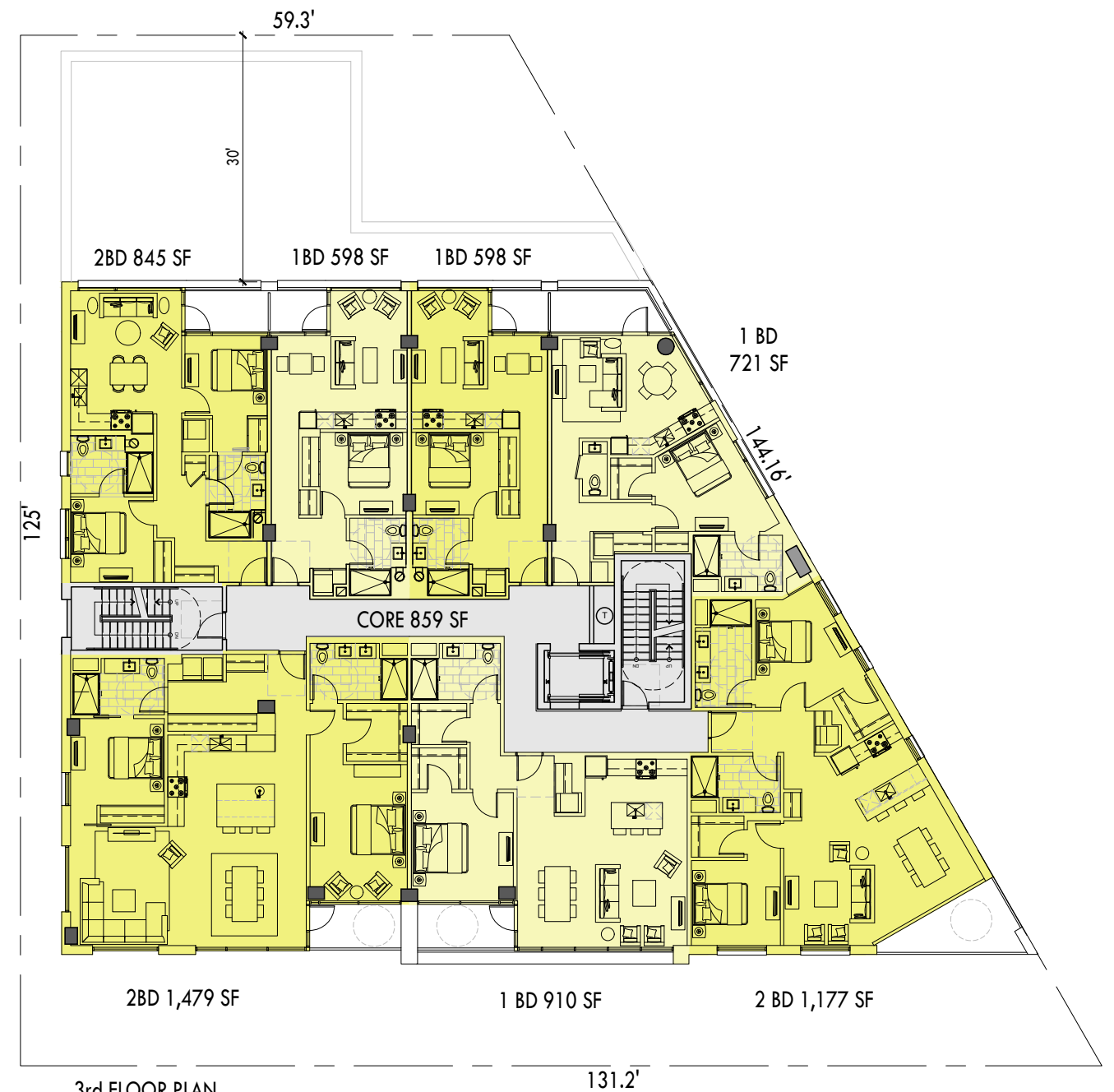
ORDERED BY: SILVER PROPERTY GROUP	CHECKED: RL	DRAWN: A.M.
ADDRESS: 1118-24 & 1128 WEST PATTERSON AVENUE		
GREMLEY & BIEDERMANN		
PLCS Corporation		
LCS No. 184-005332		
PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2019-27200-001	DATE: SEPTEMBER 24, 2019	PAGE NO. 1 OF 1
SCALE: 1" = 10' FEET		

C:\CAD\2019\2019-25635\2019-27200-001.dwg

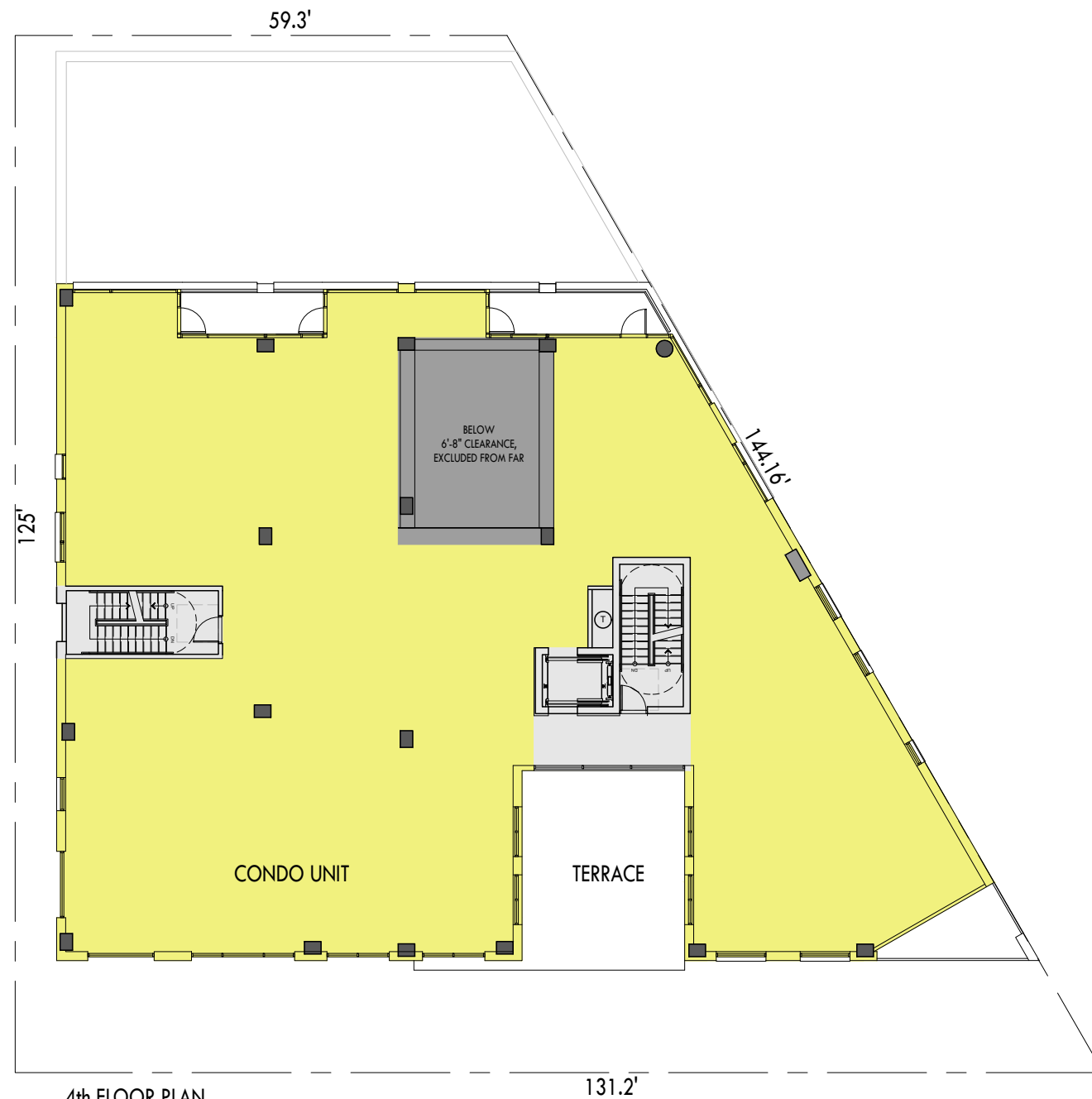




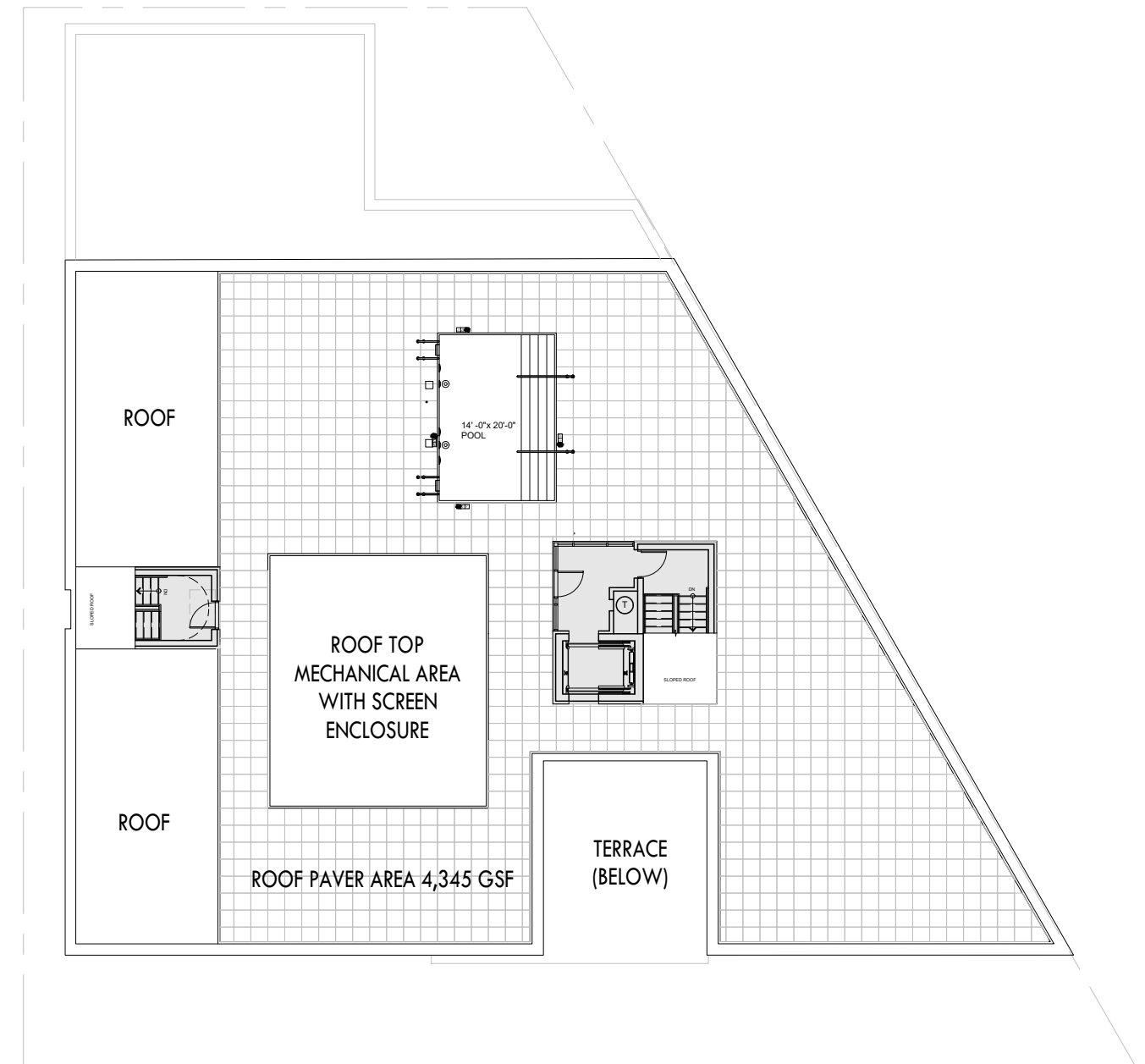
2nd FLOOR PLAN
7 UNITS/FLOOR
FAR: 7,393 SF
CORE: 859 SF
RENTABLE: 6,534 SF



3rd FLOOR PLAN
7 UNIT/FLOOR
FAR: 7,188 SF
CORE: 859 SF
RENTABLE: 6,329 SF



4th FLOOR PLAN
1 UNIT/FLOOR
FAR: 6,826SF
CORE: 574 SF
RENTABLE: 6,252 SF



ROOF PLAN
FAR: 396 SF
CORE: 396SF







