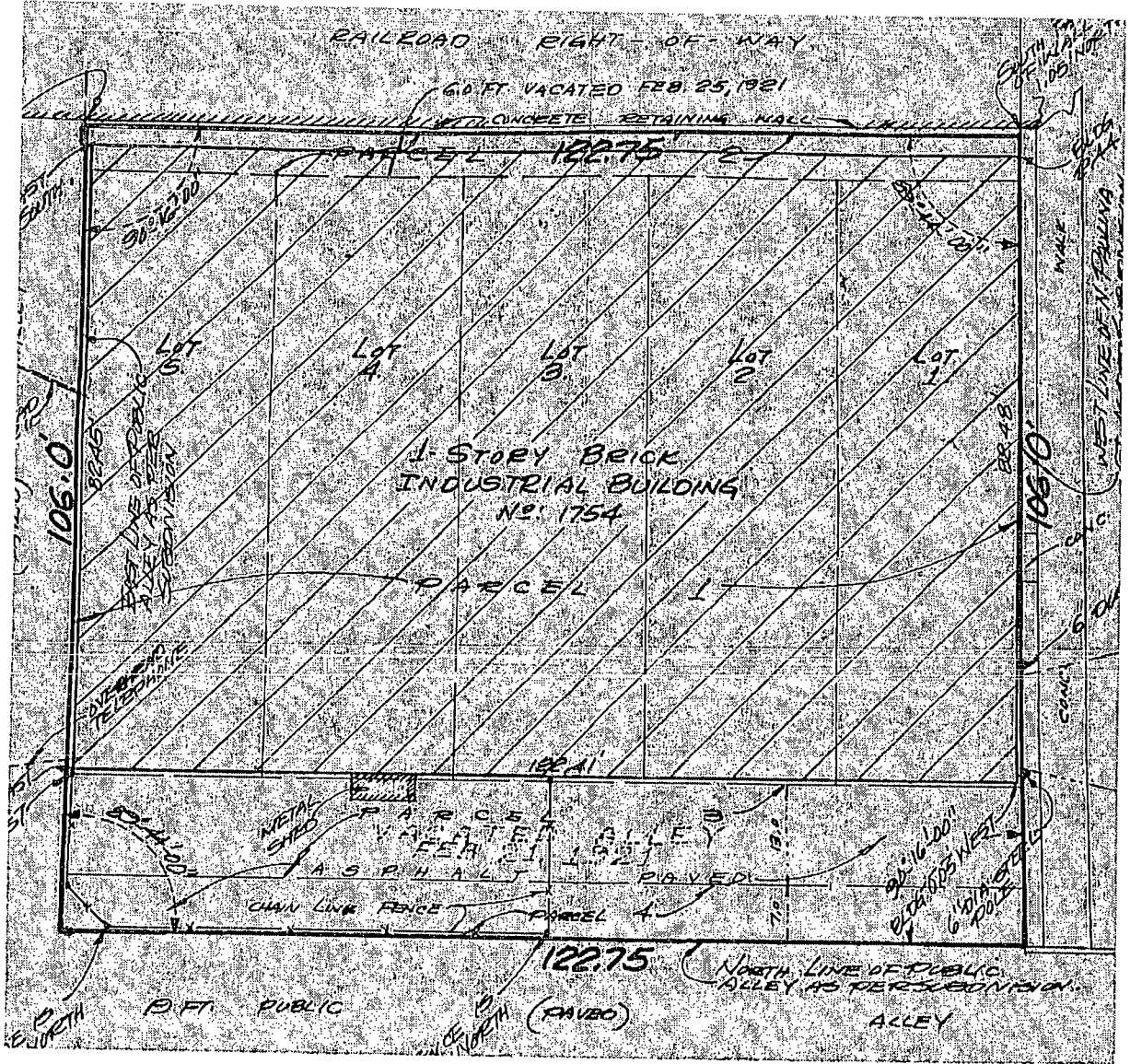


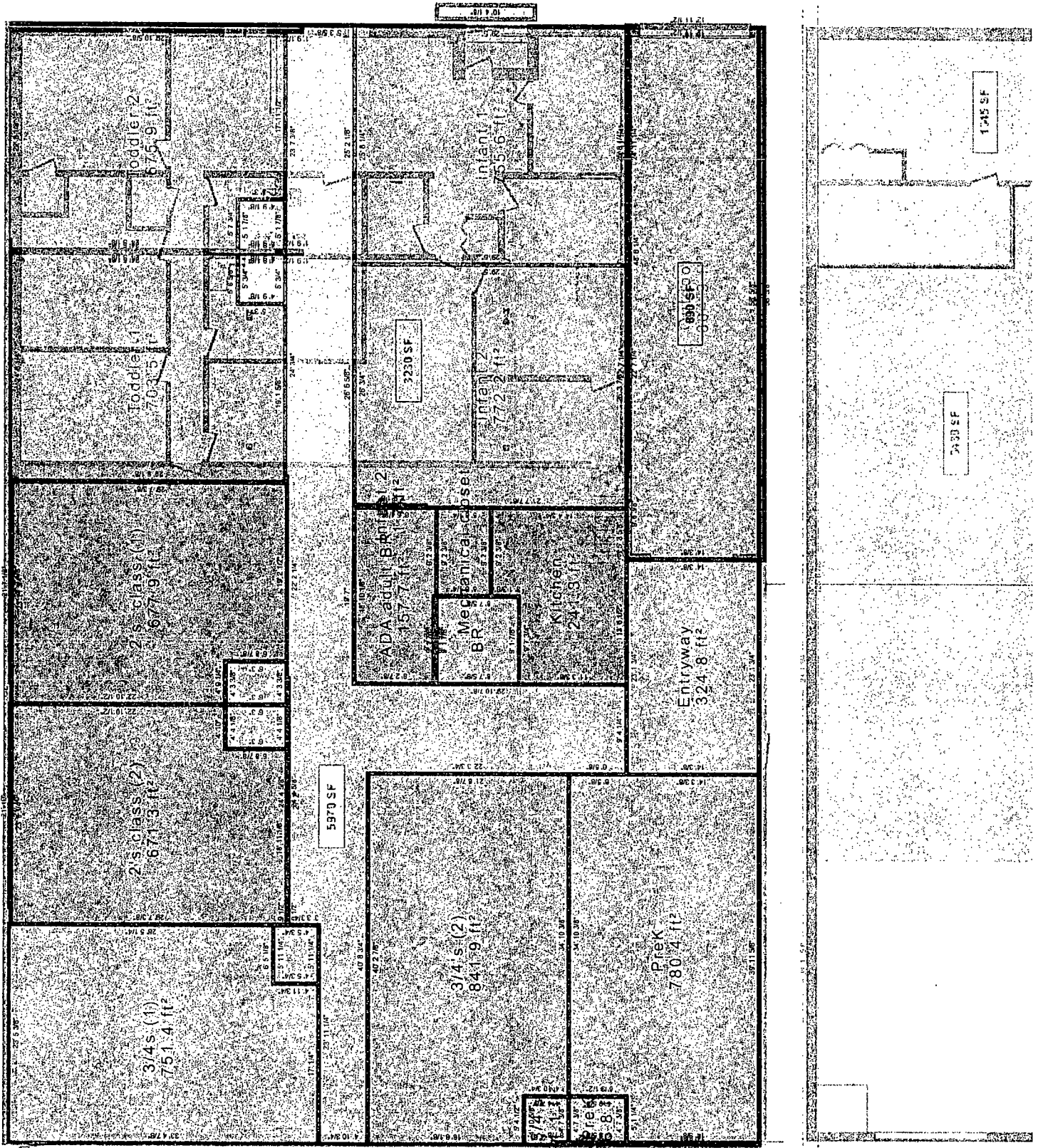
Narrative and Plans for Type 1
Rezoning of 1754 N. Paulina Street
From M1-1 District to a B1-1 District

- A. Proposed land use:
Seeking to rezone property from M1-1 to B1-1 in order to use the existing 1 story building for a preschool, daycare facility.
- B. The project's floor area ratio (FAR) will be 1.2. Actual 0.79.
- C. The project's density is zero. There are no dwelling units.
- D. The amount of off-street parking will be 13 parking spaces.
- E. Setbacks Existing:
- Front: 0'
- North: 2.58'
- Rear: 0'
- South: 20'
- F. The existing building height is 20'- 3" high.

The applicant will comply with 17-3-0307 exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.

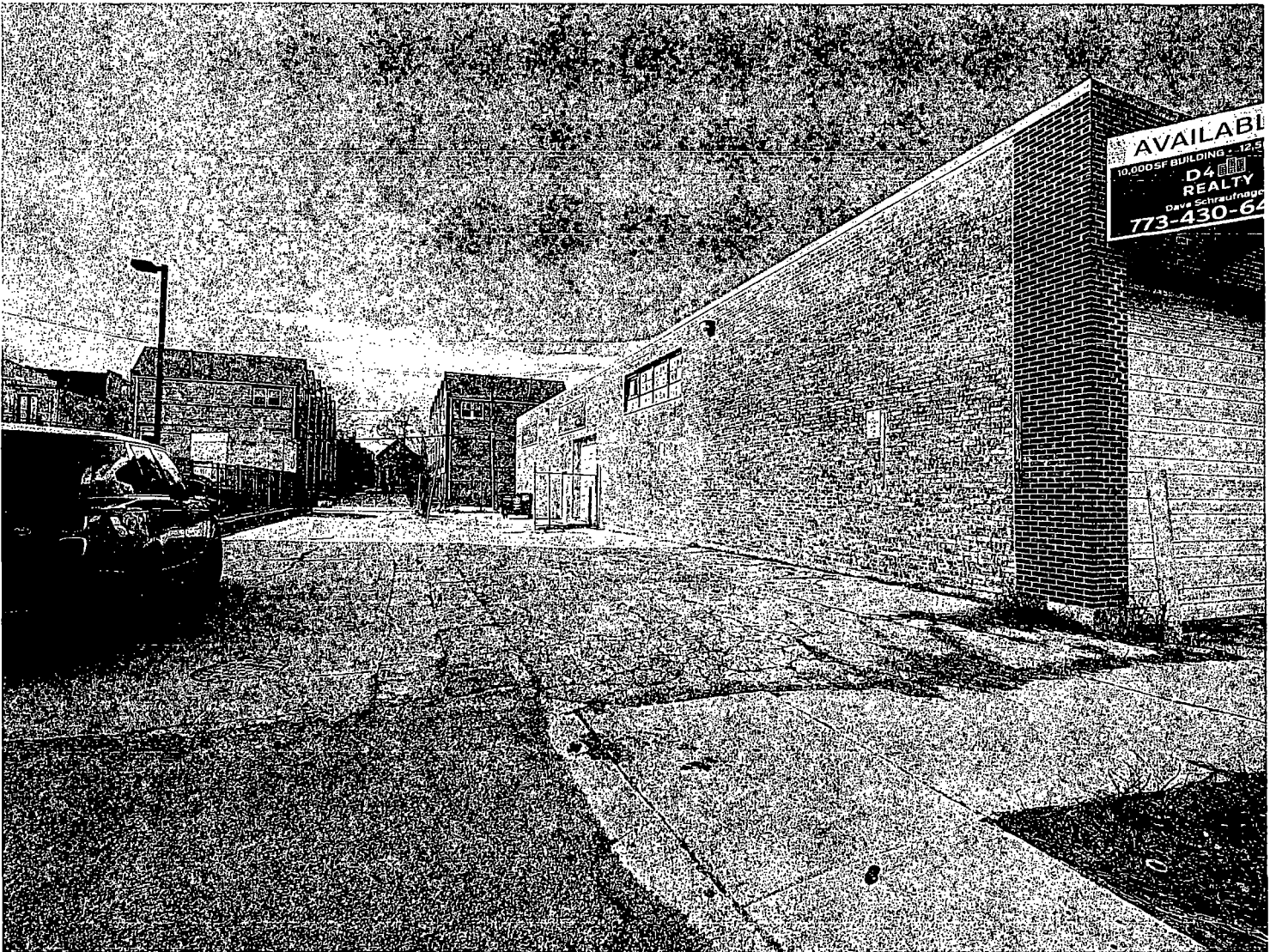


Floor Plans





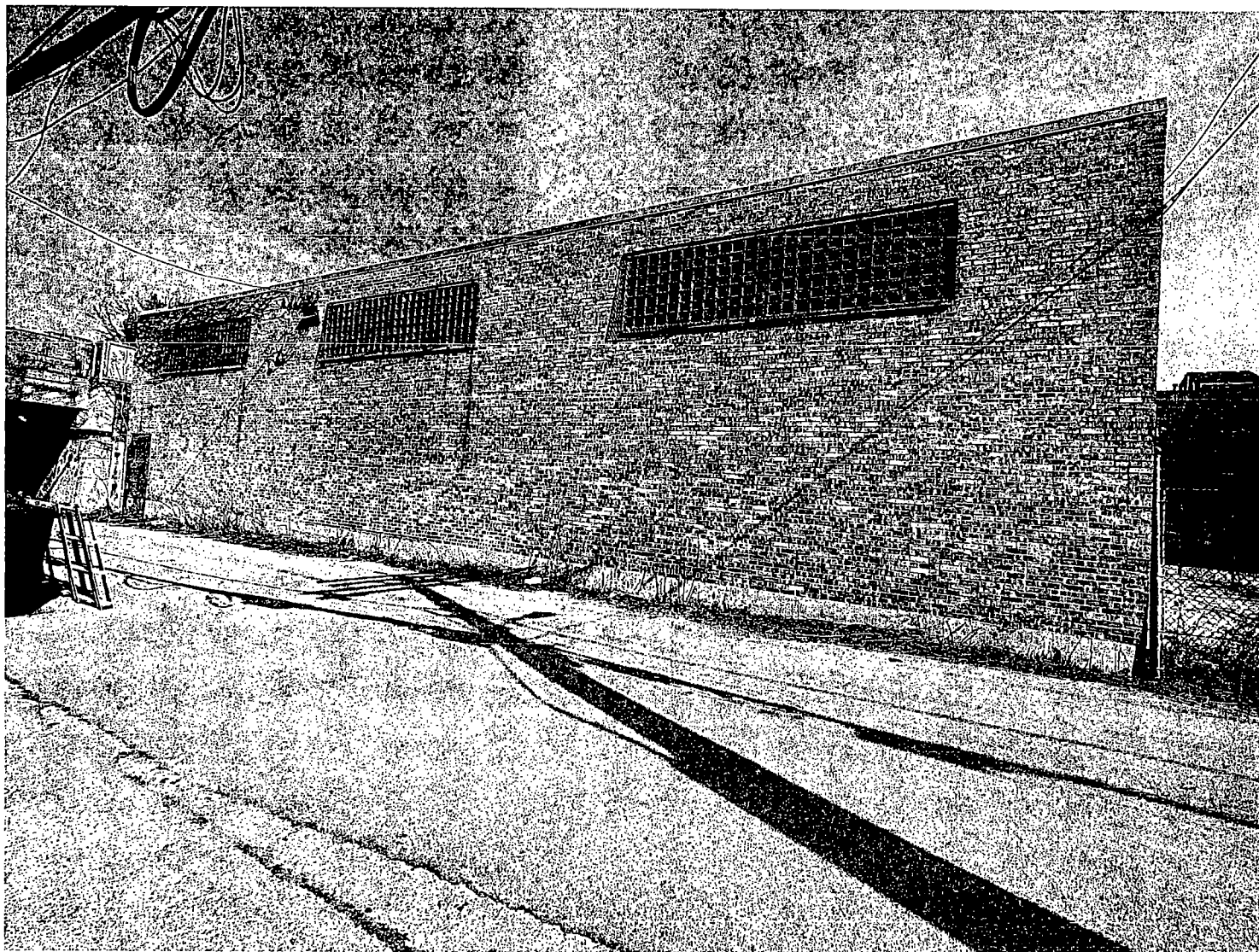
Pictures of Existing Elevations
East Elevation



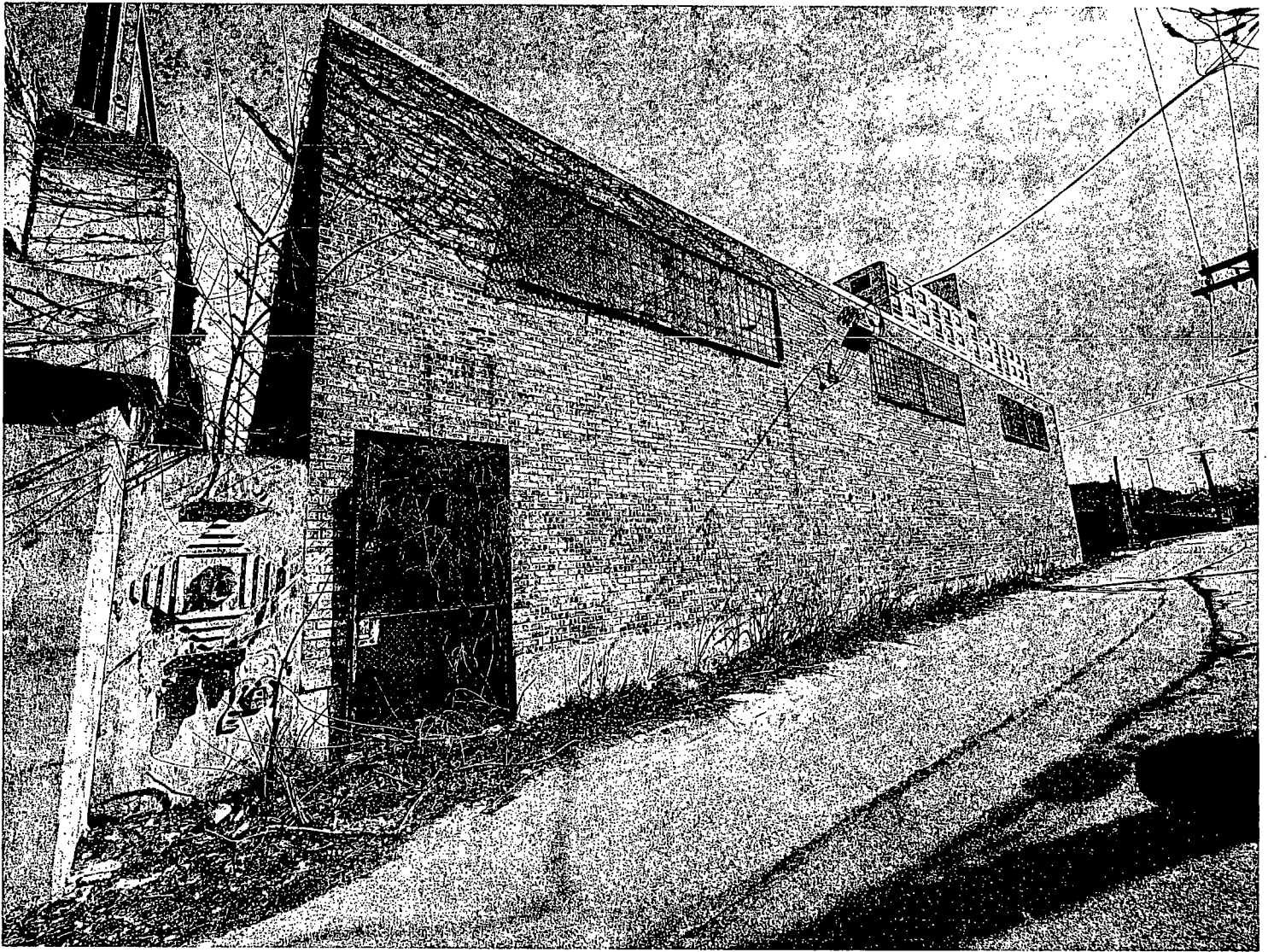
Pictures of Existing Elevations
South Elevation



Pictures of Existing Elevations
South Elevation

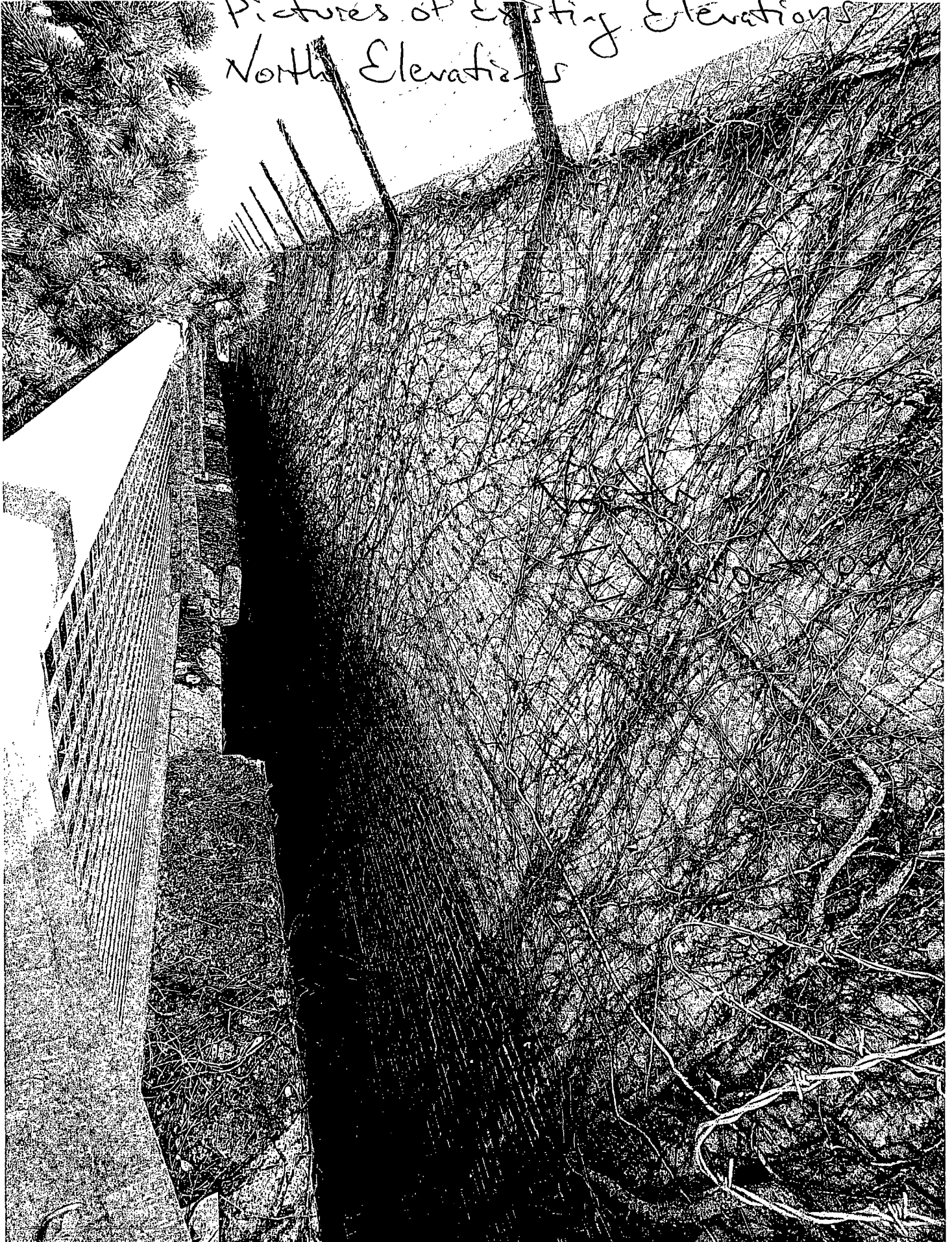


Pictures of Existing Elevations
West Elevation



Pictures of Existing Elevations
West Elevation

Pictures of Existing Elevations
North Elevations



PHONE (773) 796-1346
 FAX (773) 796-4216

WEB ADDRESS
 WWW.LANDSURVEYINGILLINOIS.COM

PLAT of SURVEY

McTIGUE & ASSOCIATES, LTD.
 PROFESSIONAL LAND SURVEYING SERVICES
 6600 W. BROADWAY AVE., SUITE 100, CHICAGO, IL 60630

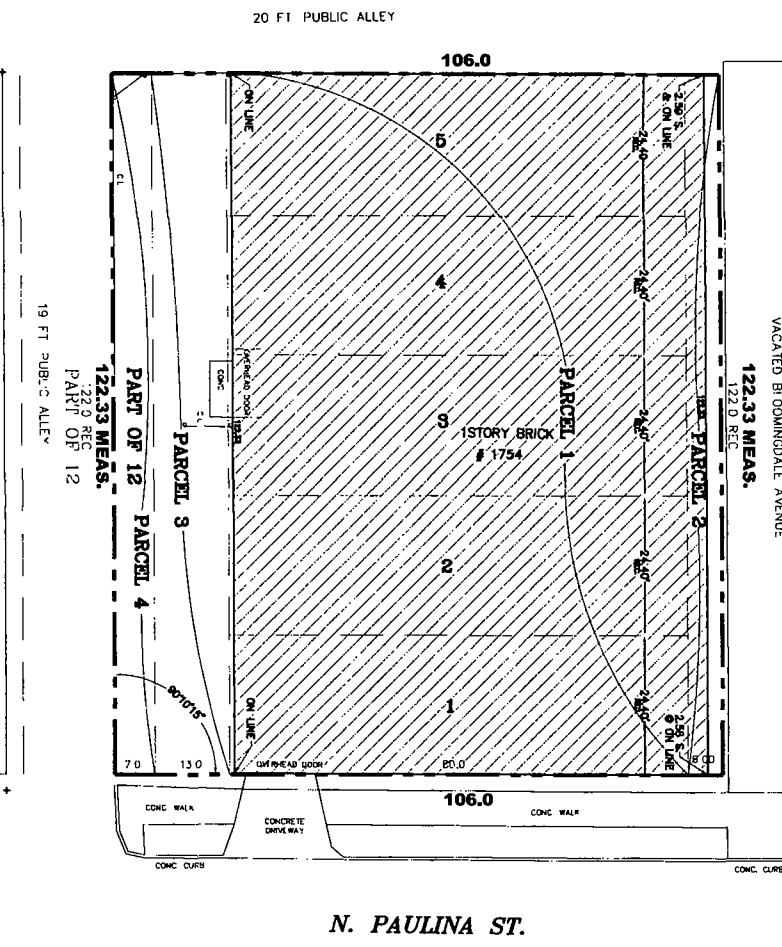
PARCEL 1: LOTS 1, 2, 3, 4, AND 5, BOTH INCLUSIVE, ALL IN ROSE'S SUBDIVISION OF BLOCK 27 OF SHEPHERD'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: 8.0 FEET OF THAT PART OF VACATED BLOOMINGDALE AVENUE LYING NORTH OF JOHNSON SAID LOTS 1 TO 5 BOTH INCLUSIVE, IN ROSE'S SUBDIVISION ABOVE SAID.

PARCEL 3: THE EAST AND WEST 15 FEET VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 TO 5 BOTH INCLUSIVE, AND LYING NORTH OF THE NORTH LINE OF LOT 112, IN ROSE'S SUBDIVISION ABOVE SAID.

PARCEL 4: THE SOUTH 7 FEET OF LOT 113 IN ROSE'S SUBDIVISION OF BLOCK 27 OF SHEPHERD'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1754 N PAULINA ST., CHICAGO, IL 60622
 PLAN: 1-31-421-020-0000
 ZONED W-1-1



Legend

- ND = NORTH FACE C.L. = CHAIN LINK
- N.F. = NORTH FACE S.F. = SOUTH FACE
- I.P. = IRON PIPE 1/8" = IRON ROD
- SCALE 1 INCH EQUALS 15 FEET
- DATE: 11/20/2014
- ORDERED BY: L.A. LISBONA
- SURVEYED BY: J.M.
- DRAWN BY: M.S.
- CHECKED BY: J.M.
- ORDER NO: 29-0108

N. PAULINA ST.



STATE OF ILLINOIS
 COUNTY OF COOK
 McTIGUE & ASSOCIATES, LTD., A PROFESSIONAL LAND SURVEYING COMPANY HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1984 AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING STANDARDS FOR A BOUNDARY SURVEY. CHICAGO, ILLINOIS, DATED THIS 2ND DAY OF MARCH, A.D. 2014.
 BY: J. McTigue, Professional Land Surveyor
 LICENSE NO. 1229
 LICENSE EXPIRES 11/30/2018

