

4553 N. DOVER STREET

CHICAGO

ILLINOIS

ZONING DATA - 4553 N. DOVER ST.

ADDRESS:	4553 N. DOVER AVE
LOT DIMENSIONS:	SEE PLANS
LOT AREA:	11,224 FT²
ZONING DISTRICT:	B3-3
MIN. LOT AREA / DWELLING UNIT:	400 FT² PER D.U.
MAXIMUM DWELLING UNITS:	11,224 / 400 = 28 DWELLING UNITS 28 UNITS ALLOWED
PROPOSED DWELLING UNITS:	28 DWELLING UNITS
FLOOR AREA RATIO (FAR):	3.0 (MAX RATIO)
MAX ALLOWABLE FLOOR AREA:	11,224 FT² x 3.0 (MAX) = 33,672 FT²
MAXIMUM BUILDING HEIGHT:	60'-0"
PROPOSED BUILDING HEIGHT:	59'-11" (B/ Roof Truss) 66'-0" (Elevator Penthouse) (EXCEPTION REQUIRED)
PROPOSED FLOOR AREA	
FIRST FLOOR:	1,287 FT²
SECOND FLOOR:	8,053 FT²
THIRD FLOOR:	8,053 FT²
FOURTH FLOOR:	8,053 FT²
FIFTH FLOOR:	8,053 FT²
TOTAL:	33,499 FT² < 33,672 FT²
ACTUAL FAR:	33,499 FT² / 11,224 FT² = 3.0 ACTUAL FAR
REQUIRED YARDS	
FRONT YARD SETBACK:	15.00'
SIDE YARD SETBACK (NORTH):	0.00'
SIDE YARD SETBACK (SOUTH):	2.00' = 25.00' x 8%
REAR YARD SETBACK:	30.00'
PROVIDED YARDS:	
FRONT YARD SETBACK:	15.00' (EXCEPTION REQUIRED)
SIDE YARD SETBACK (NORTH):	0.00' (EXCEPTION REQUIRED)
SIDE YARD SETBACK (SOUTH):	0.00' (EXCEPTION REQUIRED)
REAR YARD SETBACK:	3'-3" (EXCEPTION REQUIRED)
RESIDENTIAL PARKING	28 SPACES
REQUIRED PARKING:	25 SPACES (EXCEPTION REQUIRED)
PROPOSED PARKING:	
OFF STREET LOADING	
REQUIRED LOADING:	(1) 10'-0" x 25'-0" LOADING BERTH
PROPOSED LOADING:	0 (EXCEPTION REQUIRED)

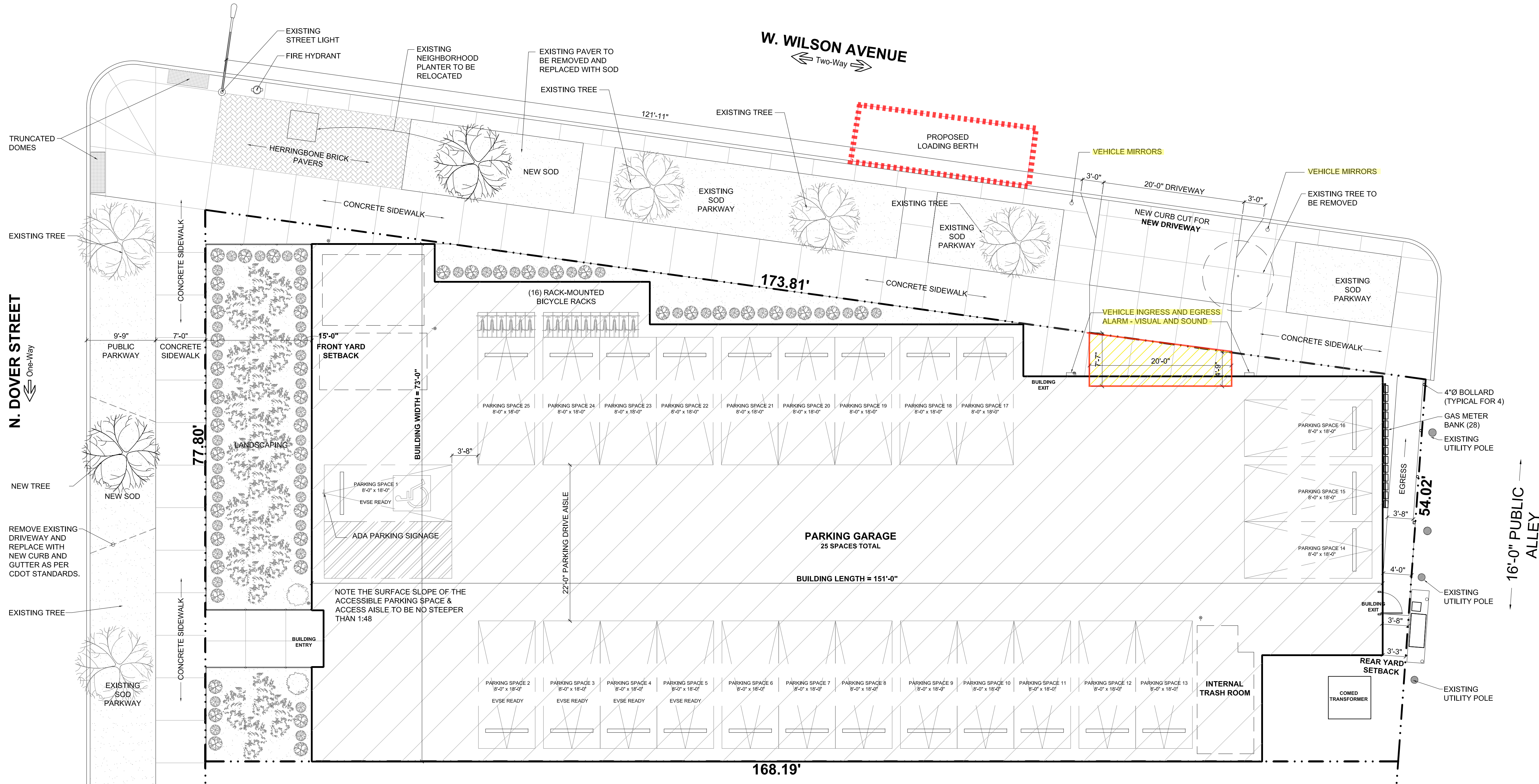
SCOPE OF WORK

CONSTRUCT NEW 5-STORY RESIDENTIAL BUILDING PER PLANS. BUILDING TO HAVE FIRST-FLOOR INTERNAL PARKING (25 SPACES) WITH 28 DWELLING UNITS ON FLOORS 2-5. TYPE III-A CONSTRUCTION.


REQUESTED ZONING RELIEF

SEEKING TO REDUCE:

- SIDE (SOUTH) YARD SETBACK FROM 2'-0" TO 0'-0"
- REAR (EAST) YARD SETBACK FROM 30'-0" TO 2'-3"
- PARKING REDUCTION FROM 28 TO 25 SPACES
- LOADING BERTH FROM 1 TO 0 LOADING BERTH
- 10% HEIGHT INCREASE TO 66'-0" FOR ELEVATOR PENTHOUSE
- REMOVE COMMERCIAL ON GROUND FLOOR AND ALLOW RESIDENTIAL



1 SITE PLAN  
CS1.0 Scale: 1/8" = 1'-0"

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CS1.0



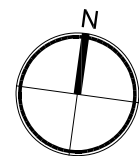
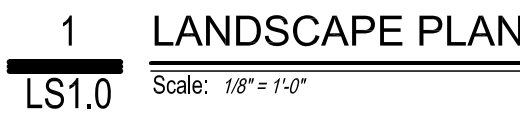
**LANDSCAPE CERTIFICATION**

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE LANDSCAPE PLAN(S) FOR THE PROPERTY AT 4553 N. DOVER ST CHICAGO, ILLINOIS (60640) TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE HAS BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO CHICAGO LANDSCAPE ORDINANCE".

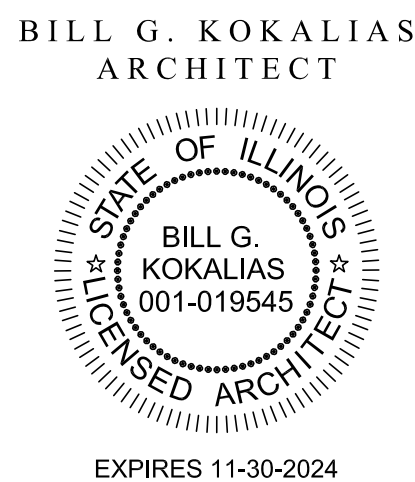
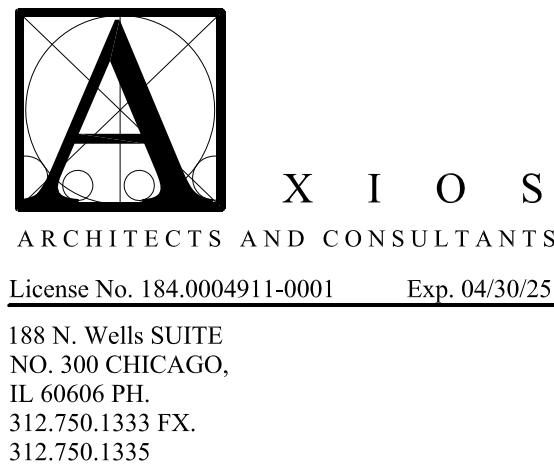
LANDSCAPE PLANTING NOTES:  
PLANTING TIME TO BE JUNE \_\_\_\_\_ DECEMBER 15TH 2023  
"EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED."

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OWNER SIGNATURE

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**4553 N. DOVER ST.**  
**CHICAGO, ILLINOIS**



PROJECT NUMBER:	BGK 722
PROJECT MANAGER:	BW
DRAWN BY:	BW

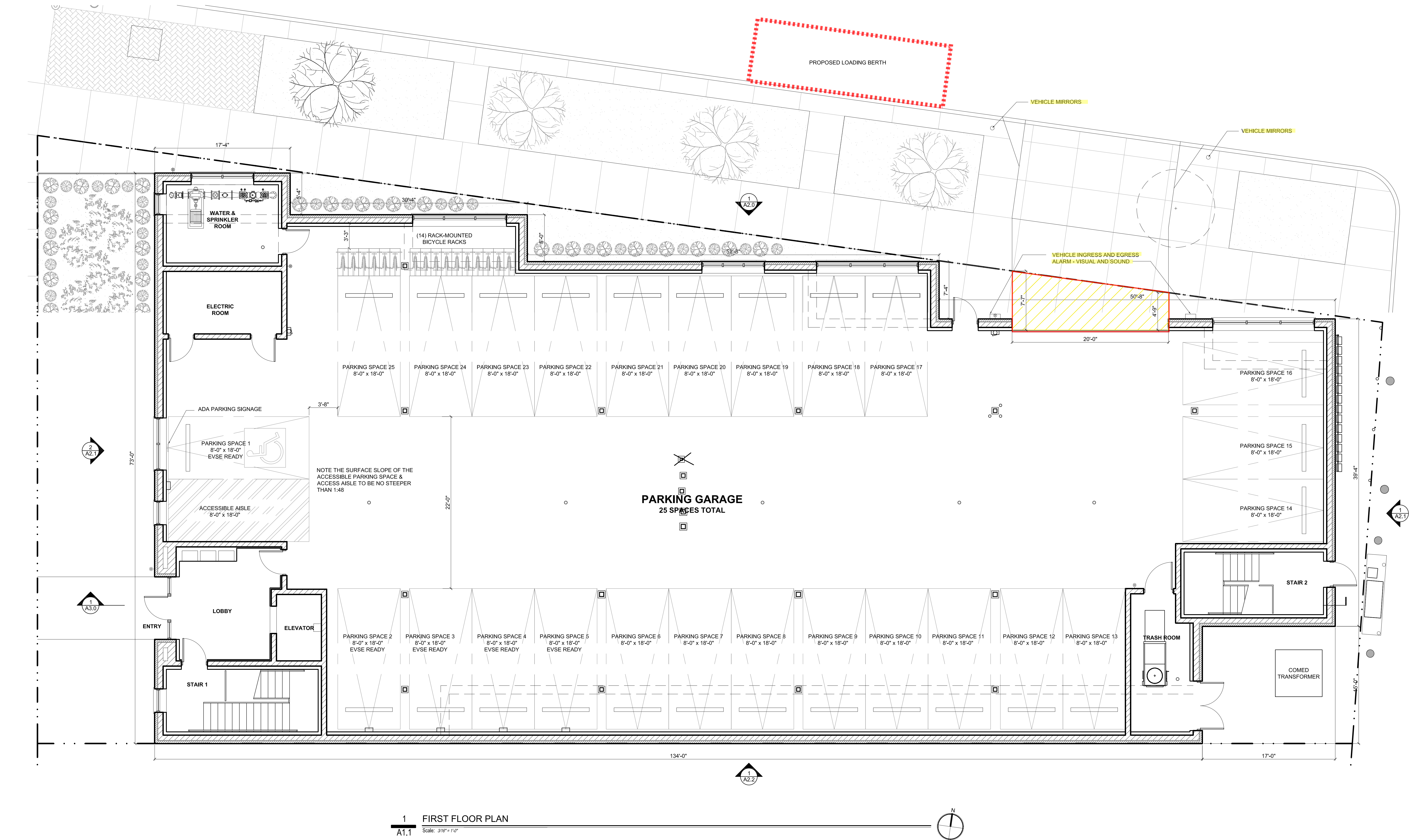
LANDSCAPE PLAN  
LANDSCAPE DETAILS

LS1.0

SHEET:

# LS1.0





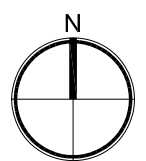
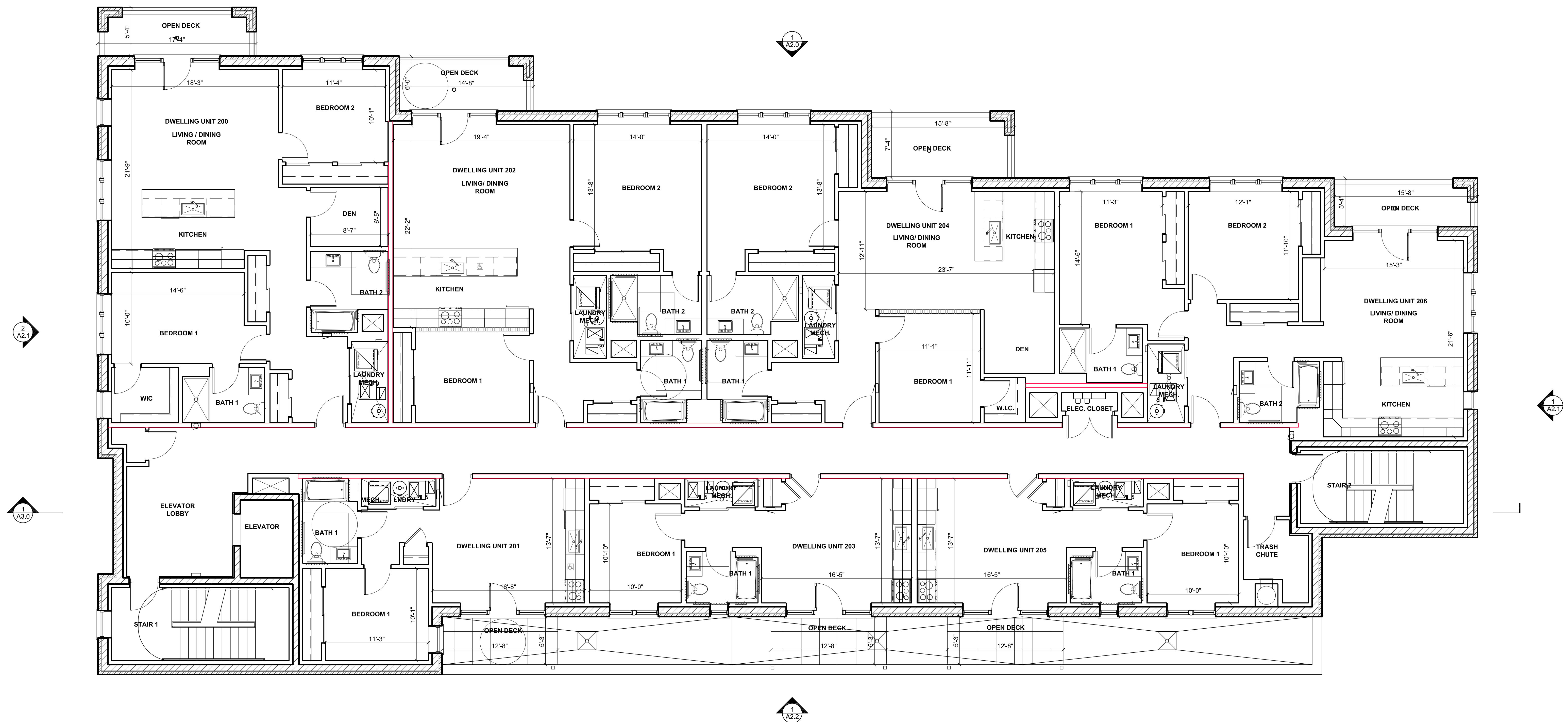
1 FIRST FLOOR PLAN  
A1.1 Scale: 3/16" = 1'-0"

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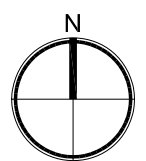
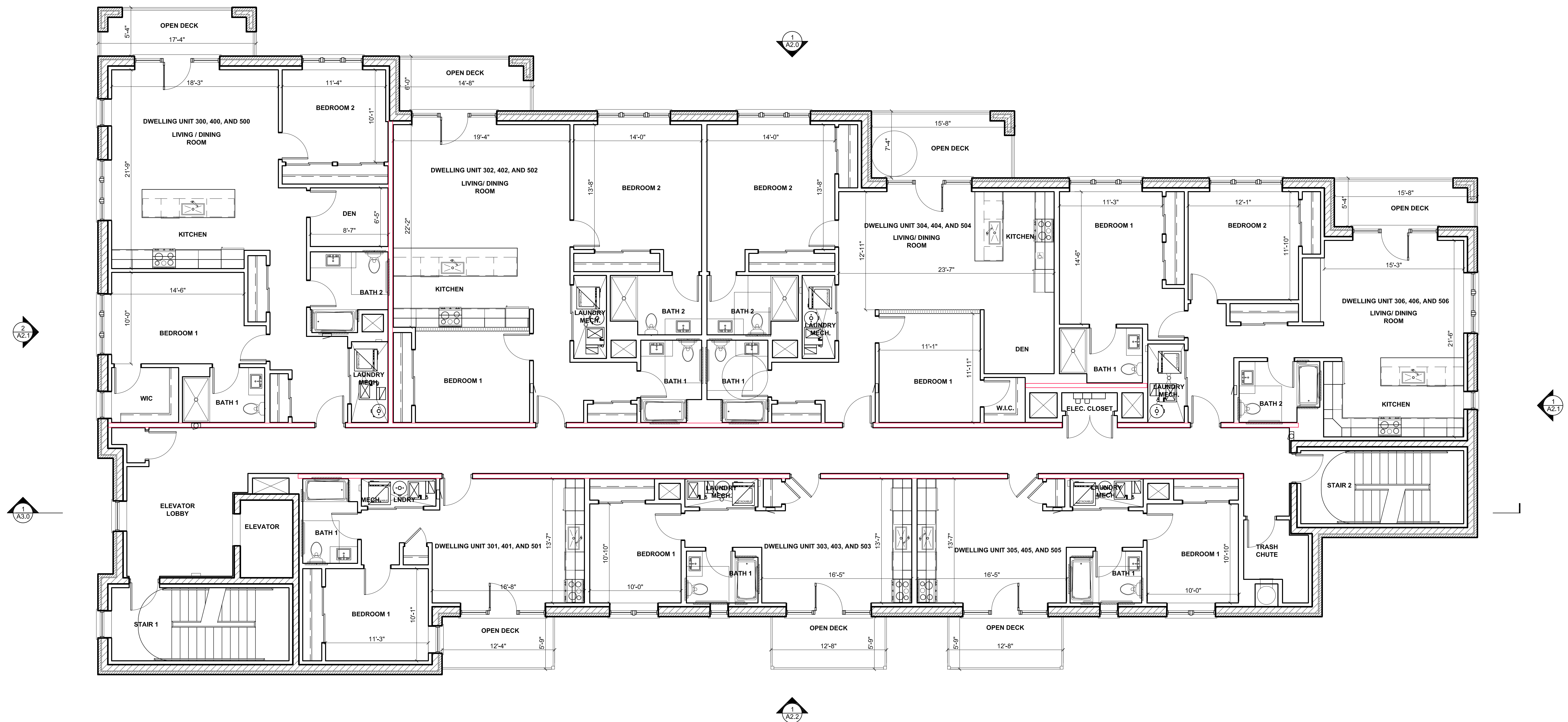
4553 N. DOVER ST.  
CHICAGO, ILLINOIS

FIRST FLOOR PLAN

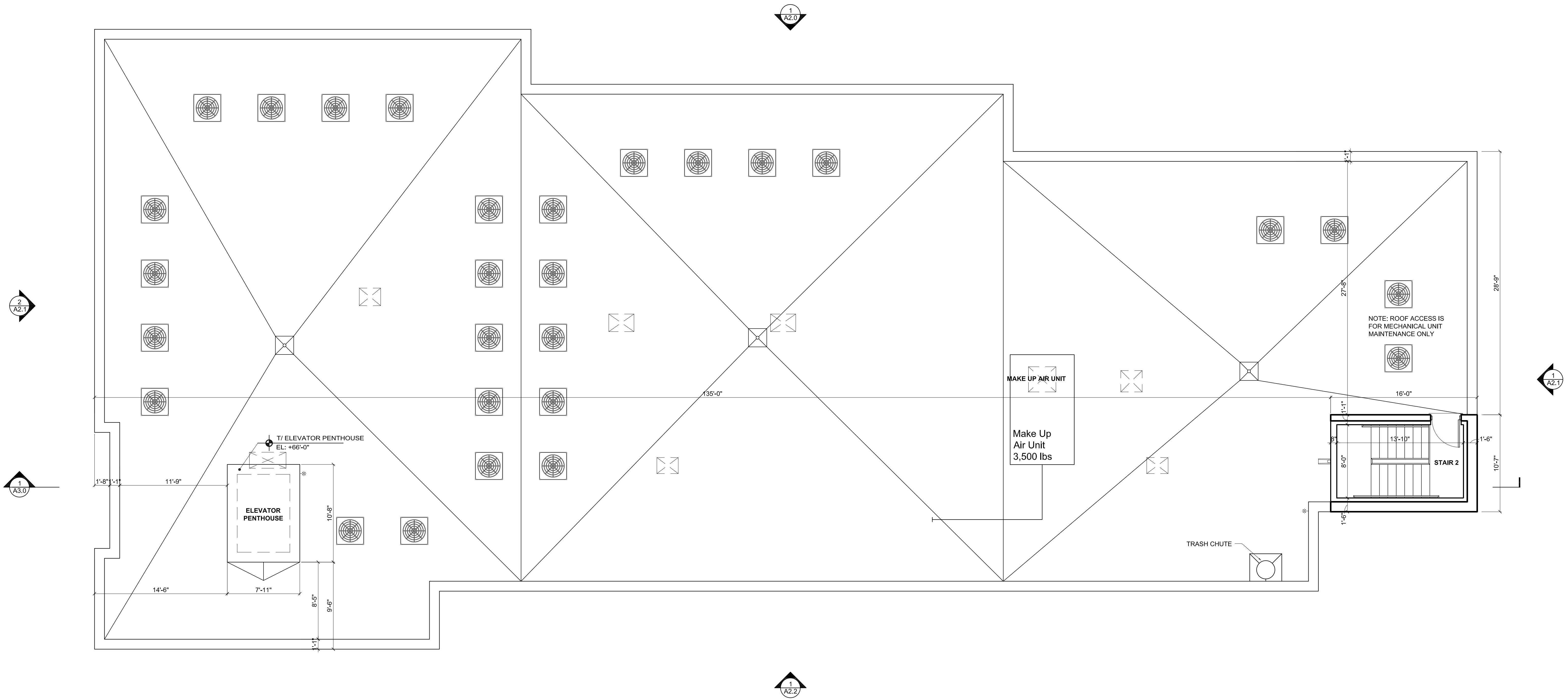
A1.1



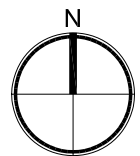








1 ROOF PLAN  
A1.6 Scale: 3/16" = 1'-0"



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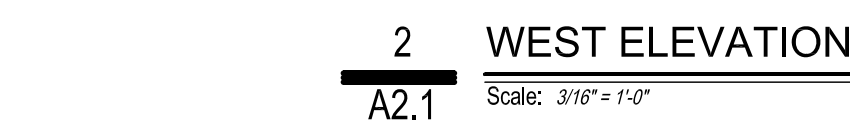




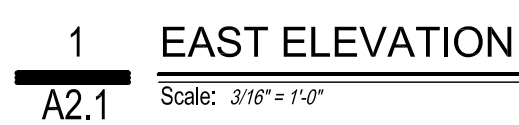
1 NORTH ELEVATION  
A2.0 Scale: 3/16" = 1'-0"

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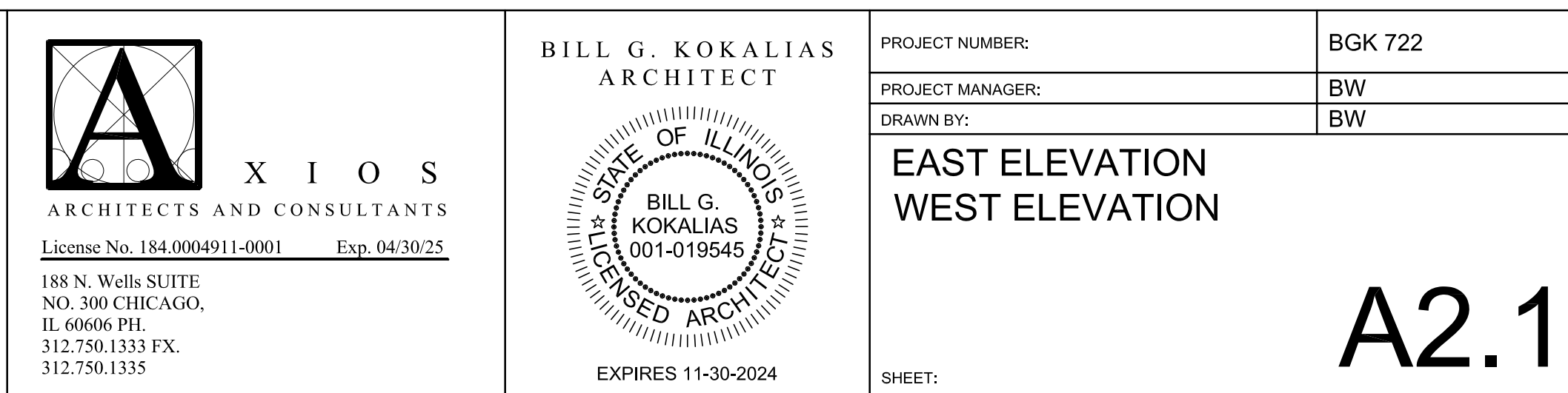


T/ 1ST FLOOR  
El: +0'-0"

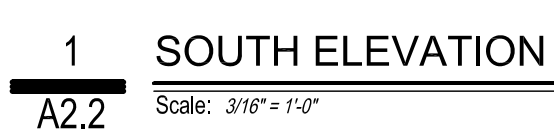


PROJECT:

**4553 N. DOVER ST.**  
**CHICAGO, ILLINOIS**







## A2.2





















4555



