- EXISTING PAVER TO

BE REMOVED AND

EXISTING TREE -

(16) RACK-MOUNTED

BICYCLE RACKS

PARKING SPACE 24 PARKING SPACE 23 PARKING SPACE 22

\8'-0" x 18'-0|

EVSÉ READY

8'-0" x 18'-0"

⁄8'-0" x 18'-0"

NEW SOD

REPLACED WITH SOD

W. WILSON AVENUE

EXISTING TREE -

8'-0" x 18'-0"

SOD

PARKWAY

EXISTING

PARKWAY

EXISTING TREE -

CONCRETE SIDEWALK

PARKING SPACE 21 | PARKING SPACE 20 | PARKING SPACE 19 | PARKING SPACE 18 | PARKING SPACE 17

8'-0" x 18'-0"

PARKING GARAGE

25 SPACES TOTAL

BUILDING LENGTH = 151'-0"

8'-0" x 18'-0"

/8'-0" x 18'-0"

8'-0" x 18'-0"

- VEHICLE MIRRORS

NEW CURB CUT FOR

CHICAGO ILLINOIS

NEIGHBORHOOD

PLANTER TO BE

RELOCATED

-EXISTING

STREET LIGHT

FIRE HYDRANT

HERRINGBONE BRICK

FRONT YARD

SETBACK

PARKING SPACE 1 8'-0" x 18'-0"

EVSE READY

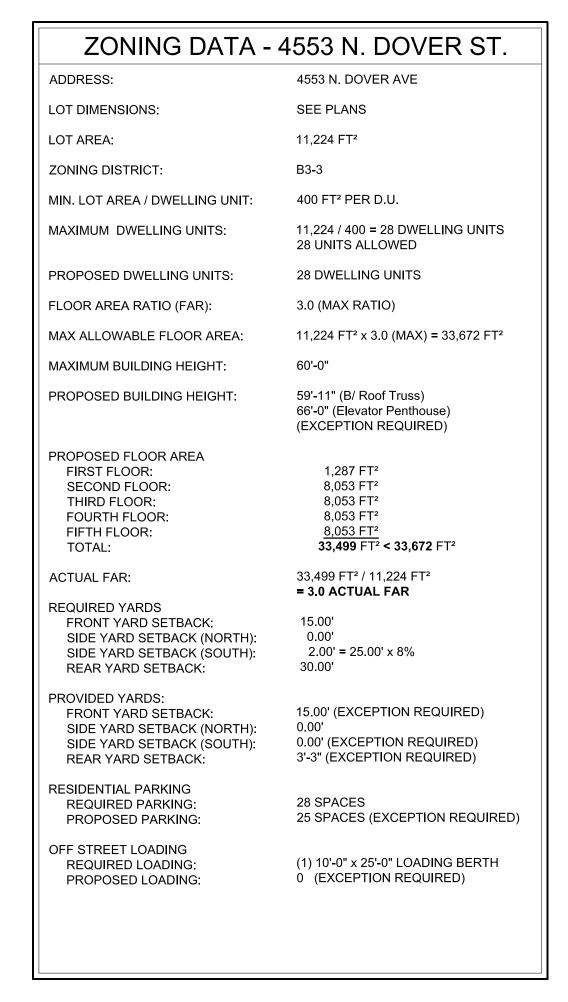
/ADA PARKING SIGNAGE

NOTE THE SURFACE SLOPE OF THE

ACCESS AISLE TO BE NO STEEPER

ACCESSIBLE PARKING \$PACE &

CONCRETE SIDEWALK



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

EXISTING

PARKWAY



AXIOS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGI AND OTHER PROPERTY RIGHTS IN THESE PLANS, THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF AXIOS ARCHITECTS.

COPYRIGHT:

PROJECT: OWNER RELEASE: NO. DATE DESCRIPTION HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED. 12-28-22 PREPARED FOR ZONING DENIALS 2 2-3-23 ZONING RESUBMITTAL 3 3-21-23 REVISED **REVIEWED BY:** THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

TRUNCATED

EXISTING TREE

REMOVE EXISTING-

DRIVEWAY AND

REPLACE WITH **NEW CURB AND**

GUTTER AS PER

EXISTING TREE-

CDOT STANDARDS.

9'-9"

PUBLIC

PARKWAY

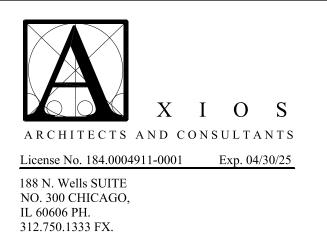
CONCRETE

SIDEWALK

LANDSCAPING

DOMES

4553 N. DOVER ST. CHICAGO, ILLINOIS



312.750.1335

BILL G. KOKALIAS ARCHITECT
ARCHITECT OF ILL OF
BILL G. KOKALIAS O01-019545

EXPIRES 11-30-2024

BGK 722 PROJECT NUMBER: PROJECT MANAGER: BW

REAR YARD SETBACK !

COMED

SITE PLAN **ZONING DATA**

VEHICLE MIRRORS

EXISTING TREE TO

EXISTING

SOD

PARKWAY

BE REMOVED

CONCRETE SIDEWALK

8'-0" x 18'-0"

/8'-0" x 18'-0"

8'-0" x 18'-0"

(TYPICAL FOR 4)

BANK (28)

- EXISTING

UTILITY POLE

UTILITY POLE

-EXISTING

UTILITY POLE

PLANTING SCHEDULE					
MARK	SYMBOL	BOL QUANTITY COMMON BOTANICAL NAME		NOTES	
EX		SEE PLAN	EXISTING		
L1		2	LITTLE LEAF LINDEN	TILIA CORDATA	

LANDSCAPE CERTIFICATION

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE LANDSCAPE PLAN(S) FOR THE PROPERTY AT <u>4553 N. DOVER ST.</u> 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 <u>15TH 2023</u> "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.

OWNER SIGNATURE

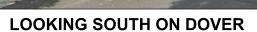
LANDSCAPE NOTES

- 1. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB.
- 2. NO SITE PAVING, CONC., FLAT WORK RAMPS AND CURBS SHALL BE DONE WITHOUT REFERENCE TO STRUCTURAL, ARCHITECTURAL.
- 3. COMPLY WITH THE REGULATIONS AND REQUIREMENTS OF THE CHICAGO LANDSCAPING ORDINANCE FOR ALL MATERIALS, PLANTS AND METHODS.
- 4. HEDGES SHALL BE 2'-6" HIGH AT TIME OF INSTALLATION WITH A 2'-6" SPREAD.
- 5. PLANT SPECIES SHALL BE USDA FOR ZONES 4 OR 5 AND HAVE BEEN RAISED AT A NURSERY GROWN NORTH OF THE CITY OF CHICAGO ALL PLANTS SHALL BE HIGH QUALITY NURSERY GROWN. "PARK GRADE" PLANTS ARE NOT ACCEPTABLE. COMPLY WITH "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI A60-1-1986).
- ARRANGE FOR INSPECTION OF ALL PLANT MATERIALS BY THE CHICAGO DEPARTMENT OF FORESTRY PRIOR TO INSTALLATION.
- 7. PROVIDE ON-GOING MAINTENANCE OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE BY THE OWNER. OWNER SHALL PROVIDE MAINTENANCE OF PLANTS FOR A MINIMUM OF TWO YEARS FOLLOWING INITIAL PLANTING. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, PLANT REPLACEMENT AND TRIMMING.



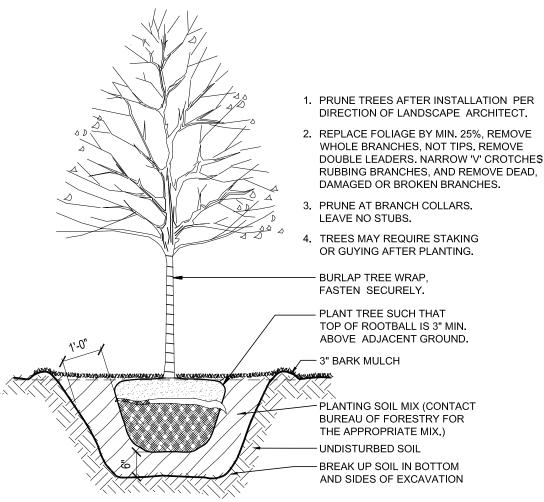


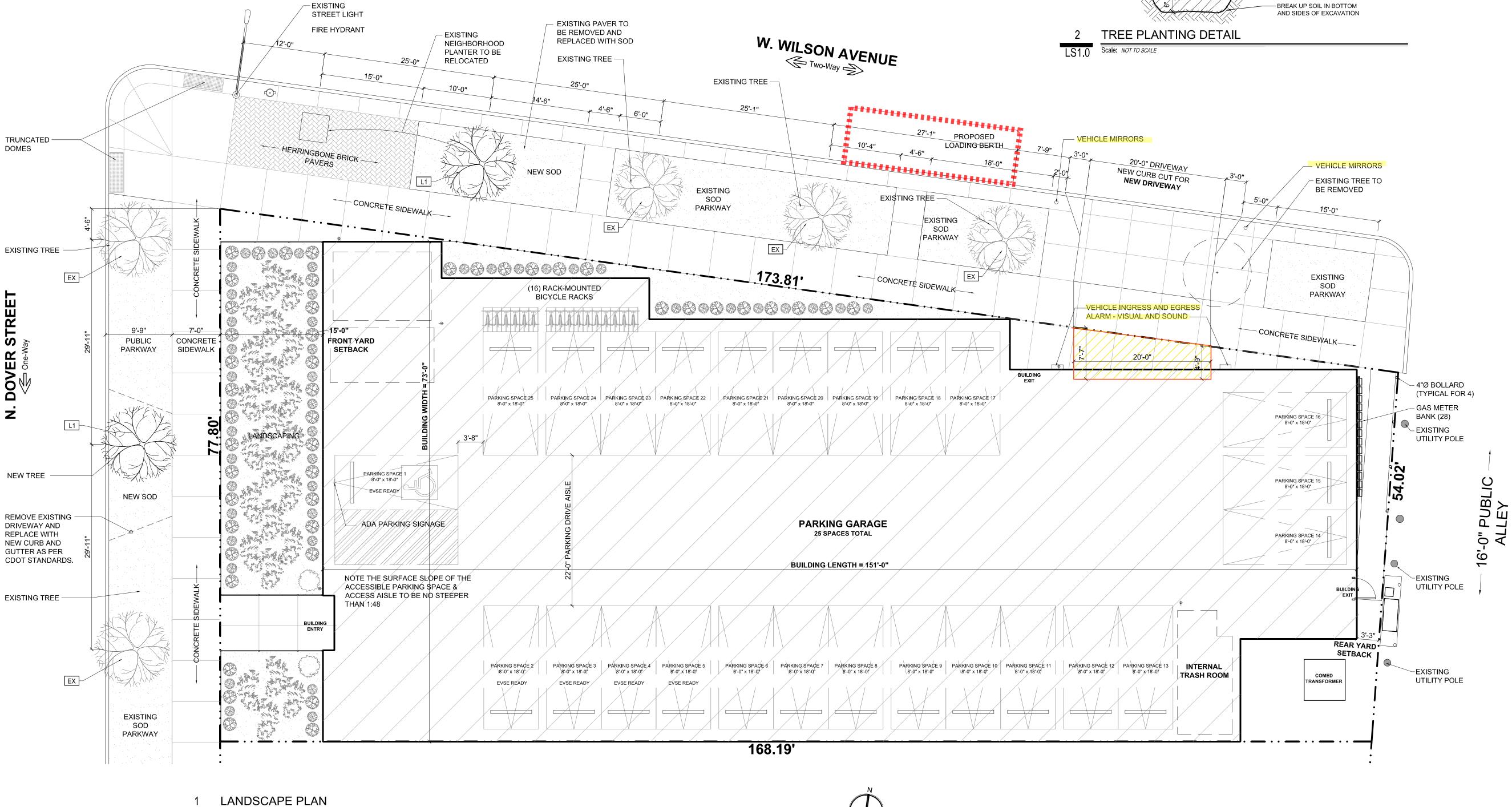






LOOKING EAST ON WILSON

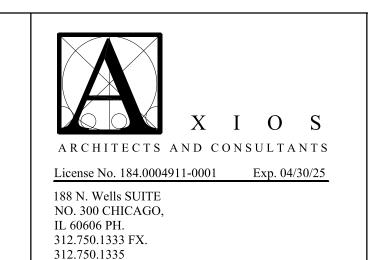




COPYRIGHT: AXIOS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGI AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF AXIOS ARCHITECTS.

PROJECT: OWNER RELEASE: NO. DATE DESCRIPTION HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL 12-28-22 PREPARED FOR ZONING DENIALS RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED. 2 2-3-23 ZONING RESUBMITTAL 3 3-21-23 REVISED **REVIEWED BY:** CONSULTANT: _ THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

4553 N. DOVER ST. CHICAGO, ILLINOIS



BILL G. KOKALIAS ARCHITECT
OF ILL OF ILL
BILL G. の E A KOKALIAS A E

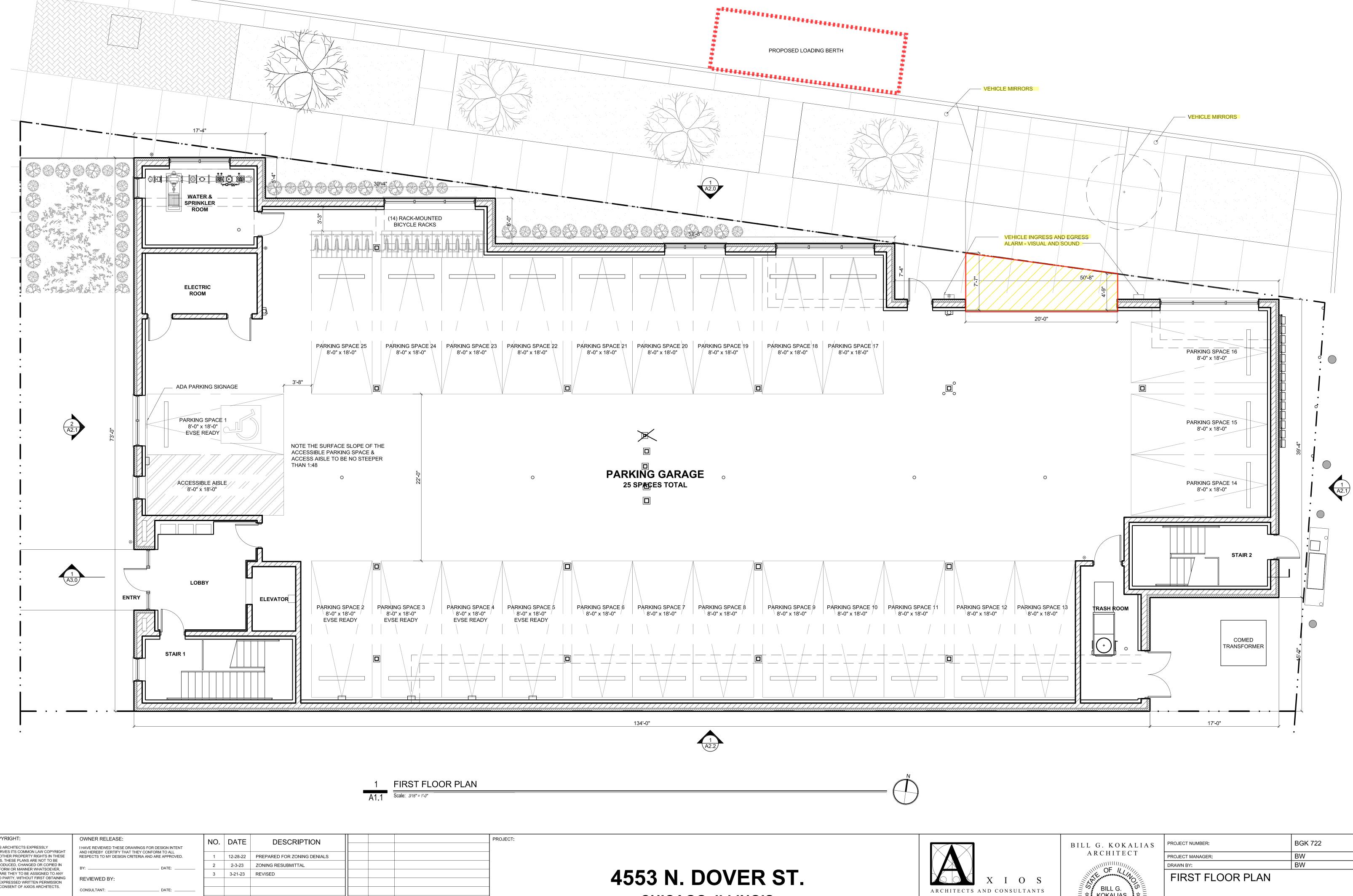
ر أنو 001-019545 المائية 001-019545

EXPIRES 11-30-2024

SHEET:

BGK 722 PROJECT NUMBER: PROJECT MANAGER: BW

LANDSCAPE PLAN LANDSCAPE DETAILS



COPYRIGHT: AXIOS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGH AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING
THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF AXIOS ARCHITECTS. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CHICAGO, ILLINOIS

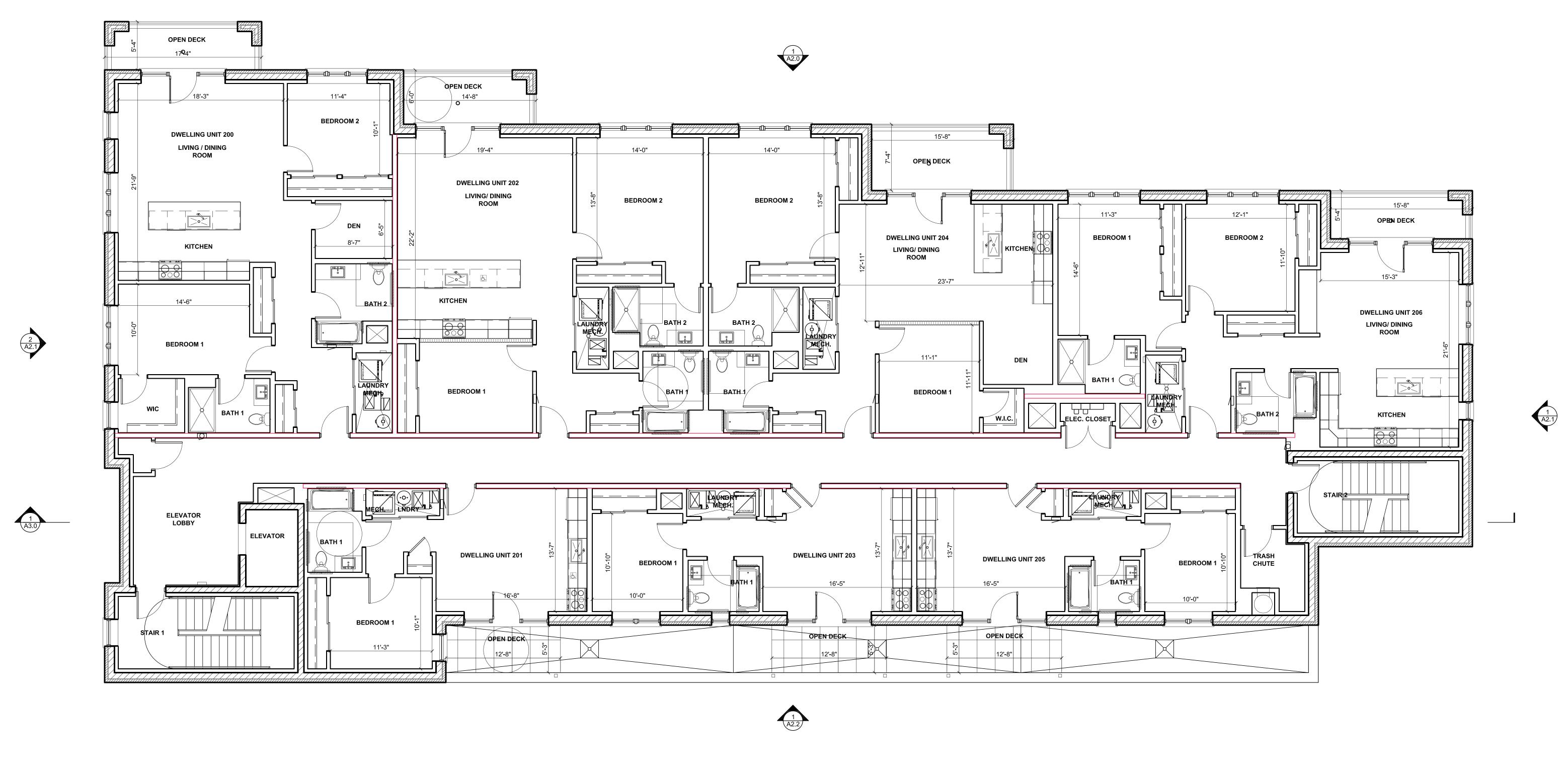


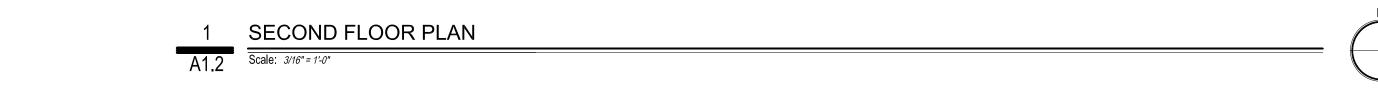
312.750.1333 FX.

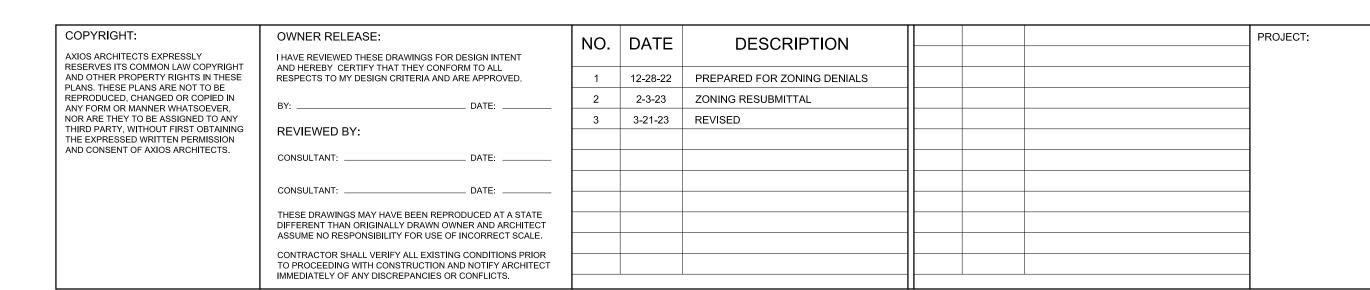
312.750.1335

BILL G. KOKALIAS ARCHITECT
OF 121/1/
ARCHITECT OF L O
Seo ARCHIIII

EXPIRES 11-30-2024







4553 N. DOVER ST. CHICAGO, ILLINOIS



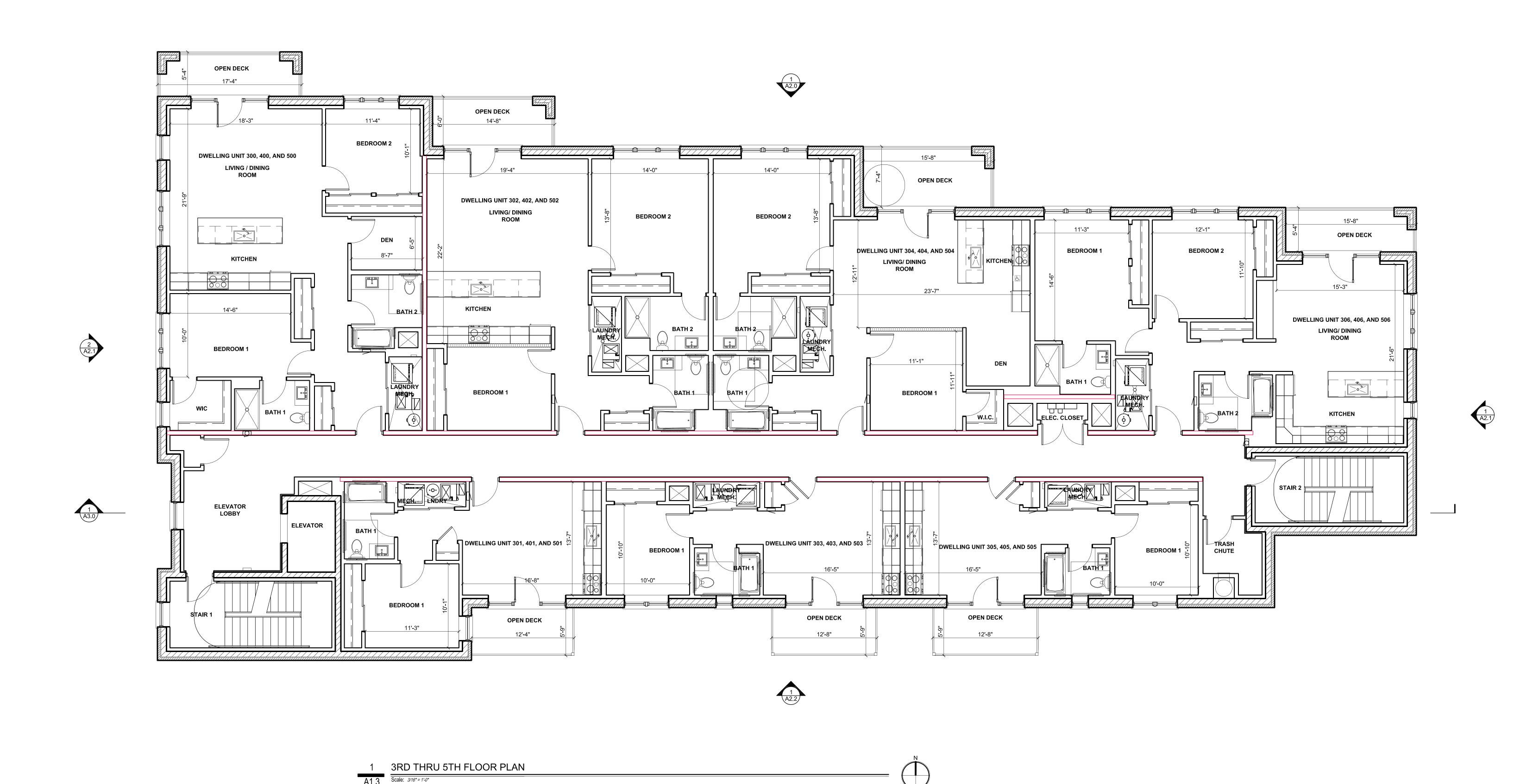
BILL G. KOKALIAS	PROJECT NUMBER:	
ARCHITECT	PROJECT MANAGER:	
	DRAWN BY:	
OF LAND BILL G. BILL G. KOKALIAS DE SERVICION DE SERVIC	SECOND	
///////////////////////////////////////		

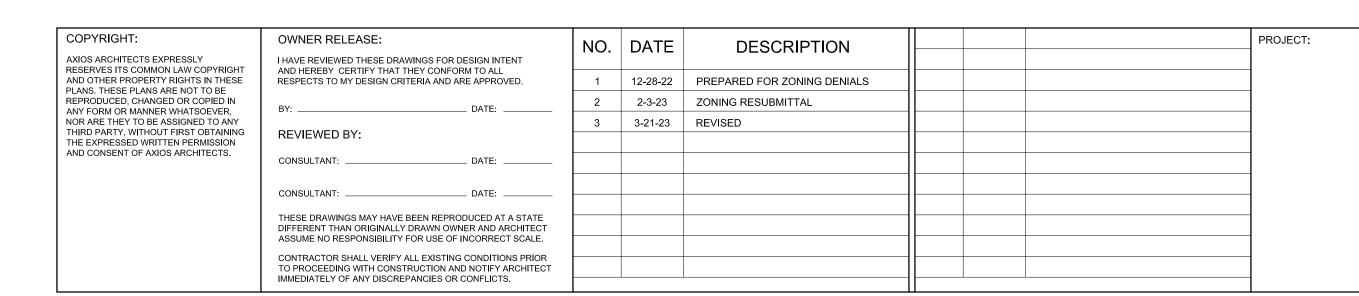
EXPIRES 11-30-2024

ECOND FLOOR PLAN

BGK 722

BW





4553 N. DOVER ST. CHICAGO, ILLINOIS



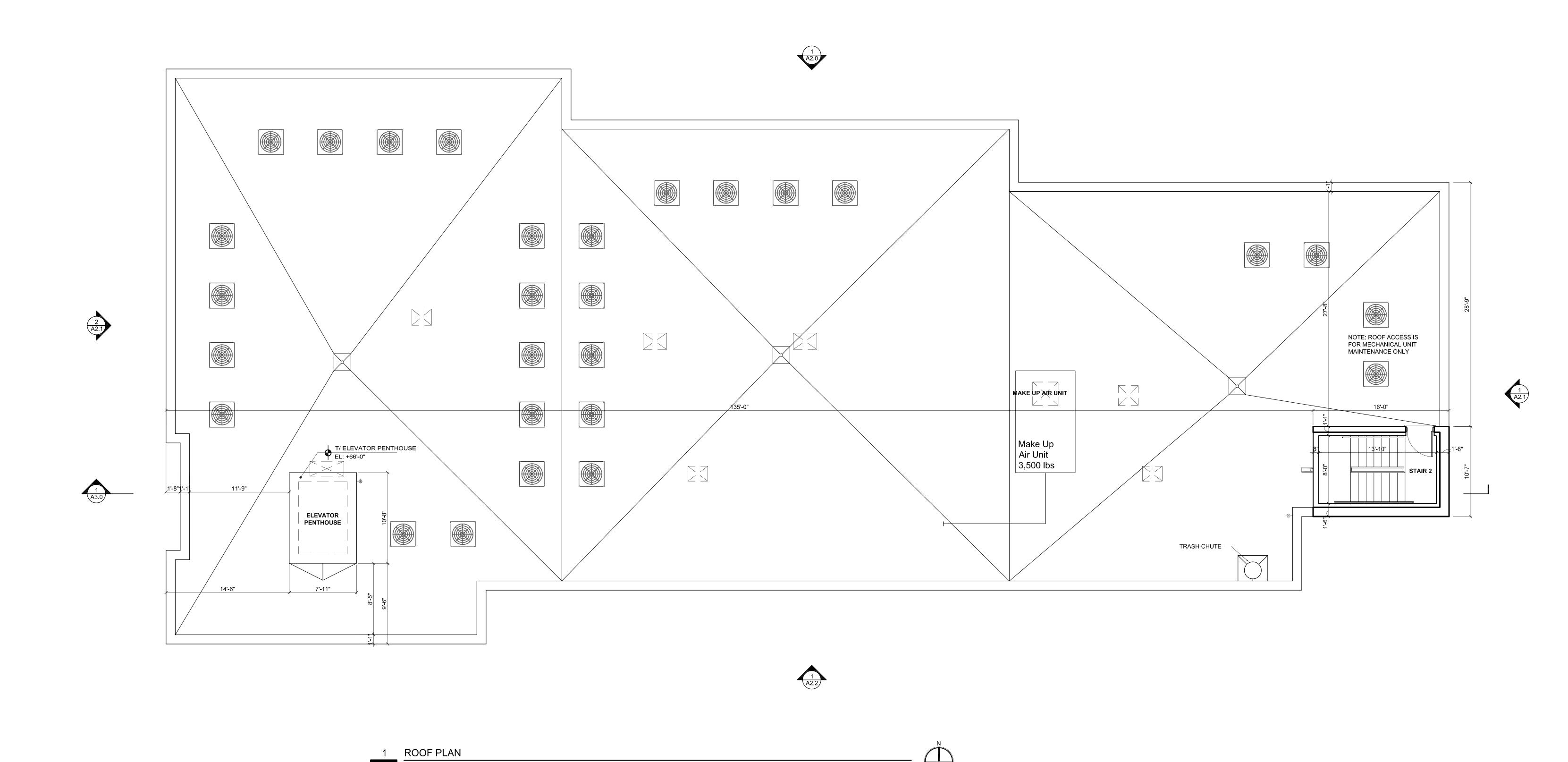
312.750.1335

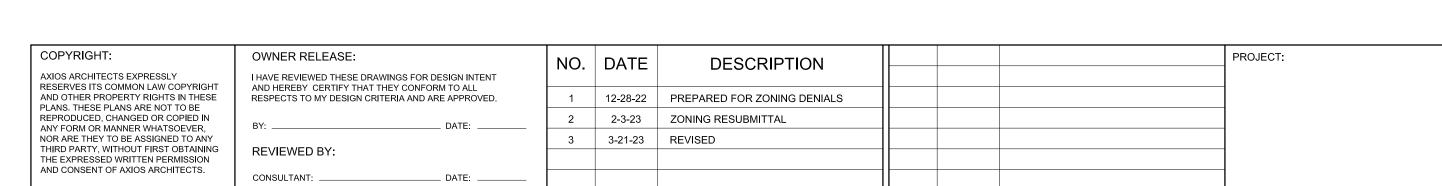
BILL G. KOKALIAS	Р
ARCHITECT	Р
ARCHITECT OF ILL OF	

EXPIRES 11-30-2024

PROJECT NUMBER:	BGK 722
PROJECT MANAGER:	BW
DRAWN BY:	BW
3RD THRU 5TH FLOOR I	PLAN

A1.3





THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

4553 N. DOVER ST. CHICAGO, ILLINOIS

	X	I	O	S
ARCHITECTS AN License No. 184.0004911			JLTA Exp. 04/2	
188 N. Wells SUITE NO. 300 CHICAGO, IL 60606 PH. 312.750.1333 FX. 312.750.1335				

BILL G. KOKALIAS	
ARCHITECT	
ARCHITECT OF L S BILL G. KOKALIAS ARCHITECT ARCHITECT	

EXPIRES 11-30-2024

SHEET:

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

A1.6



NORTH ELEVATION

COPYRIGHT:	OWNER RELEASE:	NO.	DATE	DESCRIPTION		PROJEC
AXIOS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT	I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.					
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE		1	12-28-22	PREPARED FOR ZONING DENIALS		
REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER.	BY: DATE:	2	2-3-23	ZONING RESUBMITTAL		
NOR ARE THEY TO BE ASSIGNED TO ANY	REVIEWED BY:	3	3-21-23	REVISED		
THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION						
AND CONSENT OF AXIOS ARCHITECTS.	CONSULTANT: DATE:					
	CONSULTANT: DATE:					
	THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT					
	ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.					
	CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT					
	IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.		1		1	

4553 N. DOVER ST. CHICAGO, ILLINOIS



BILL G. KOKALIAS ARCHITECT
OF ILLINGS BILL G. KOKALIAS O01-019545 ARCY
BILL G. 0
ARCHINING ARCHINING

EXPIRES 11-30-2024

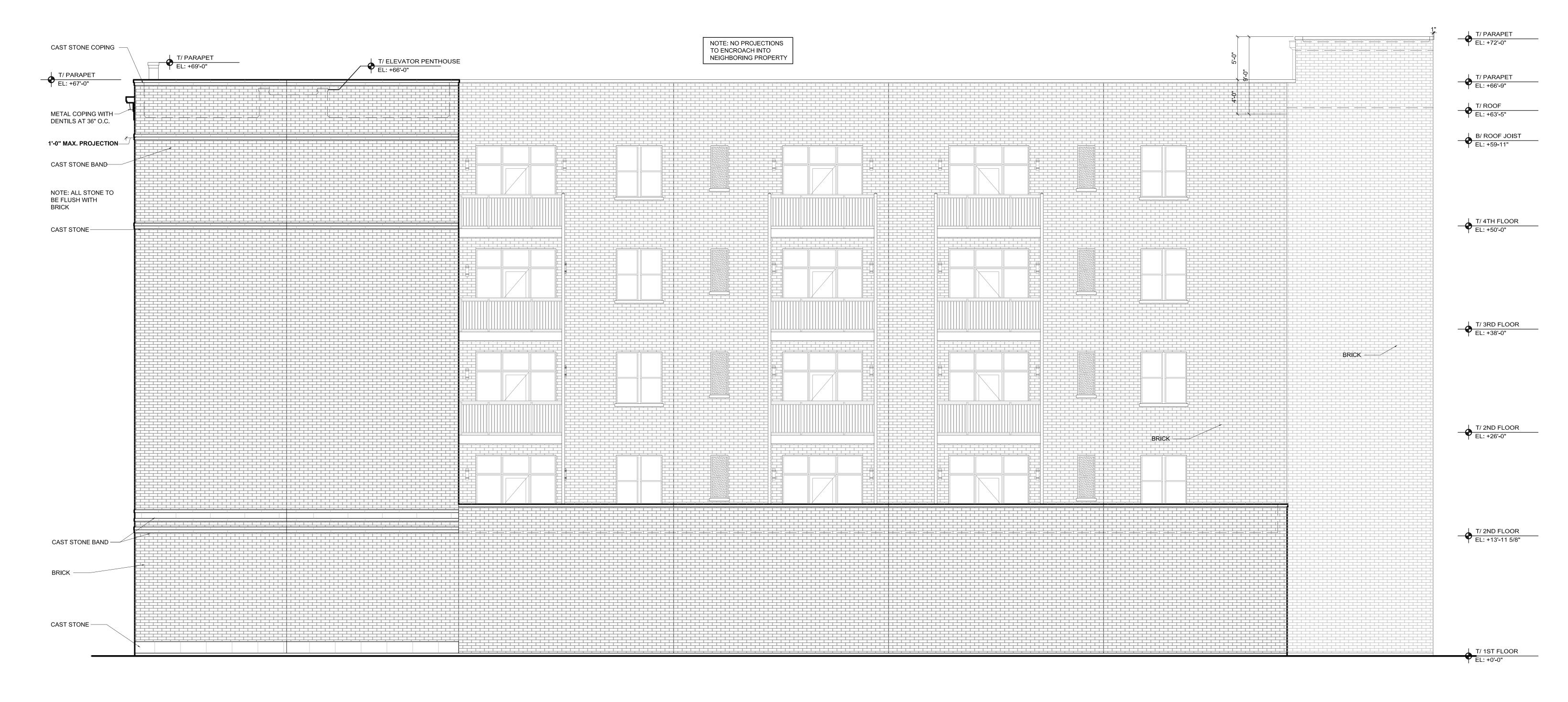
PROJECT NUMBER: PROJECT MANAGER: DRAWN BY: BW BW	
PROJECT NUMBER: BGK 722	
	<u>}</u>

NORTH ELEVATION

SHEET:



COPYRIGHT: AXIOS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT	OWNER RELEASE: I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT	NO. DATE DESCRIPTION	PROJECT:			BILL G. KOKALIAS	PROJECT NUMBER:	BGK 722
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN	AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.	1 12-28-22 PREPARED FOR ZONING DENIALS				ARCHITECT	PROJECT MANAGER:	BW
ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY	BY: DATE:	2 2-3-23 ZONING RESUBMITTAL 3 3-21-23 REVISED		AEE2 N. DOVED CT		OF ILLINING	DRAWN BY:	BVV
ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF AXIOS ARCHITECTS.	REVIEWED BY:			4553 N. DOVER ST.	ZQ Q X I O S		EAST ELEVATION	
	CONSULTANT: DATE:			CHICAGO, ILLINOIS	ARCHITECTS AND CONSULTANTS License No. 184.0004911-0001 Exp. 04/30/25	BILL G. KOKALIAS O O O O O O O O O O O O O	WEST ELEVATION	
	THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.				188 N. Wells SUITE NO. 300 CHICAGO, II. 60606 PH	O ARCHILLING		$\Lambda \gamma 1$
	CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.				IL 60606 PH. 312.750.1333 FX. 312.750.1335	EXPIRES 11-30-2024	SHEET:	AZ.



SOUTH ELEVATION

COPYRIGHT: AXIOS ARCHITECTS EXPRESSLY	OWNER RELEASE: I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT	NO.	DATE	DESCRIPTION	PROJEC [*]
RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE	AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.	1	12-28-22	PREPARED FOR ZONING DENIALS	
PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER.	BY: DATE:	2	2-3-23	ZONING RESUBMITTAL	
NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING	REVIEWED BY:	3	3-21-23	REVISED	
THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF AXIOS ARCHITECTS.	CONSULTANT: DATE:				
	CONSULTANT: DATE:				
	THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.				
	CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.				

4553 N. DOVER ST. CHICAGO, ILLINOIS



BILL G. KOKALIAS ARCHITECT
BILL G. KOKALIAS OD ARCHINI
EXPIRES 11-30-2024

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

SHEET:











