

6033 W NORTH AVENUE

Oak Park

Illinois



noah
properties

3901 25th ave.
schiller park
illinois 60176
PH 773-202-0819



X I O S ARCHITECTS AND CONSULTANTS L.T.D.

188 N. WELLS
SUITE 300
CHICAGO, ILLINOIS 60606

PH. 312.750.1333
FAX. 312.750.1335

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10/01/19

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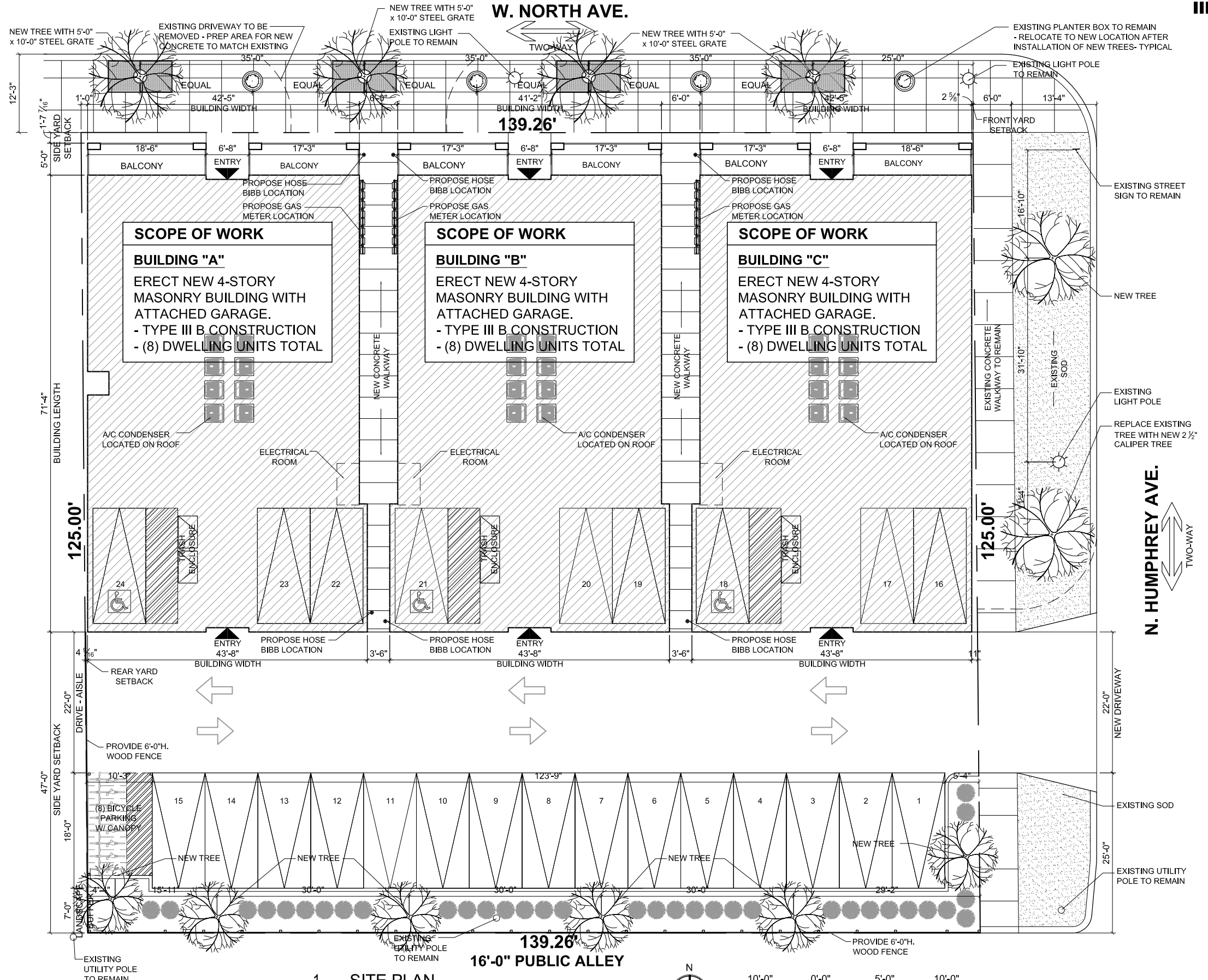
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ZONING DATA

Address:	6033 W. North Ave.
Lot Dimensions:	125.00' x 139.27' = 17,408.75 Sq.Ft.
Lot Area:	17,408.75 Sq.Ft.
Existing Zoning District:	NA (NORTH AVENUE)
Minimum Lot Area per Dwelling Unit:	1,000 s.f. per dwelling Unit
Maximum Number of Dwelling Units:	17,2408.75 / 1,000 = 17 dwelling units
Proposed Number of Dwelling Units:	24 DWELLING UNITS (Variance)
Maximum Building Height:	45'-0" max.
Proposed Building Height:	44'-4"
Building "A"	
Proposed Floor Area:	
First Floor:	2,528.99 SQ.FT.
Second Floor:	3,029.61 SQ.FT.
Third Floor:	3,029.61 SQ.FT.
Fourth Floor:	3,029.61 SQ.FT.
Total:	11,617.82 SQ.FT.
Building "B"	
Proposed Floor Area:	
First Floor:	2,469.75 SQ.FT.
Second Floor:	2,977.67 SQ.FT.
Third Floor:	2,977.67 SQ.FT.
Fourth Floor:	2,977.67 SQ.FT.
Total:	11,402.76 SQ.FT.
Building "C"	
Proposed Floor Area:	
First Floor:	2,541.21 SQ.FT.
Second Floor:	3,041.83 SQ.FT.
Third Floor:	3,041.83 SQ.FT.
Fourth Floor:	3,041.83 SQ.FT.
Total:	11,666.70 SQ.FT.
Total FAR:	11,617.82 + 11,402.76 + 11,666.70 = 24,687.28 sq.ft. 24,687.28 / 17,408.75 = 1.41 FAR
Required Yards:	
Front Yard Setback (East):	None Required
Side Yard Setback (North):	None Required
Side Yard Setback (South):	5'-0" with 7'-0" landscape buffer
Rear Yard Setback (West):	15'-0"
Proposed Yards:	
Front Yard Setback (East):	0'-2 5/8"
Side Yard Setback (North):	1'-7 7/16"
Side Yard Setback (South):	47'-0" with 7'-0" landscape buffer
Rear Yard Setback (West):	0'-4 3/16" (Variance)
Residential Parking:	
Required Parking:	24 parking space
Proposed Parking:	24 parking space
Bicycle Parking:	
Required Bicycle Parking:	1 per 4 Dwelling Unit = 8 bicycle parking
Propose Bicycle Parking:	(8) bicycle parking
Loading Berth:	
Required Loading Berth:	(1) 10' x 25' Loading Berth
Proposed Loading Berth:	None (Variance)



SCOPE OF WORK

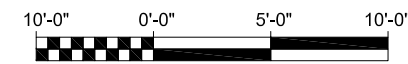
6033 W. NORTH AVE.

ERECT (3) NEW (4) STORY MASONRY BUILDING WITH ATTACHED GARAGE. TYPE III-B CONSTRUCTION.

-(8) DWELLING UNIT PER BUILDING

-(24) DWELLING UNITS TOTAL

1 SITE PLAN
P1.0 Scale: 1/16" = 1'-0"



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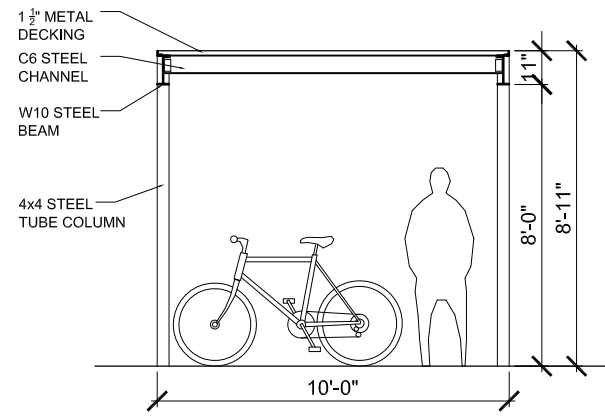
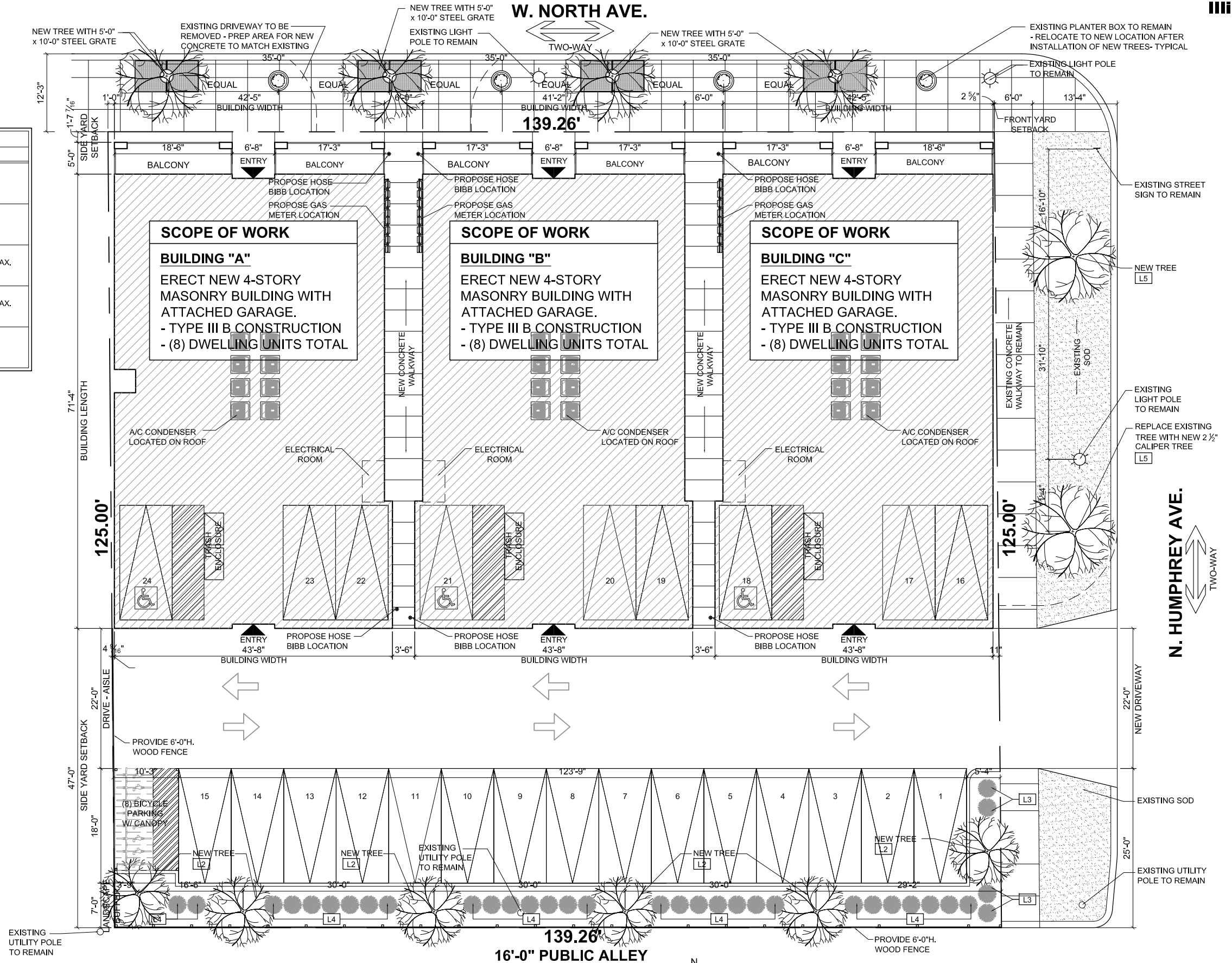
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PLANTING SCHEDULE					
MARK	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	NOTES
L1		4	SKYLINE HONEYLOCUST	GLEDTISIA TRIANCANTHOS F. INERMIS 'SKYLINE'	MIN. 2 1/2" CALIPER
L2		2	LEONARD MESSEL	MAGNOLIA - M.X. LOEBNERI	MIN. 2 1/2" CALIPER
L3		4	COMPACT AMERICAN CRANBERRY	V. TRILOBUM COMPACTUM	SHRUB- PLANT @ 36" MAX.
L4		30	GOLDFLAME SPIREA	S.X. BUMALDA	SHRUB- PLANT @ 36" MAX.
L5		2	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	MIN. 2 1/2" CALIPER

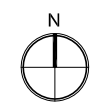


2 BICYCLE CANOPY ELEVATION

P1.1 Scale: N.T.S.

1 LANDSCAPE PLAN

P1.1 Scale: 1/16" = 1'-0"



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