



453-55 W BRIAR PLACE

**TYPE 1 ZONING CHANGE
DRAWINGS**

5-STORY, 8 UNIT RESIDENTIAL
BUILDING WITH PRIVATE PARKING
GARAGE

JANUARY 09, 2023



PROFESSIONALS ASSOCIATED
PHONE: (847)-675-3000
FAX: (847)-675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com



PROFESSIONALS ASSOCIATED - MM SURVEY CO.

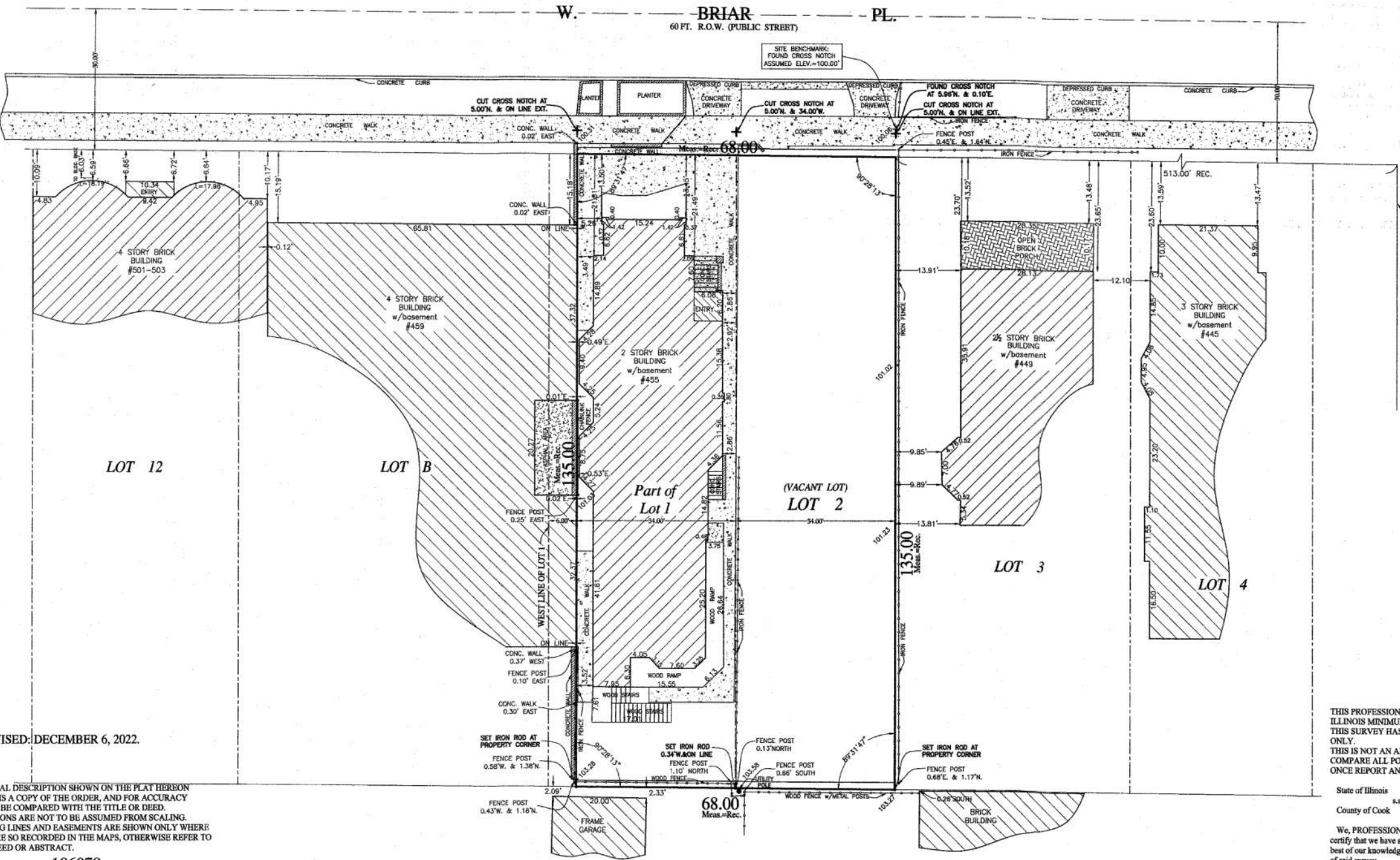
BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

PLAT OF SURVEY
OF

THE EAST 34.00 FEET OF LOT 1 AND ALL OF LOT 2 IN BLOCK 5 IN OWNER'S DIVISION OF BRAUCKMAN
AND GEHRKE'S SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST
FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 9,180 sq. ft. = 0.211 acre, more or less
COMMONLY KNOWN AS: 453 & 455 W. BRIAR PL., CHICAGO, IL. 60657

MM SURVEY
PHONE: (773)-282-5900
FAX: (773)-282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com



REVISED: DECEMBER 6, 2022.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE
THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO
YOUR DEED OR ABSTRACT.

Order No. 106079
Scale: 1 inch = 16 feet.
Date of Field Work: 28 NOVEMBER 2022
Ordered by: GVP DEVELOPMENT



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS
ONLY.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT
ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED-MM SURVEY CO., do hereby
certify that we have surveyed the above described property and that, to the
best of our knowledge, the plat hereon drawn is an accurate representation
of said survey.

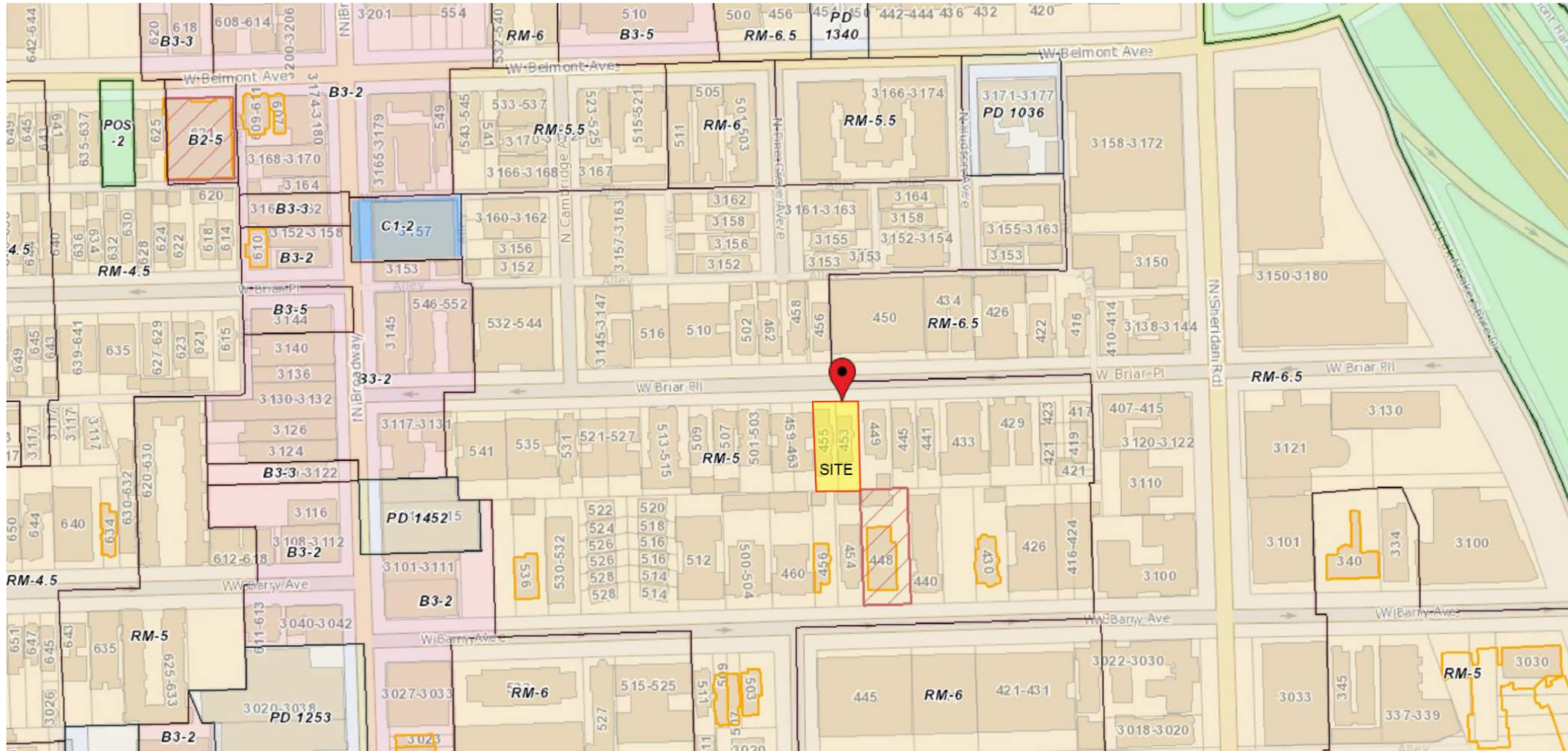
Date: DECEMBER 7, 2022

Paul Jaros
IL. PROF. LAND SURVEYOR LICENSE NO. 035-003937
DRAWN BY: MM

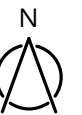


SURVEY

453-55 W BRIAR PLACE
CHICAGO, ILLINOIS 60657



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ZONING MAP

BULK & DENSITY		EXISTING ZONING	PROPOSED ZONING	ENTITLEMENTS	PROPOSED PROJECT
Lot Area [SF]		9,180.00	9,180.0		9,180.0
Zoning District		RM-5	RM - 6		RM - 6
Use Group		MULTI-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		MULTI-FAMILY RESIDENTIAL
Maximum Floor Area Ratio [F.A.R.]		2.0	4.4		Actual Ratio [F.A.R.] 2.4
Maximum Area Allowed by F.A.R.		18,360.0	40,392.0		Actual Area [F.A.R.] 22,129.0
Minimum Lot Area Per Dwelling Unit [SF]		400.0	300.0		Actual Lot Area Per Unit 1,147.5
Maximum Number of Dwelling Units		22.0	30.0		Actual Number of Units 8.0
YARDS/HEIGHT					
Required Yards [ft]	Front	Average Setback 12'-3"	Average Setback 12'-3"		12'-3"
	Side	5'-0"	6'-10"	Administrative Adjustment	3'-8"
	Side [Minimum One Side]	5'-0"	6'-10"	Administrative Adjustment	3'-8"
	Rear @ Floors w/ Dwelling	40'-6"	40'-6"		40'-6"
Maximum Building Height [ft]		47'-0"	110'-0" PD threshold		66'-10"
RESIDENTIAL PARKING/LOADING					
Required Off Street Parking Spaces		1 per Unit			12.0
Required Accessible Parking Spaces		1 per 25 spaces			1.0
Required Off Street Loading		1 Per 25,000 sq. ft. of residential			n/a
Required Bicycle Parking		1 per 2 auto spaces			6.0
LANDSCAPING					
Required Parkway Trees		1 per 25' of street frontage			Provided
Vehicular Use Area Landscaping		N/A			N/A
Trash Area Screening Required		Required			Provided

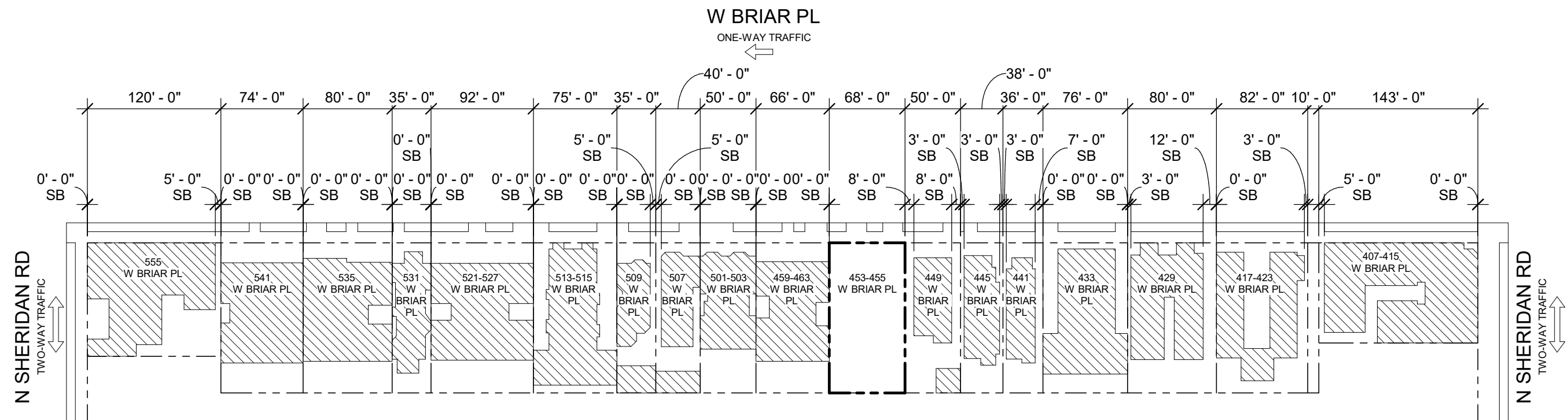
Variances:

-Administrative Adjustment required for reduction of required side setback per 17-13-1003-I

Disclaimer:

Square footage figures presented are provided for the sole and exclusive use of the Developer. These square footage figures are reported for the purpose of demonstrating the way by which the Developers project feasibility, program and zoning compliance is achieved. The Developer shall review these figures for the compliance to program and approve or reject the Architect's calculations. The Developer shall promptly report to the Architect any errors, inconsistencies or omissions discovered or made known to the Developer

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SIDE SETBACK ANALYSIS
SITE PLAN DIMENSIONS



407 - 415 W BRIAR PL



417 - 423 W BRIAR PL



429 W BRIAR PL



433 W BRIAR PL



441 W BRIAR PL



445 W BRIAR PL



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SIDE SETBACK ANALYSIS
EXISTING BUILDING PHOTOS



449 W BRIAR PL



459-463 W BRIAR PL



501 - 503 W BRIAR PL



507 W BRIAR PL



509 W BRIAR PL



513 -515 W BRIAR PL



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SIDE SETBACK ANALYSIS
EXISTING BUILDING PHOTOS

01/09/23
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521 - 527 W BRIAR PL



531 W BRIAR PL



535 W BRIAR PL



541 W BRIAR PL

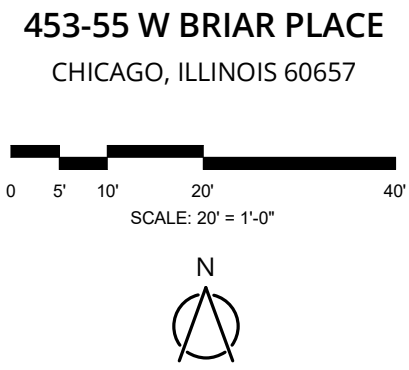
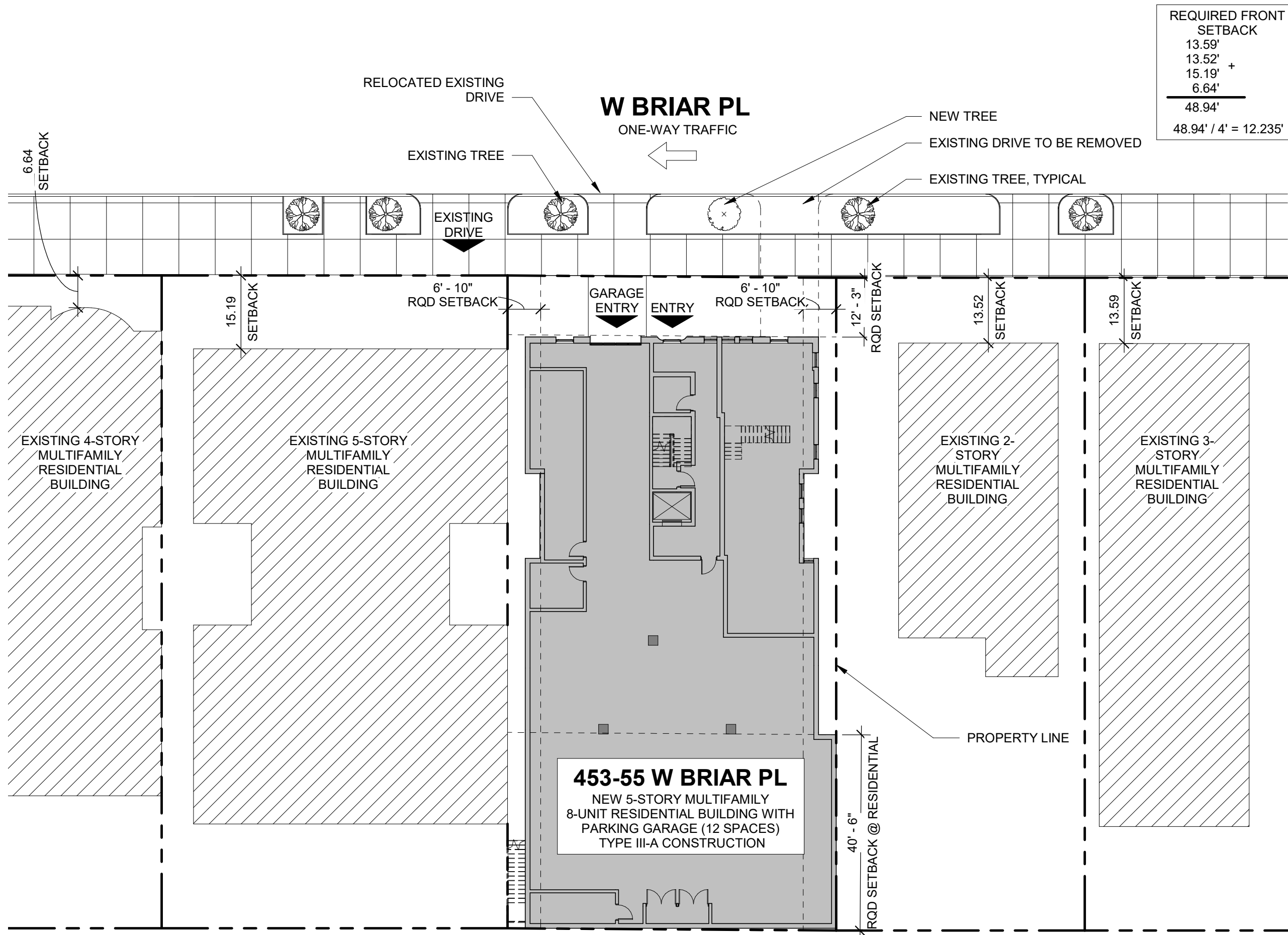


555 W BRIAR PL

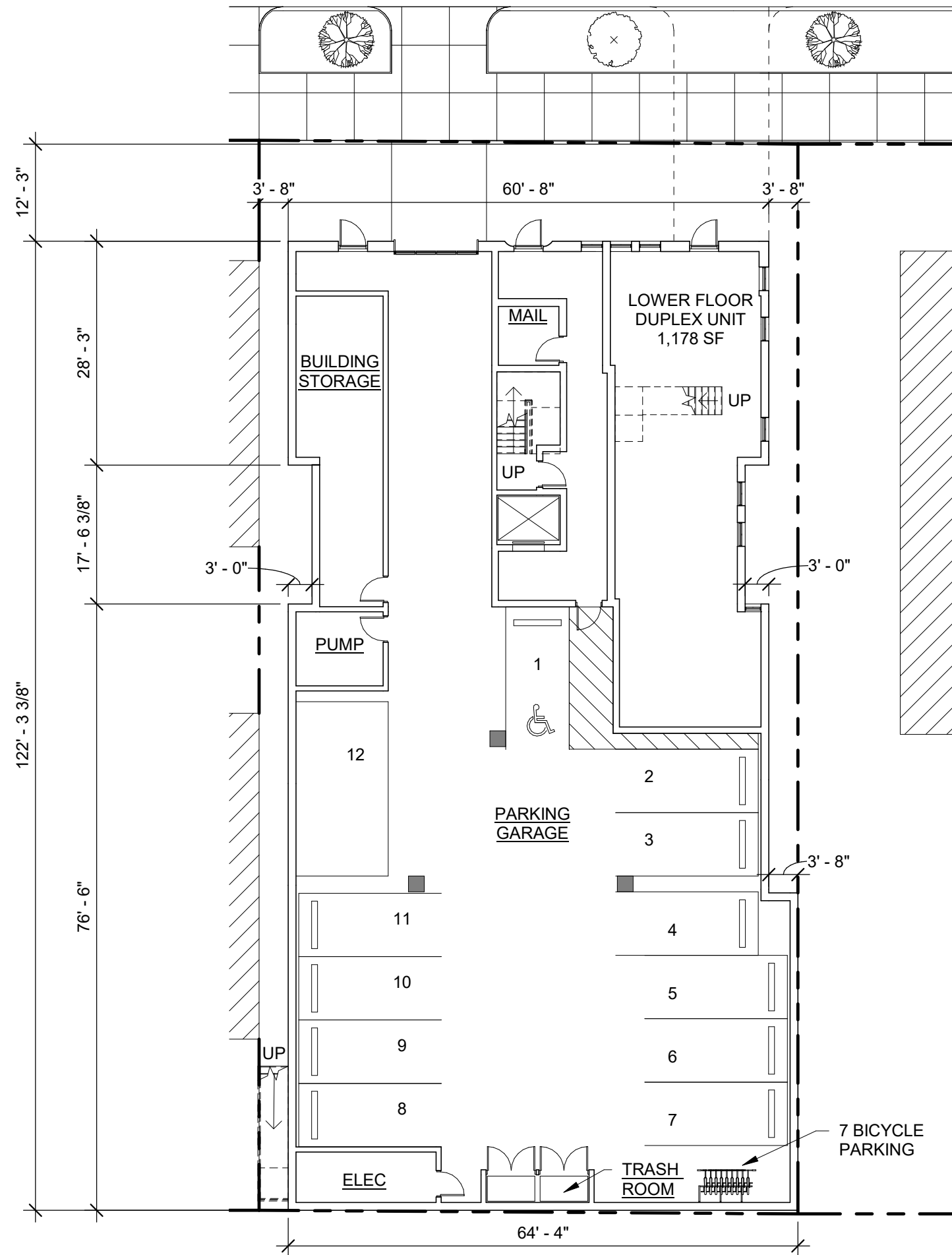


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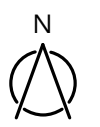
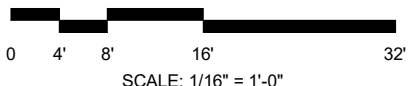
SIDE SETBACK ANALYSIS
EXISTING BUILDING PHOTOS



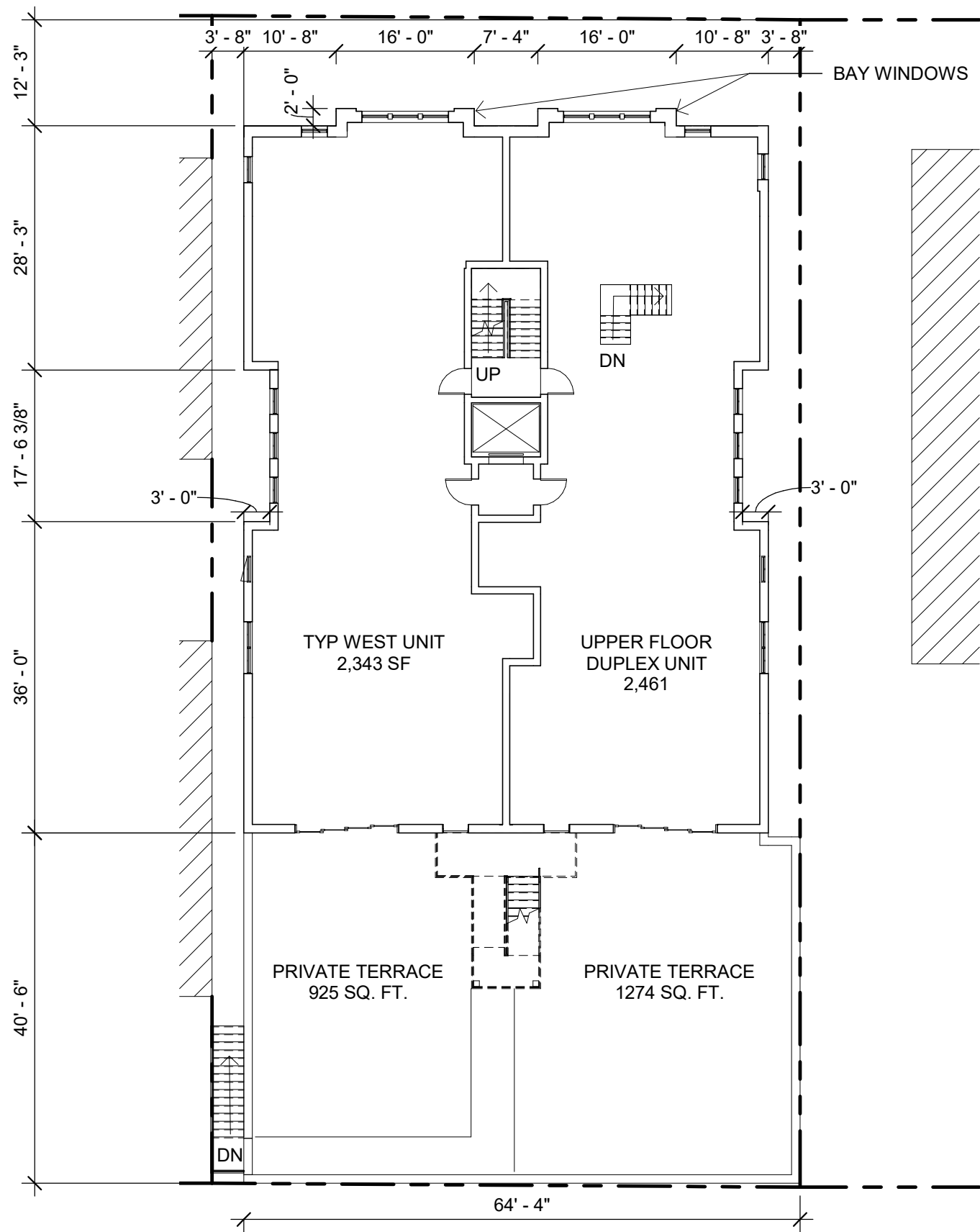
SITE PLAN



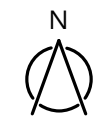
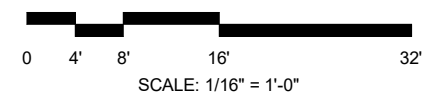
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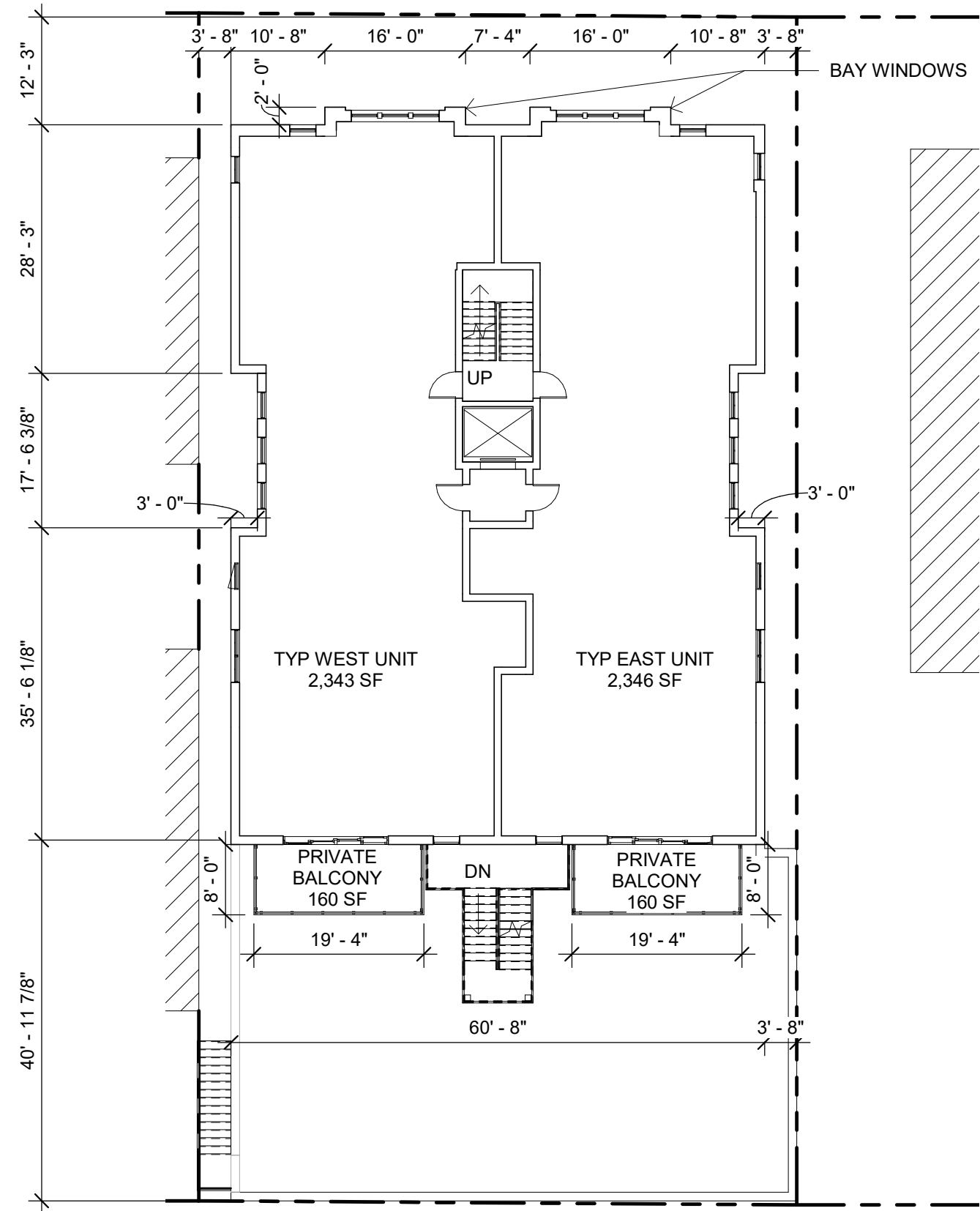
GROUND FLOOR PLAN



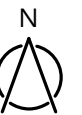
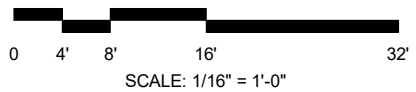
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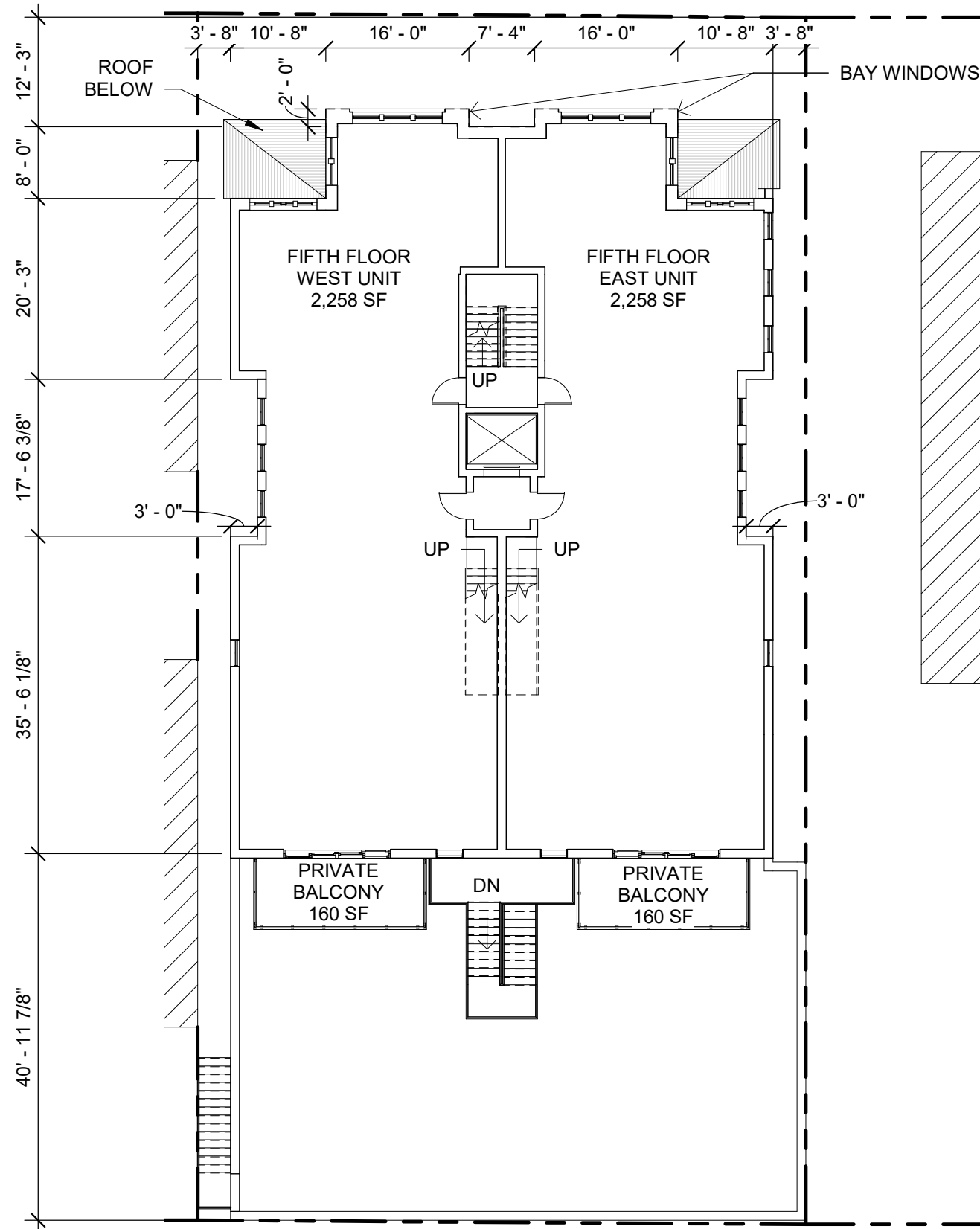
SECOND FLOOR PLAN



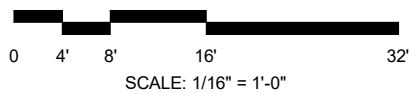
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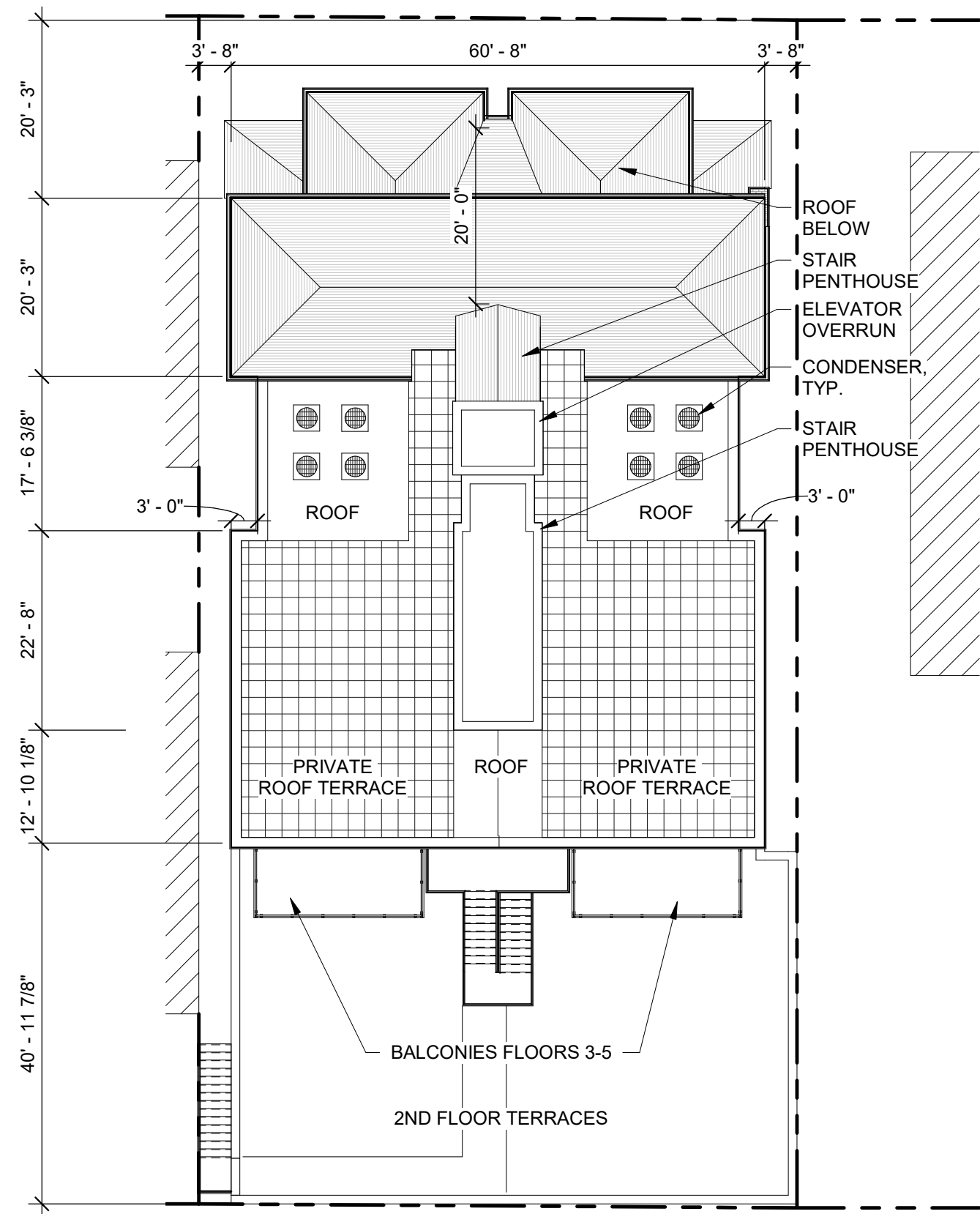
THIRD & FOURTH FLOOR
PLAN



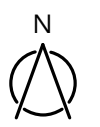
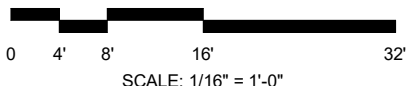
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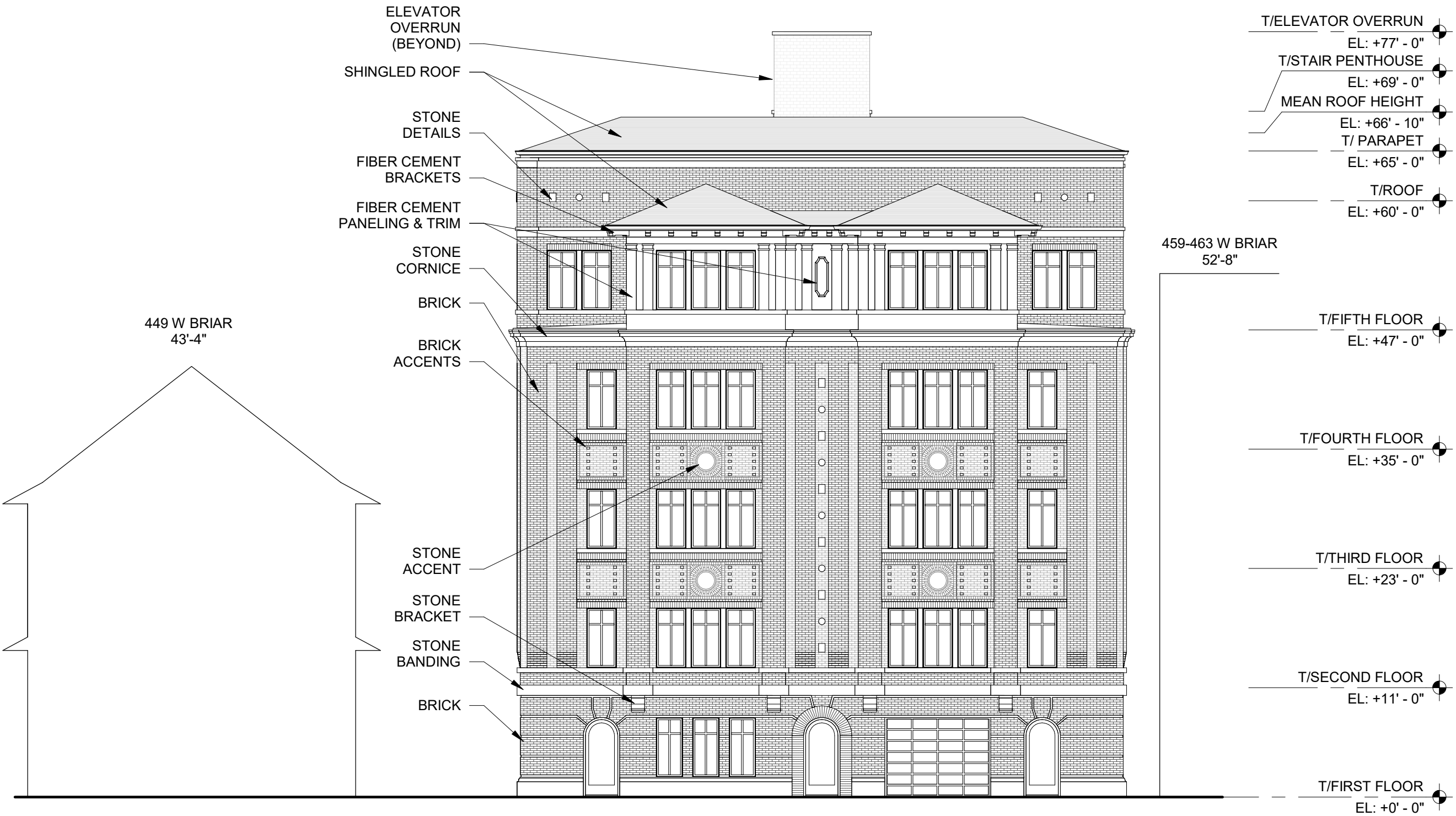
FIFTH FLOOR PLAN



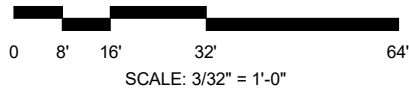
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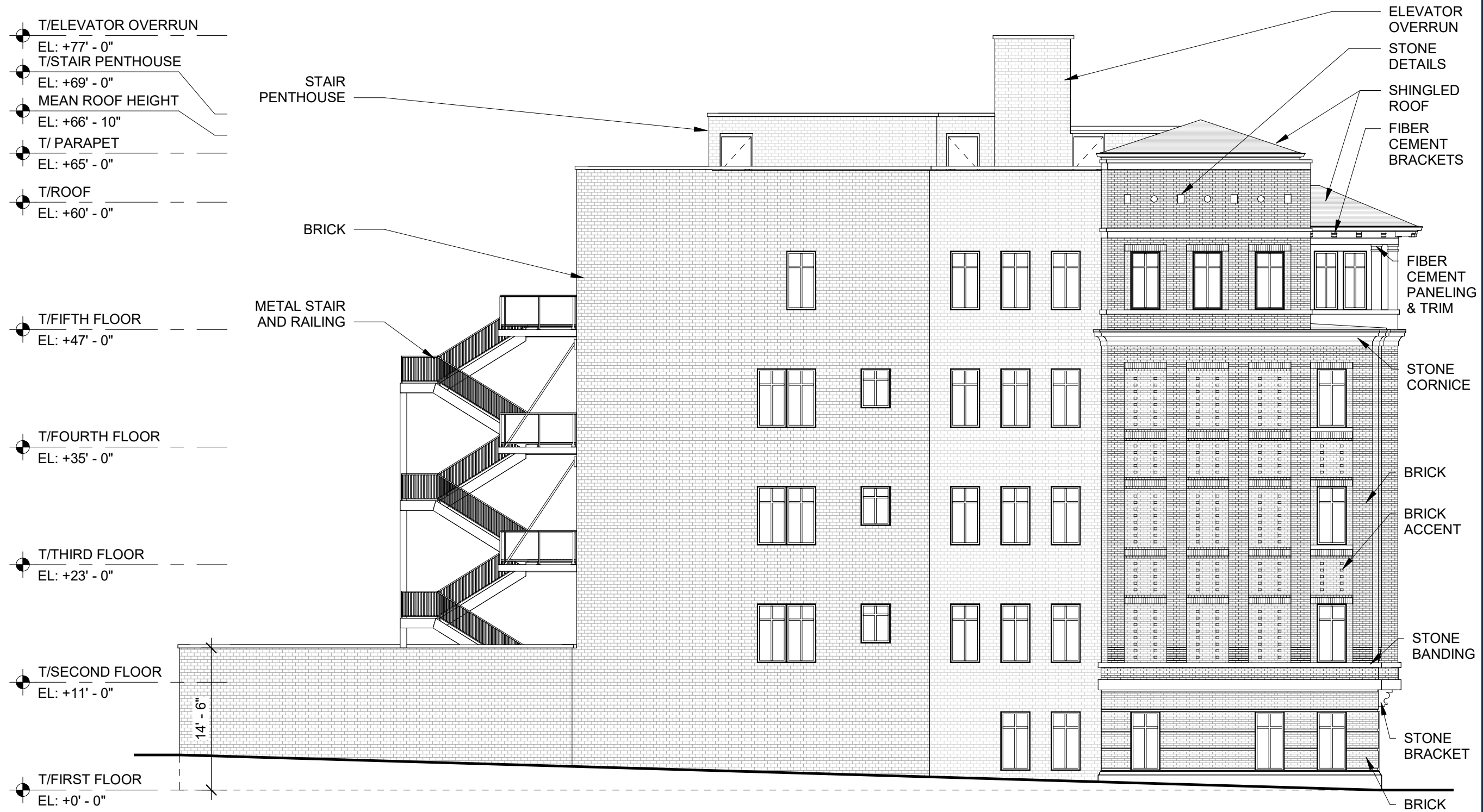
ROOF PLAN



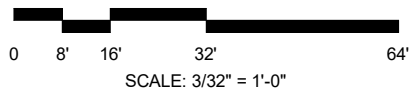
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NORTH ELEVATION



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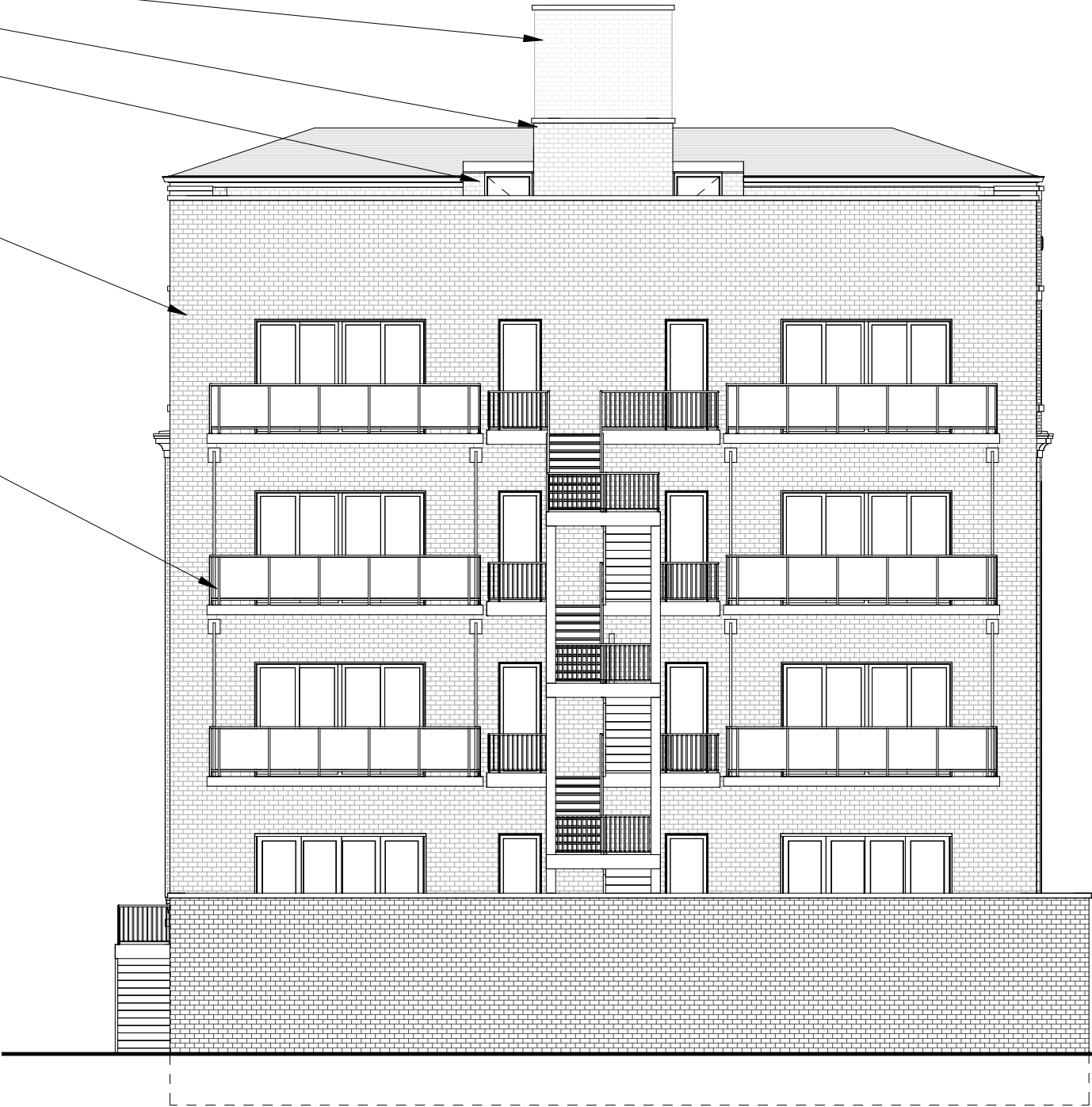


EAST ELEVATION

ELEVATOR OVERRUN (BEYOND)
 STAIR PENTHOUSE (BEYOND)
 4' TALL ATTIC DOOR (BEYOND)

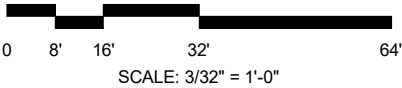
BRICK

SUSPENDED METAL
 BALCONY AND
 RAILING SYSTEM

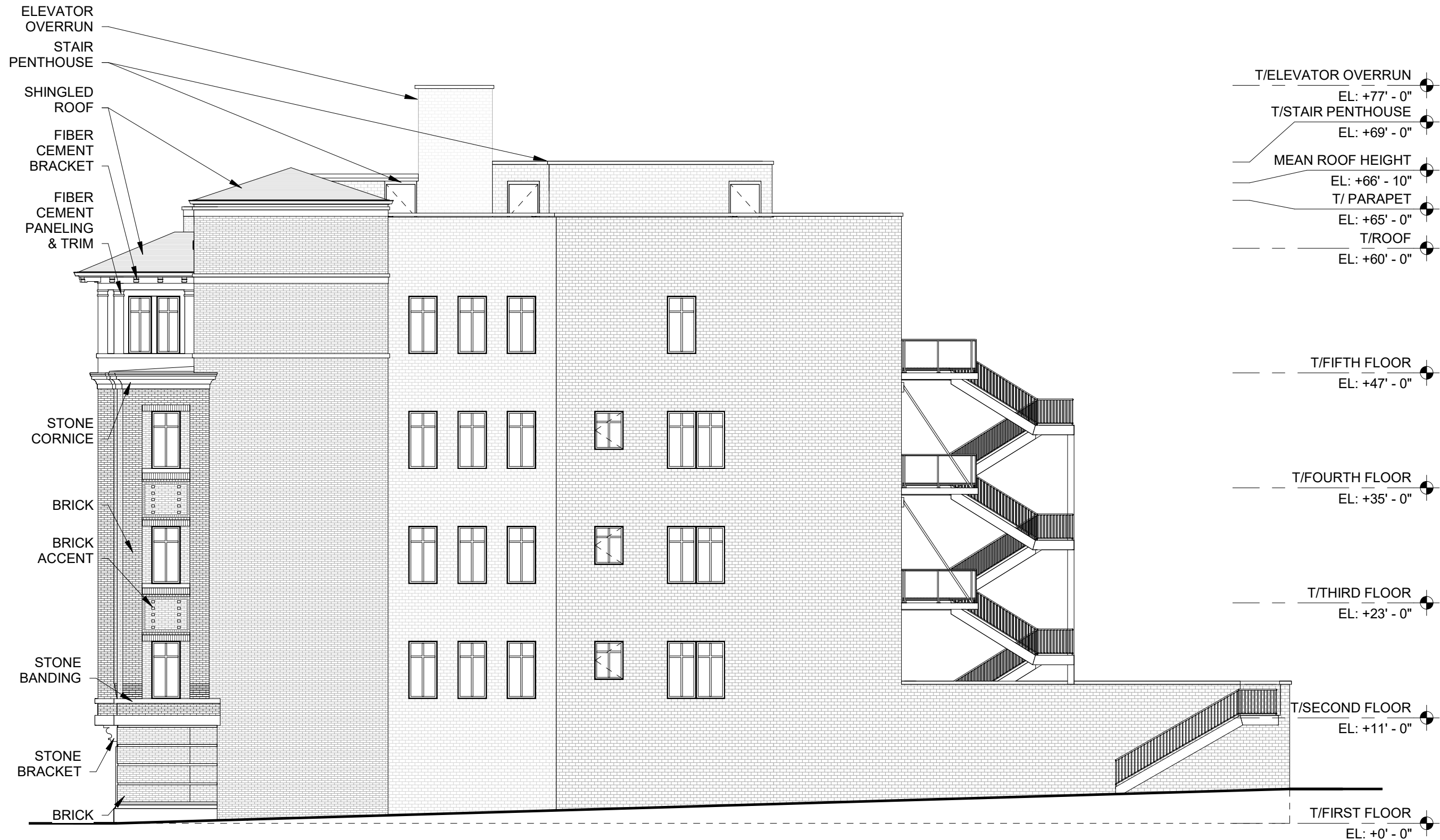


T/ELEVATOR OVERRUN	EL: +77' - 0"
T/STAIR PENTHOUSE	EL: +69' - 0"
MEAN ROOF HEIGHT	EL: +66' - 10"
T/ PARAPET	EL: +65' - 0"
T/ROOF	EL: +60' - 0"
T/FIFTH FLOOR	EL: +47' - 0"
T/FOURTH FLOOR	EL: +35' - 0"
T/THIRD FLOOR	EL: +23' - 0"
T/SECOND FLOOR	EL: +11' - 0"
T/FIRST FLOOR	EL: +0' - 0"

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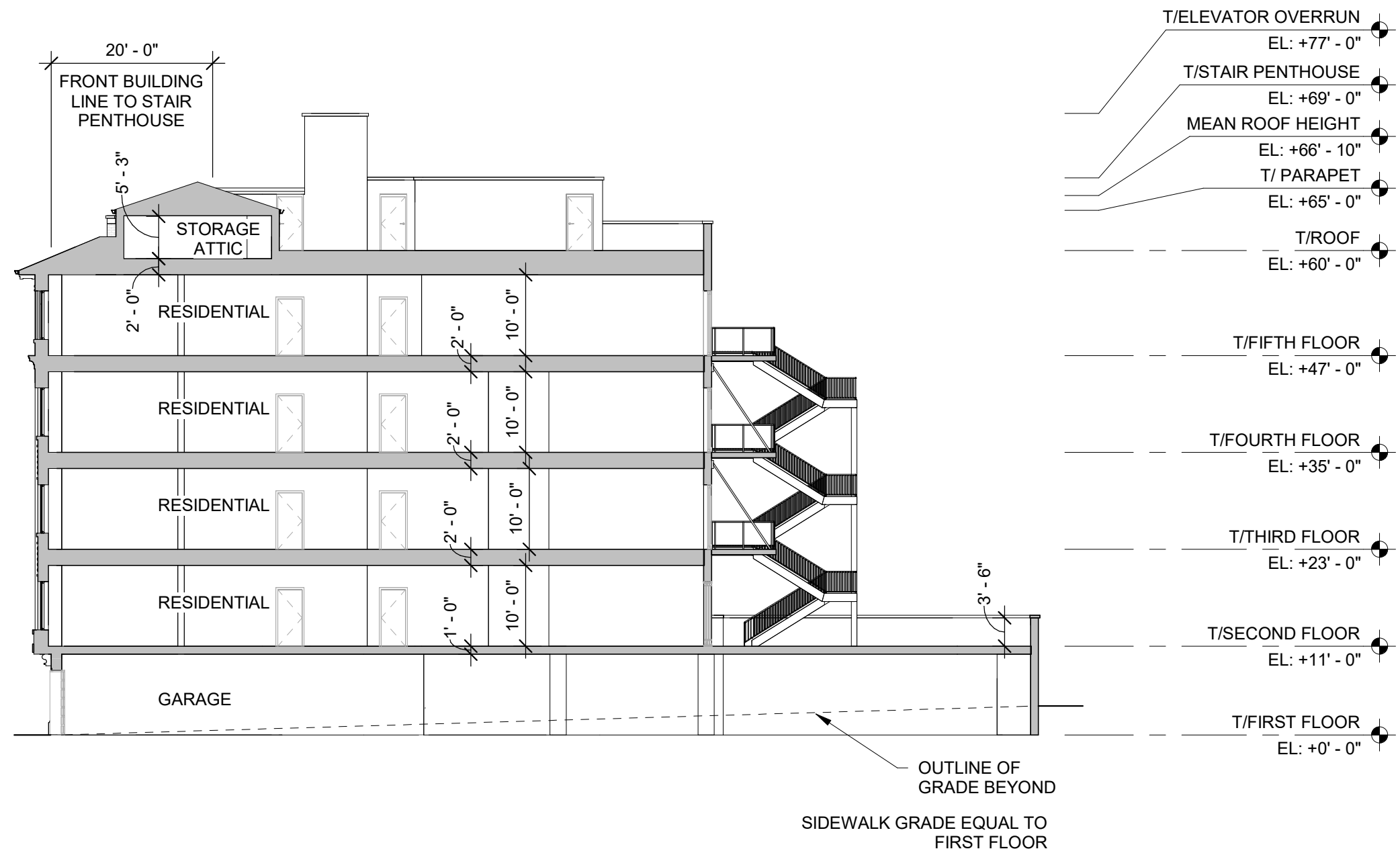


SOUTH ELEVATION

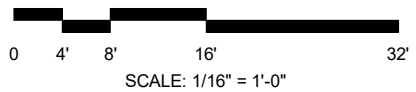


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WEST ELEVATION



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BUILDING SECTION