Final for Publication

File Number: 23037-T1

17-13-0303-C(1) Type 1 Substitute Narrative & Plans – 1928 North Lincoln Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,326.20 sq. ft.

Proposed Land Use: The Applicant is keeping the existing two-story residential building containing two (2) dwelling units. The plan is to rehabilitate the existing building, construct a two-story rear addition and two-car garage with a rooftop deck. The addition will have a height of 28 ft.-1 inch. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-K and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear yard open space from the required 151.20 SF to 128 SF; front setback from the required 13.08' to 6'; rear setback from the required 32.7' to 12'-8 ½"; combined side setback from the required 8.12' to 0'; reduce the north side setback from the required 4.06' to 0' (with south side setback of 0'); and all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 3,954.7 square feet (1.70 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,163.1 square feet per D.U. (2 residential units)

(C) The amount of off-street parking: 2

(D) Setbacks:

a. Front Setback: 6'

b. Side Setbacks:

North Side: 0'

South Side: 0'

c. Rear Setback: 12'- 8 ½"

(E) Building Height: 28'-1"

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ABBREVIATIONS

GENERAL SYMBOLS

MATERIALS

DRAWING INDEX

GENERAL

A0 TITLE SHEET & SITE PLAN

ARCHITECTURAL

A-1 ABBREVIATIONS, LEGEND
A-2 DEMO FLOOR PLANS
A-3 DEMO ELEVATIONS
A-4 NEW FLOOR PLANS
A-5 NEW ELEVATIONS
A-6 NEW GARAGE PLANS & DETAILS
E-1 ELECTRICAL PLANS
M-1 HVAC PLANS
M-2 HVAC NOTES & SCHEDULES
P-1 PLUMBING DIAGRAM

FIRE PREVENTION BUREAU EXIT SIGN SYMBOLS

ELECTRICAL LEGEND

GENERAL NOTES

PARTITION TYPES

TYP. BUILDING SECTIONS

MISCELLANEOUS DETAILS

STAIR CONSTR. DET.

FLAME SPREAD RATING

GENERAL NOTE:

TYPICAL FIRESTOP PENETRATION DETAILS

METAL PIPE Thru Floor/Ceiling Assembly

PLASTIC PIPE Thru Floor/Ceiling Assembly

PLASTIC PIPE Thru Floor/Ceiling Assembly Section

METAL DUCT Thru Floor/Ceiling Assembly Section

LASZLO SYMOVIC, ARCHITECTS, LLC
1750 RIVER BIRCH WAY,
LIBERTYVILLE, ILLINOIS 60048
PH: 773-405-9222

OWNER:
EATON, BRYAN & LORI, HANNA
1930 N. LINCOLN AVE.
CHICAGO, IL 60614

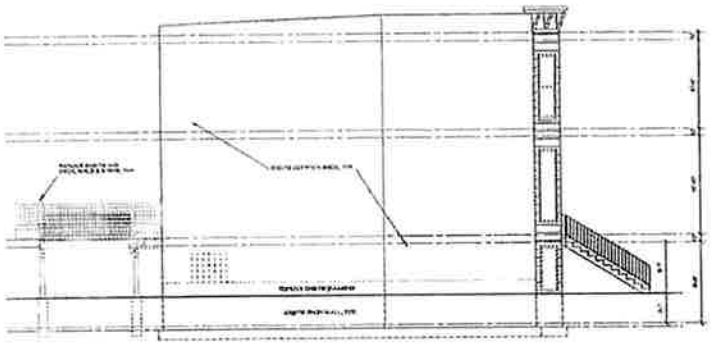
PROJECT:
REAR ADDITION TO EXISTING 2 STORY S.F.R. W/ BASEMENT, GARAGE EXPANSION & NEW DECK
1930 N. LINCOLN AVE.
CHICAGO, IL 60614

SHEET NAME:

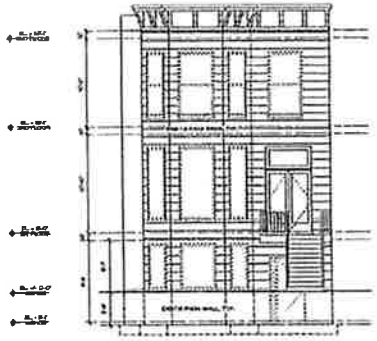
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SCALE: AS NOTED
DATE: 6/23/2023

A-1

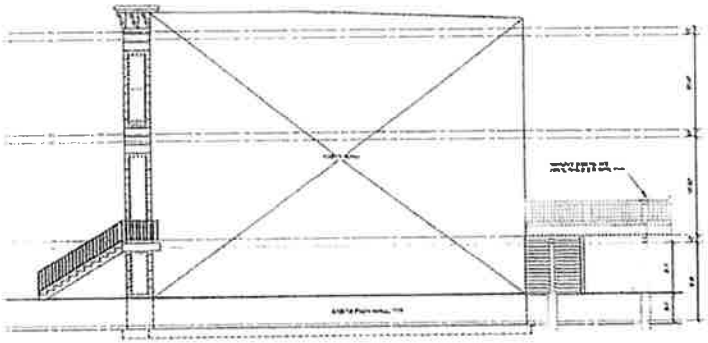
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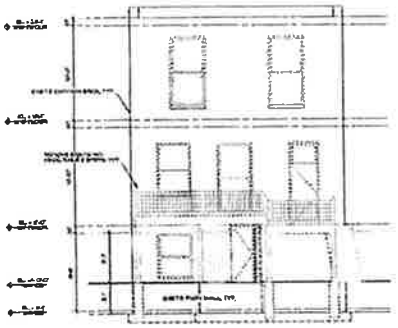
DEMO SOUTH ELEVATION



DEMO EAST ELEVATION



DEMO NORTH ELEVATION



DEMO WEST ELEVATION

LASZLO SIMONS ARCHITECTS, L.L.C.
1730 RIVER BIRCH WAY
NAPERVILLE, IL 60563
PHONE: 773-334-2228 FAX: 773-334-2223

NO.	DESCRIPTION	DATE
A	PERMIT SET	

PROJECT:
REAR ADDITION TO EXISTING
2 STORY SFR, MAS. BLDG
W/ GARAGE EXPANSION
1845 N. LINCOLN AVE.
CHICAGO, IL 60614

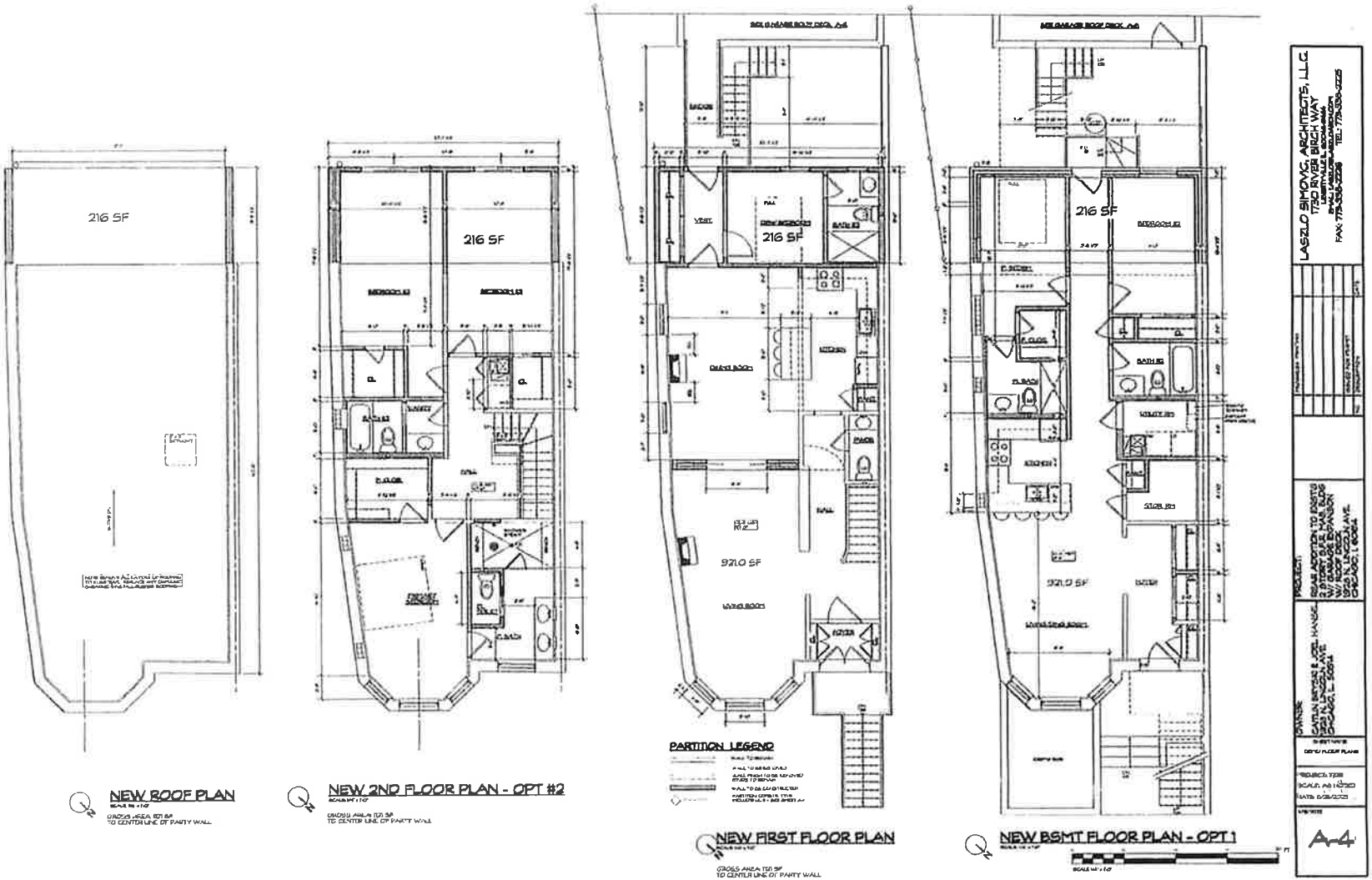
OWNER:
GAETAN SIMONS & ASS. MANAGE.
1845 N. LINCOLN AVE.
CHICAGO, IL 60614

DEMO ELEVATIONS

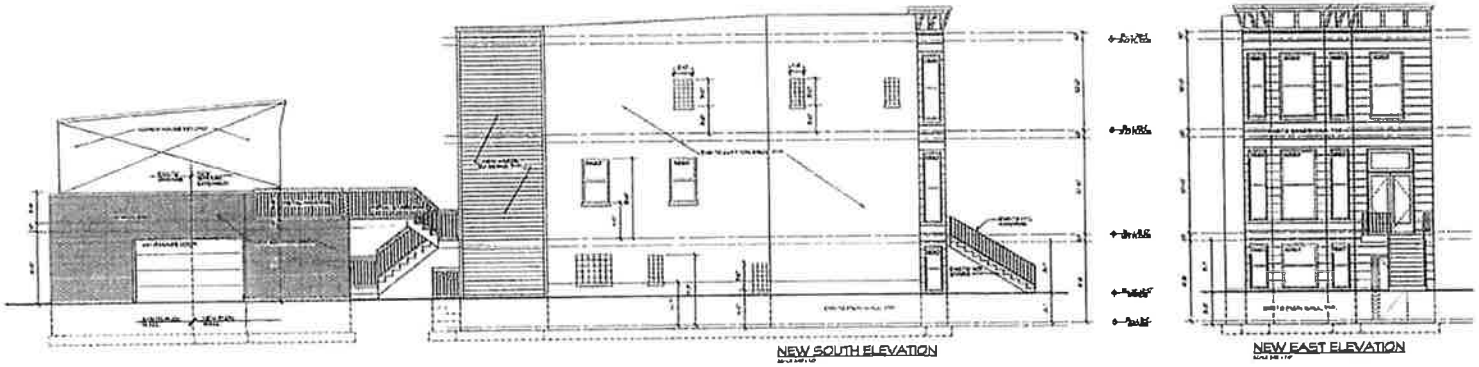
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Final for Publication

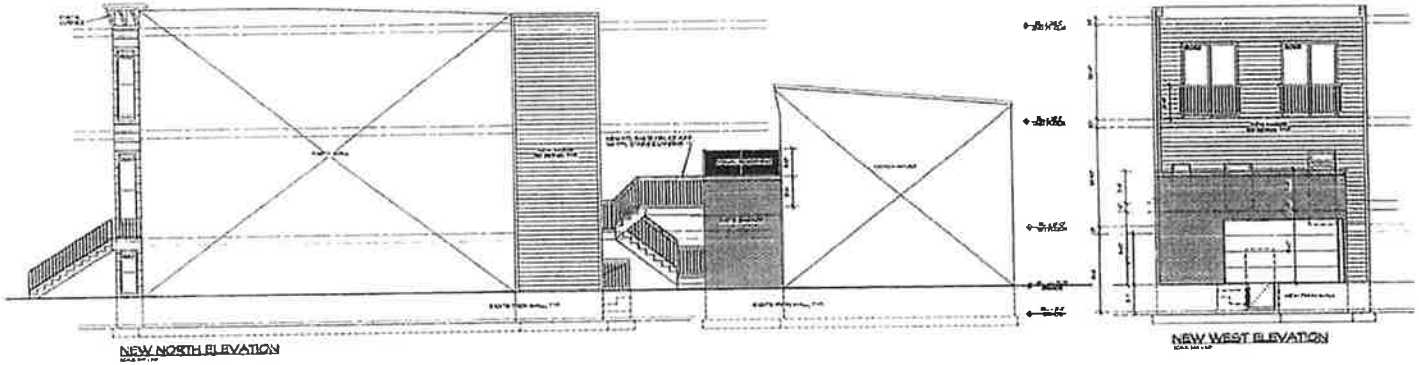


Final for Publication



NEW SOUTH ELEVATION

NEW EAST ELEVATION



NEW NORTH ELEVATION

NEW WEST ELEVATION

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1750 RIVER BIRCH WAY
HIGHWOOD, ILLINOIS 60040
PH: 773-338-2228
FAX: 773-338-2228

NO.	DESCRIPTION	DATE
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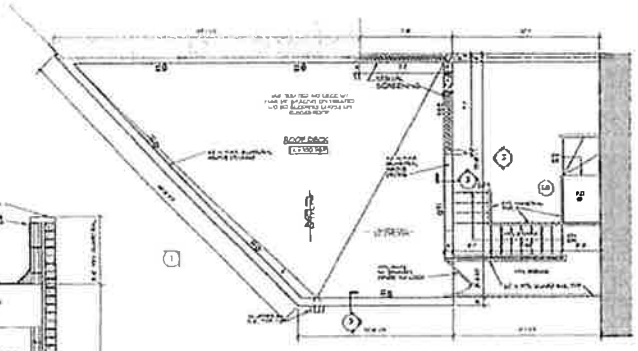
OWNER:
GAETAN SZITAR & JOE HAVEL
2 STORY SFH & FMS BLDG
W/ REAR ADDITION
1928 N. LINCOLN AVE
CHICAGO, IL 60614

PROJECT:
REAR ADDITION TO EXISTING
2 STORY SFH & FMS BLDG
W/ REAR ADDITION
1928 N. LINCOLN AVE
CHICAGO, IL 60614

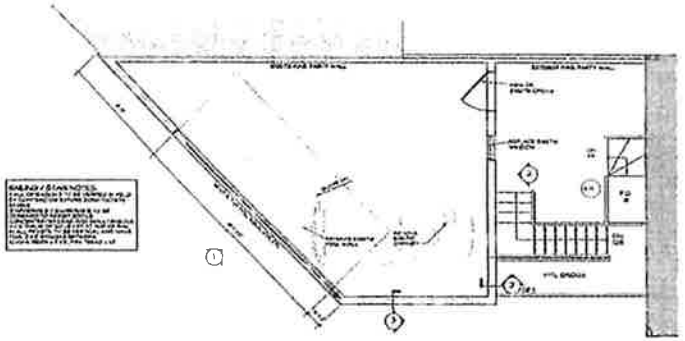
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SCALE: AS NOTED
DATE: 07/15/2022

A-6

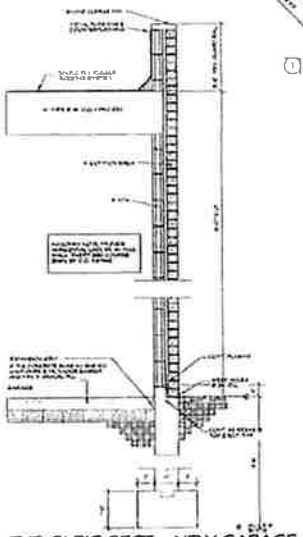
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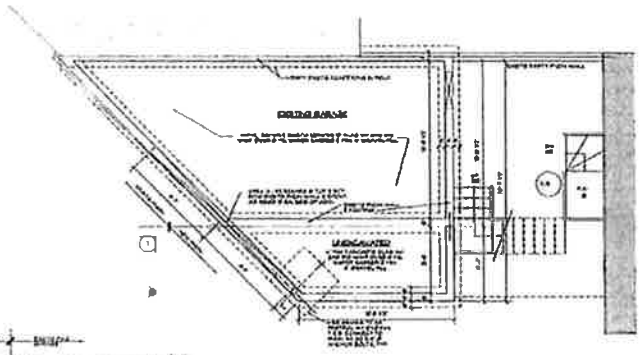
ROOF PLAN



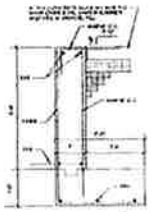
FLOOR PLAN



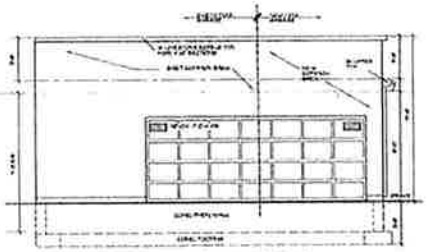
③ TYP. BLD'G SECT. - NEW GARAGE



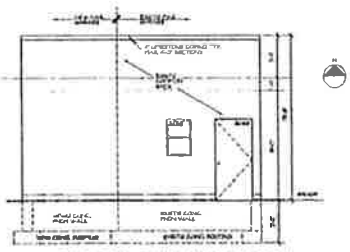
FOUNDATION PLAN



GARAGE LOT LINE FTNG



① WEST ELEVATION



② EAST ELEVATION



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7730 RIVER BEACH WAY
DARIEN, ILLINOIS 60561
EMAIL LASZLOSIM@AOL.COM
FAX: 773-539-2226 TEL: 773-539-2225

OWNER:
CAITLIN SPYRKA & JOE HANGEL
2324 N. LEAVITT AVE.
CHICAGO, IL 60614

PROJECT:
REMODELING TO EXISTING
2 STORY FRAME RESIDENCE
W/ GARAGE EXPANSION
W/ ROOF DECK
2324 N. LEAVITT AVE.
CHICAGO, IL 60614

GARAGE PLAN

PROJECT: 7729
SCALE: AS NOTED
DATE: 8/25/2022

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