17-13-0303-C(1) Type 1 Narrative & Plans – 1807-09 West Augusta Boulevard, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 4,819.2 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new three-story residential building containing six (6) dwelling units and a detached garage. The proposed building will measure 36 ft.-3.5 in. in height. The subject property is a Transit Served Location and will be supported by five (5) off-street garage parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-K, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 83.33% (five (5) parking spaces for six (6) residential units), waive the rear yard open space requirement, reduce the front setback from 15 feet to 6 ft.-8 in., reduce the total combined side setback to 6 ft., reduce the rear setback from 30.12 ft. to 21 ft.-4 in., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 8,192.64 square feet (1.7 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 803.2 square feet per D.U. (6 residential units)

(C) *The amount of off-street parking: 5 parking spaces

*The subject property is a designated Transit Served Location (Chicago Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from three (3) parking spaces (50%) to five (5) parking spaces (83.33%).

(D) Setbacks:

a.	*Front Setback:	6 feet-8 inches
b.	*Side Setbacks:	
	East Side:	3 feet
	West Side:	3 feet
c.	*Rear Setback:	21 feet-4 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce front setback from the required 15 ft. to 6 ft.-8 in., reduce the total combined side setback to 6 ft., and reduce the rear setback to 3ft.=5.75 in.

(E) Building Height: 36 feet-3.5 inches

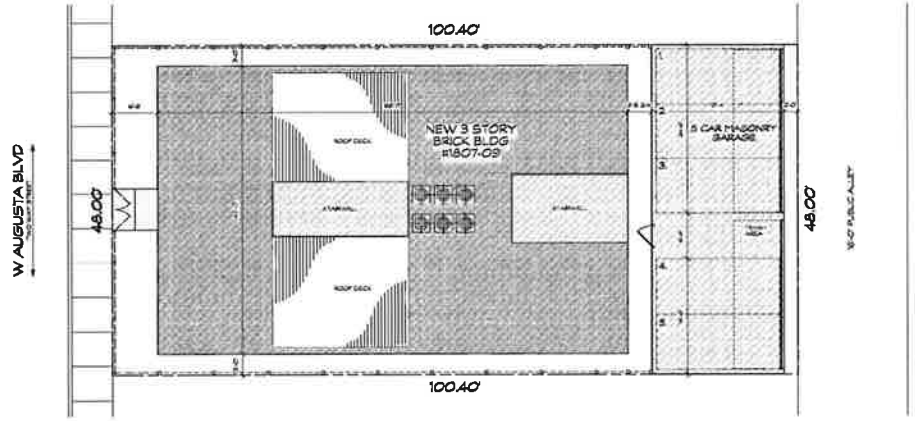
NEW 3 STORY, 6 DWELLING UNIT, IIIA BUILDING W/ ON SITE MASONRY GARAGES (5 SPACES)

LOCATION: 1807-09 W AUGUSTA BLVD
CHICAGO, IL 60622

OWNER: 1807-09 W. AUGUSTA BLVD
15 BROADLELYS CT
BANNOCKBURN, IL 60615

ARCHITECT: LASZLO SIMOVIC ARCHITECTS, LLC
1730 RIVER BIRCH WAY
LIBERTYVILLE, IL 60048
EMAIL: OFFICE @LASZLOARCH.COM
PH: 773-908-9222

ISSUED FOR PERMIT: _____



I CERTIFY THAT I AM THE REGISTERED ENERGY PROFESSIONAL FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR,
1807-09 W AUGUSTA BLVD, CHICAGO, IL 60622
DOES COMPLY WITH THE REQUIREMENTS OF THE CURRENT ENERGY CONSERVATION CODE

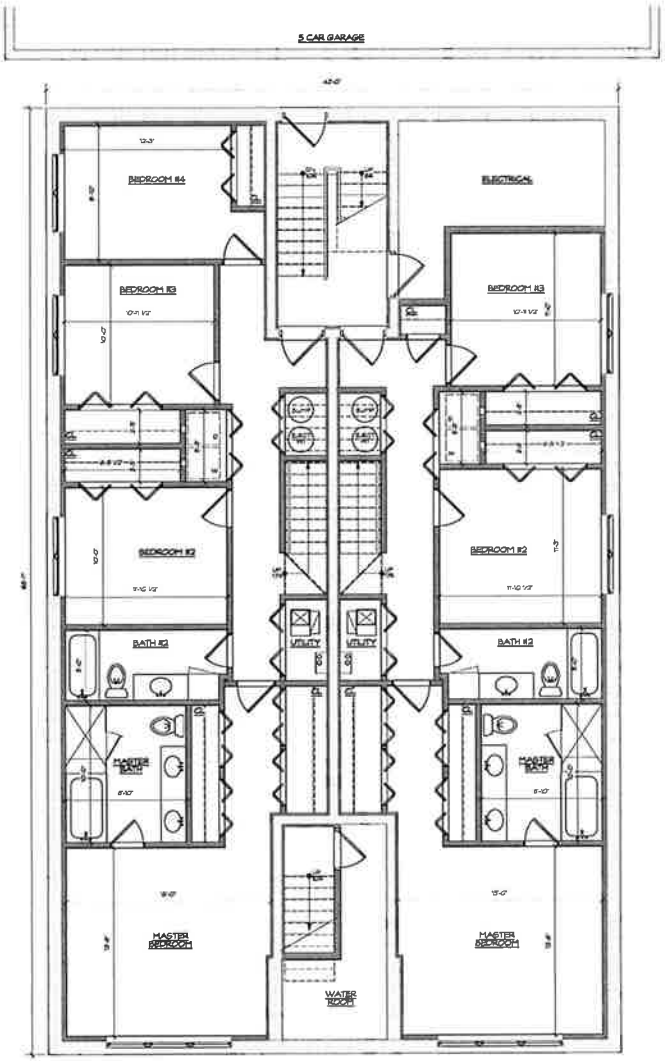
SIGNED _____ DATE _____
(ARCHITECT)
ILLINOIS LICENSE NUMBER 001-012278

THESE DRAWINGS ARE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE & BELIEF, ARE IN COMPLIANCE WITH THE CITY OF CHICAGO BUILDING CODE.

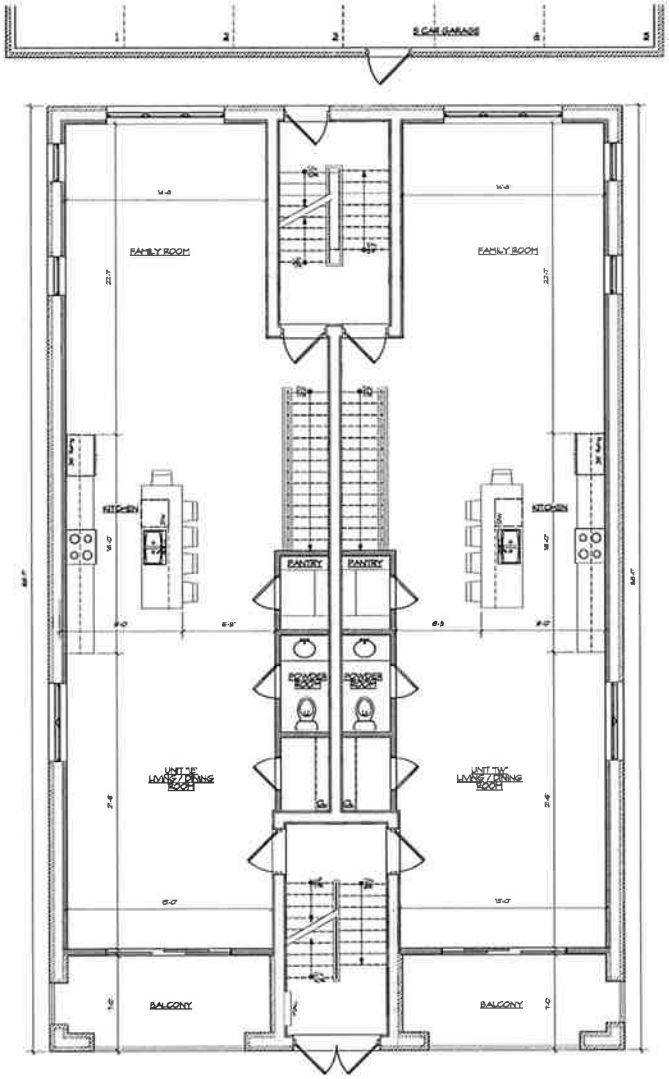
EXPIRES: 11/30/2027

PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006731
EXPIRES: 04/30/2028

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BASEMENT PLAN



1ST FLOOR PLAN

PARTITION LEGEND

WALL TO REMAIN
WALL TO BE REMOVED
WALL PERMIT TO BE REMOVED
STUDS TO REMAIN
WALL TO BE CONSTRUCTED
PARTITION CONSTR. TYPE
INCLUDES UL # - SIZE & HEIGHT A-5

0 5 10 15 20 FT
SCALE 1/4" = 1'-0"

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
7750 RIVER BIRCH WAY
LIBERTYVILLE, IL 60048
EMAIL: LSIMOVIC@COMCAST.NET
TEL: 773-956-9722

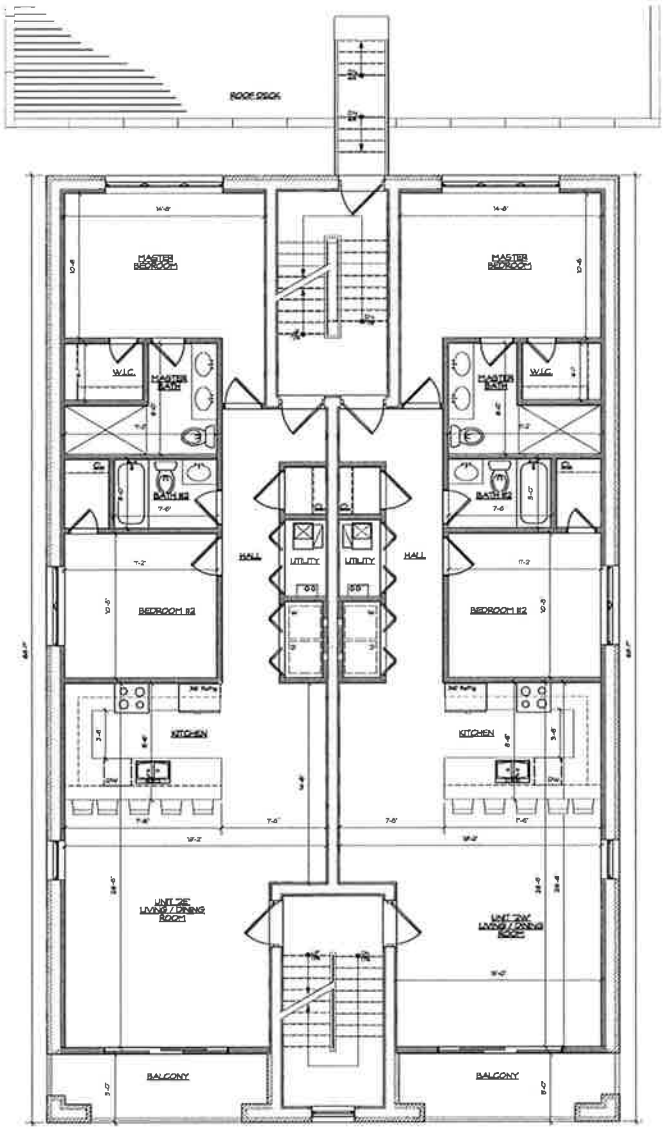
PROJECT:
NEW 3 STORY, 6 DWELLING UNIT, 1B BUILDING
1207-09 W. AUGUSTA BLVD
CHICAGO, IL 60622

OWNER:
1207-09 W. AUGUSTA
BLVD, LLC
1S140 RANCHO DELEYS CT.
BARRINGTON, IL 60010

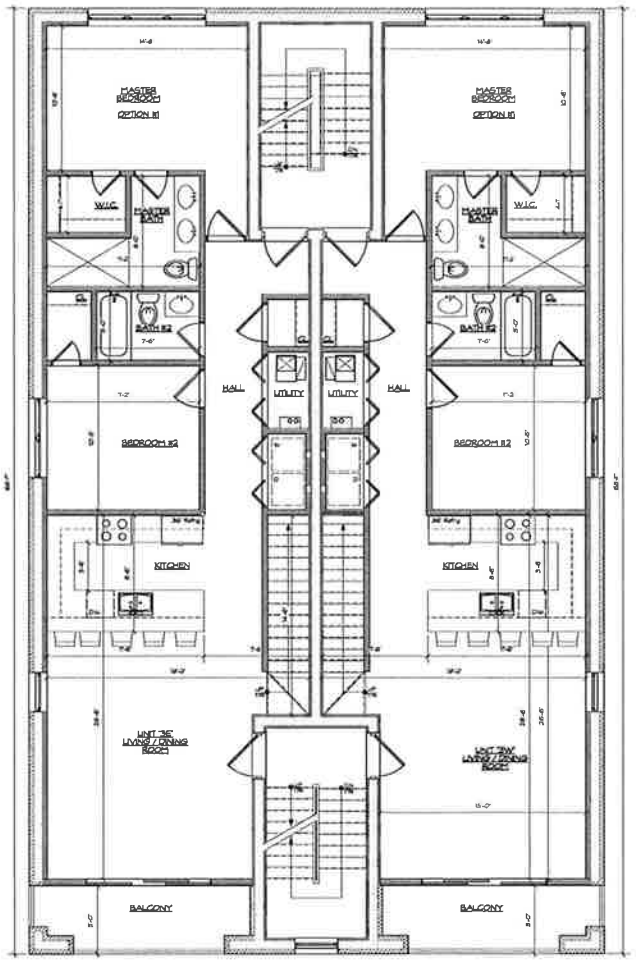
SHEET NAME:
BASEMENT & 1ST FL. PLANS

PROJECT: 26001
SCALE: AS NOTED
DATE:

A-2



2ND FLOOR PLAN



3RD FLOOR PLAN

PARTITION LEGEND

- WALL TO REMAIN
- WALL TO BE REMOVED
- WALL FINISH TO BE REMOVED STUDS TO REMAIN
- WALL TO BE CONSTRUCTED
- PARTITION CONSISTS TYPE INCLUDES UL # - SEE SHEET A-0

SCALE: 1/4" = 1'-0"

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1208 WEST ERIE #2W
CHICAGO, IL 60622
EMAIL: LASZLO.ARCHITECT@GMAIL.COM
TEL: 773-908-9722

PROGRESS PRINTS		
	DESIGN REVIEW	06/12/2020
	DESIGN REVIEW	04/14/2020
	DESCRIPTION	DATE

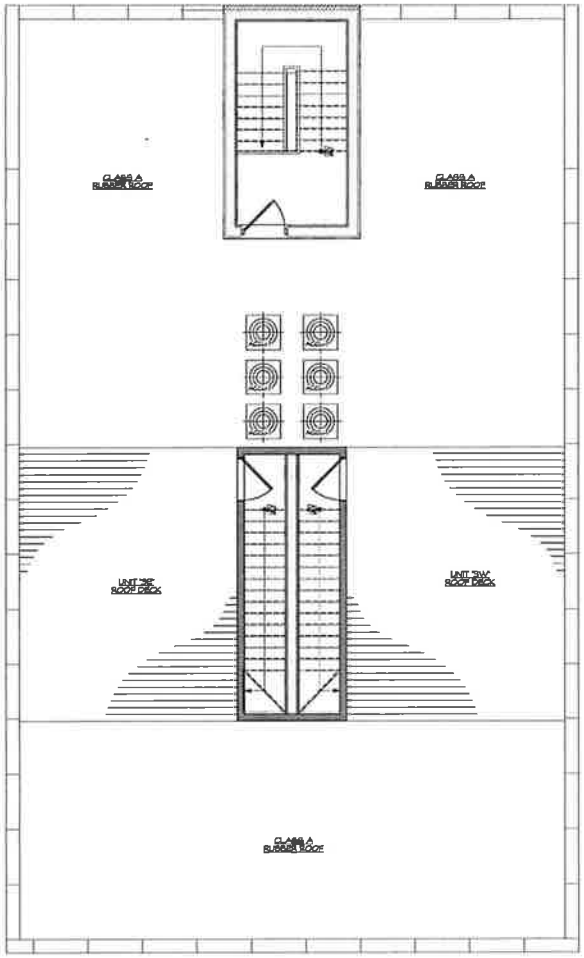
OWNER:
1207-09 W. AUGUSTA BLVD.
1207-09 AUGUSTA BLVD. LLC
BANNOCKBURN, IL 60015

PROJECT:
NEW 3 STORY, 6 DWELLING UNIT, TIE BUILDING
1207-09 W AUGUSTA BLVD
CHICAGO, IL 60622

SHEET NAME
2ND & 3RD FLOOR PLANS

PROJECT: 2000
SCALE: AS NOTED
DATE:

A-3



ROOF PLAN

PARTITION LEGEND

WALL TO REMAIN
WALL TO BE REMOVED
WALL FINISH TO BE REMOVED STUDS TO REMAIN
WALL TO BE CONSTRUCTED
PARTITION CONSTR. TYPE INCLUDES UL # - SEE SHEET A-5

0 5 10 15 20 FT
SCALE 1/4" = 1'-0"

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1735 RIVER PARK WAY
SHAUMBURG, IL 60173
TEL: 773-600-9722

NO	DESCRIPTION	DATE
	DESIGN REVIEW	04/19/2022
	DESIGN REVIEW	04/19/2022
	DESIGN REVIEW	04/19/2022

PROGRESS PRINTING

PROJECT:
NEW 3 STORY, 6 DWELLING UNIT, 1EE BUILDING
1607-09 W AUGUSTA BLVD
CHICAGO, IL 60622

OWNER:
1607-09 W. AUGUSTA BLVD
1607 HOLDINGS, LLC
BANNOCKBURN, IL 60015

SHEET TYPE
ROOF PLAN

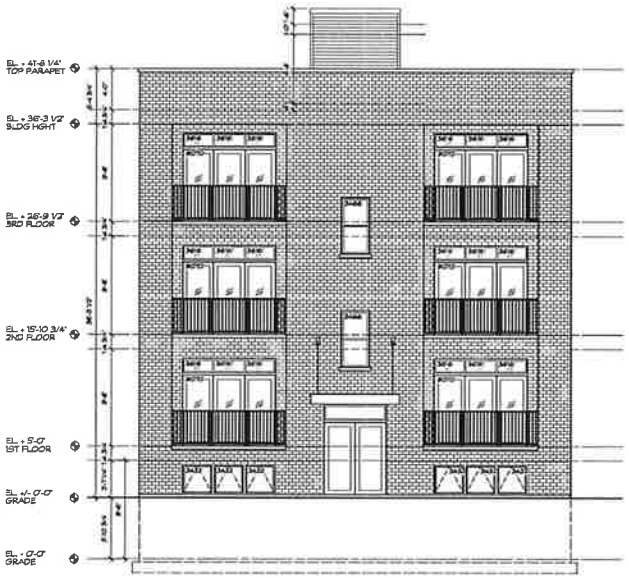
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SCALE: AS NOTED
DATE:

A-4



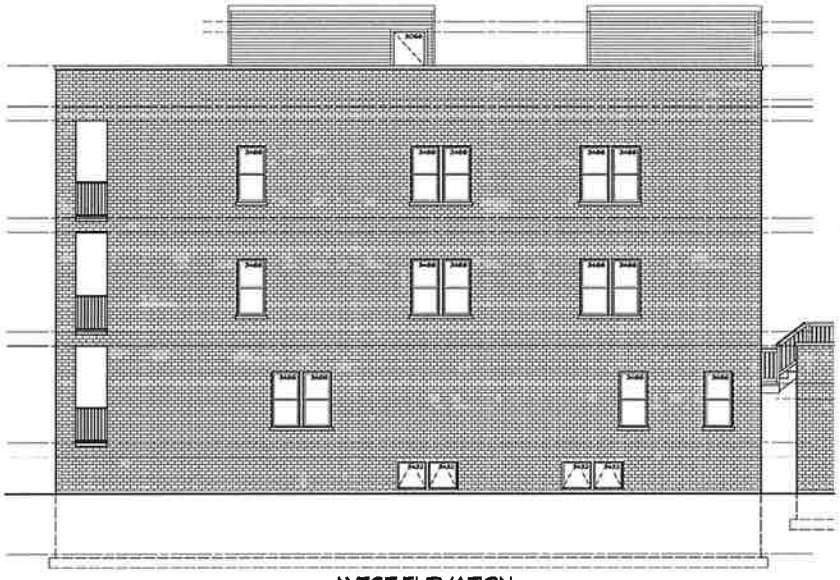
EAST ELEVATION

SCALE 1/4" = 1'-0"



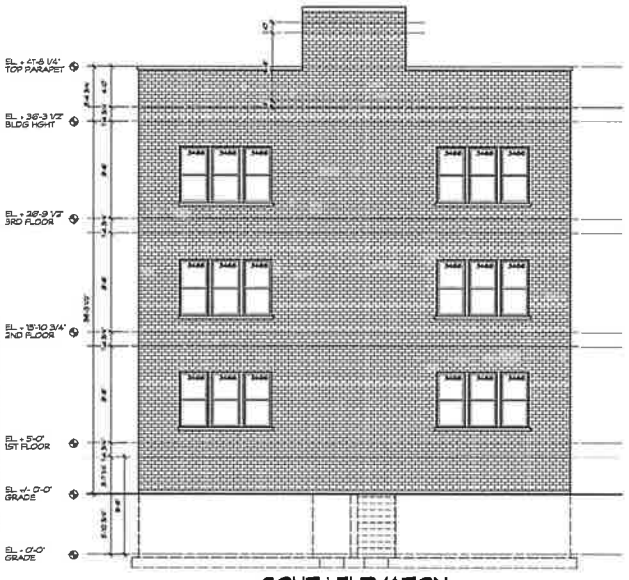
NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



SCALE 3/16" = 1'-0"

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
1000 TOWNLEY COURT
VERNON HILLS, IL 60061
EMAIL: LSIMOVIC@COMCAST.NET
TEL: 773-960-6222

NO.	DESCRIPTION	DATE
	PROGRESS PRINTING	
	DESIGN REVIEW	05/31/2022
	DESIGN REVIEW	06/30/2022
	DESIGN REVIEW	08/15/2022

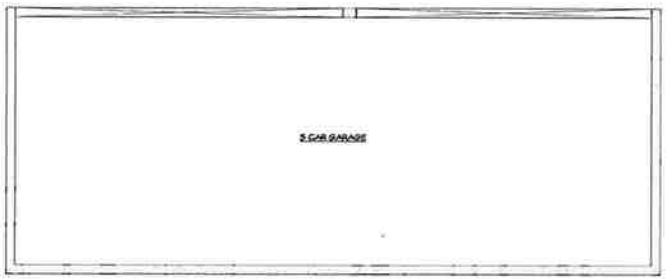
PROJECT:
NEW 3 STORY, 6 DWELLING UNIT, RB BUILDING
5077-09 W. AUGUSTA BLVD
CHICAGO, IL 60622

OWNER:
5077-09 W. AUGUSTA LLC
2151 RADCLIFFE CT.
BANNOCKBURN, IL 60015

SHEET NAME
ELEVATIONS

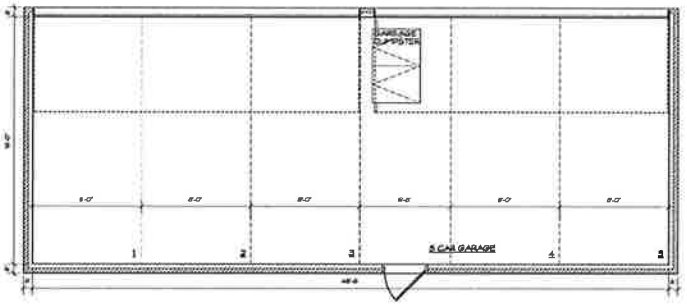
PROJECT: 2B001
SCALE: AS NOTED
DATE:

A-5



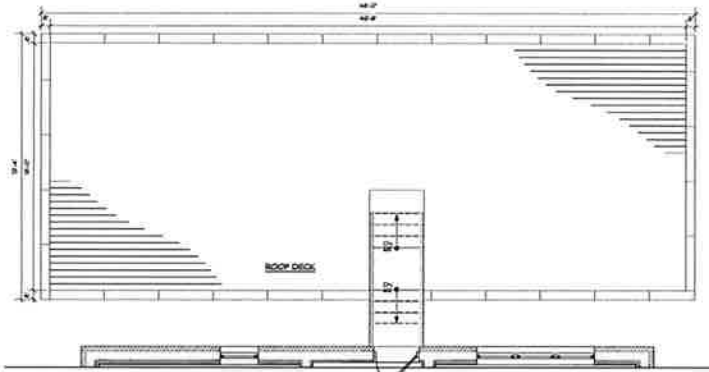
GARAGE FNDN PLAN

SCALE 1/4" = 1'-0"



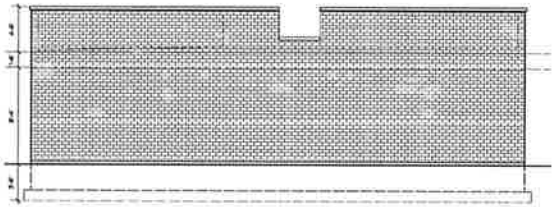
GARAGE PLAN

SCALE 1/4" = 1'-0"



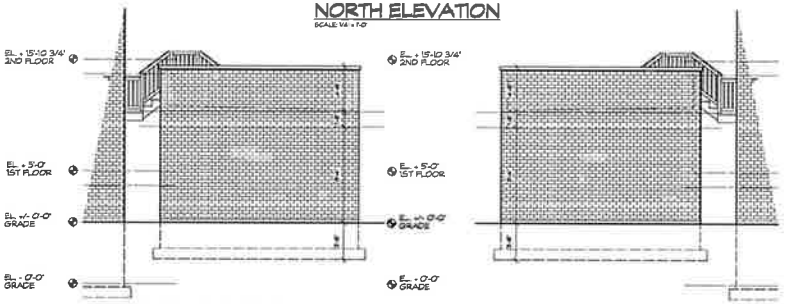
GARAGE ROOF DECK

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

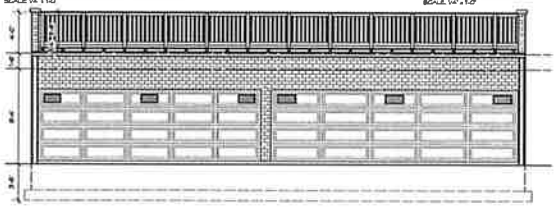


WEST ELEVATION

SCALE 1/4" = 1'-0"

EAST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

LASZLO SIMONS ARCHITECTS, L.L.C.
1150 RIVER BEND WAY
LIBERTYVILLE, IL 60048
PH: 773-406-9222
TEL: 773-406-9222

PROGRESS PRINTS

NO	DESCRIPTION	DATE
	DESIGN REVIEW	04/22/2022
	DESIGN REVIEW	05/18/2022

PROJECT:
NEW 3 STORY, 6 DWELLING UNIT, 18 BUILDING
5059 W. AUGUSTA BLVD
CHICAGO, IL 60622

OWNER:
5059 W. AUGUSTA LLC
2 S BROADVIEW CT
BANNOCKBURN, IL 60015

SHEET NAME
GARAGE PLANS

PROJECT: 2202.1

SCALE: AS NOTED

DATE:

A-6