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

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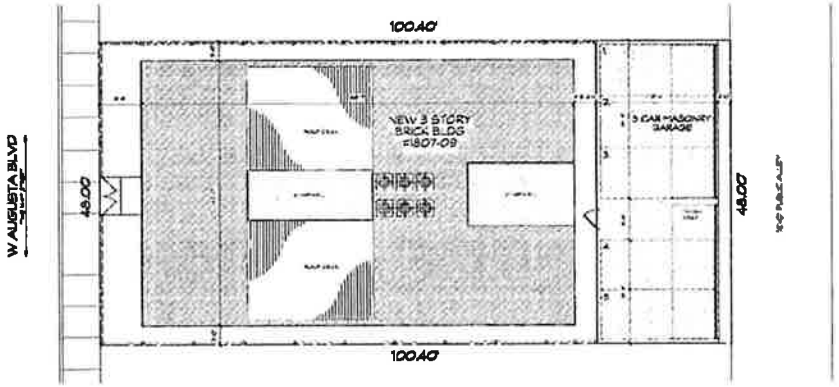
NEW 3 STORY, 6 DWELLING UNIT, IIIA BUILDING W/ ON SITE MASONRY GARAGES (5 SPACES)

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: 773-908-2222

ISSUED FOR PERMIT: _____



NEW SITE PLAN

SCALE 1/8" = 1'-0"

I CERTIFY THAT I AM THE REGISTERED ILLINOIS 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 ILLINOIS ENERGY CONSERVATION CODE

SIGNED _____ DATE _____
ARCHITECT
ILLINOIS LICENSE NUMBER 001-007219

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

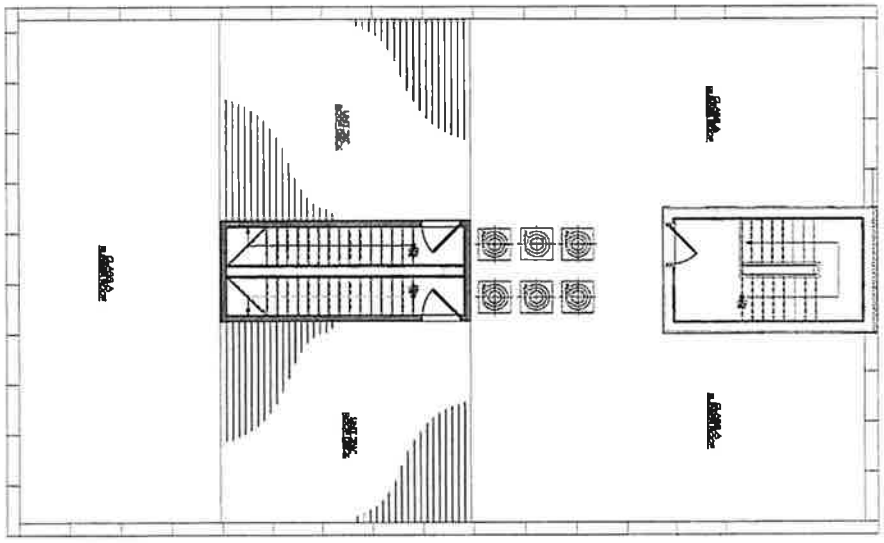
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EXPIRES 04/30/2024

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ROOF PLAN

PARTITION LEGEND

A-4	OWNER: 1607-09 W. AUGUSTA BLVD 13 S BROADLEYS CT BANNOCKBURN, IL 60015	PROJECT: NEW 3 STORY, 6 DWELLING UNIT, RE BUILDING 1607-09 W AUGUSTA BLVD CHICAGO, IL 60622	LASZLO SIMOVIC, ARCHITECTS, L.L.C. 1780 RIVER BIRCH WAY LIBERTYVILLE, IL 60048 EMAIL:LASZLOSIMOVIC@GMAIL.COM TEL: 773-905-9222

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