FINAL FOR PUBLICATION

17-13-0303-C(1) Type 1 Narrative & Plans – 1736 North Winchester Avenue, Chicago, IL

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 2,904 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change to permit the construction of a new three-story single-family home and detached garage with two (2) off-street parking spaces. The building will measure 35 ft.-10 3/8 inches in height.

(A) The Project's Floor Area Ratio: 3,358.12 square feet (1.16 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 2,904 square feet per D.U. (1 residential unit)

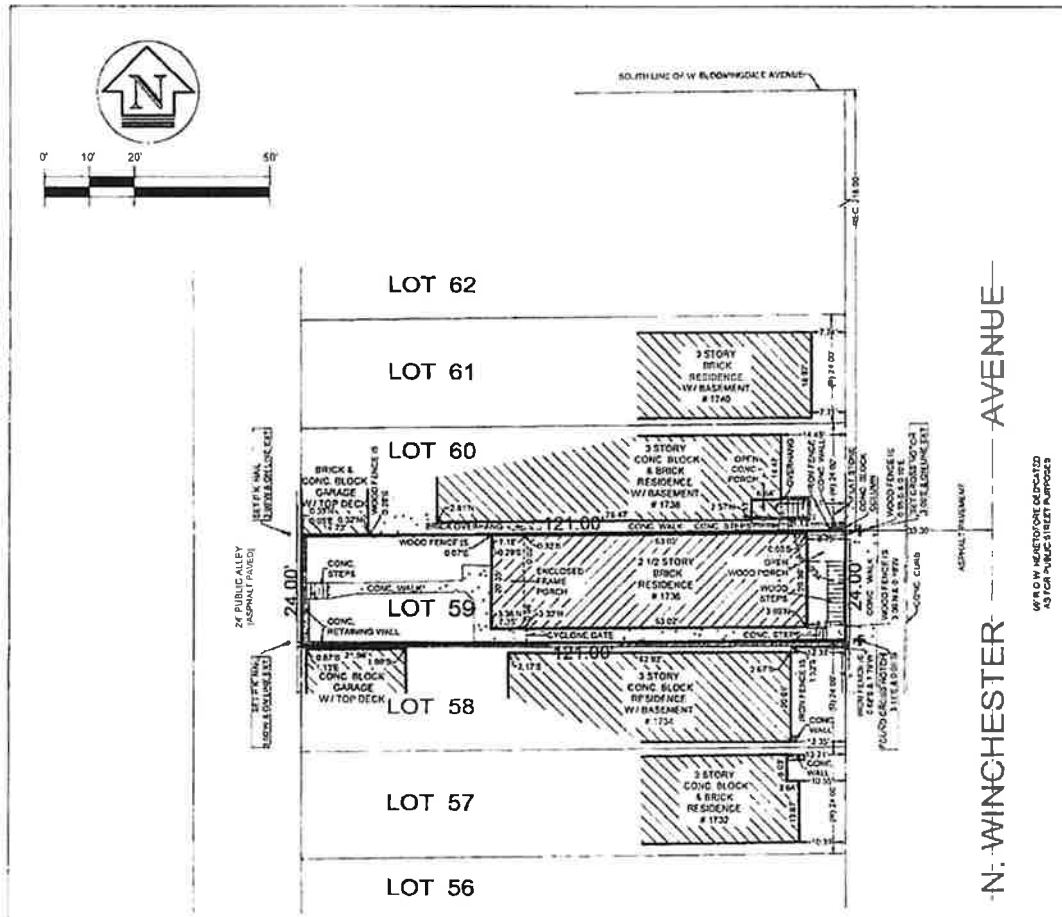
(C) The amount of off-street parking: 2 parking spaces

(D) Setbacks:

a. Front Setback: 11 ft.-3 inches (proposed)
b. Side Setbacks:
North Side: 3 ft. (proposed)
South Side: 2 ft. (proposed)
c. Rear Setback: 37 ft.-5 inches (proposed)

(E) Building Height: 37 ft.-10 3/8 inches (proposed)

FINAL FOR PUBLICATION



LEGEND ABBREVIATIONS

(R) = RECORD DATA

ORDERED BY: BARRET HOMES		
SCALE : 1" = 15'		
DATE : AUGUST 9, 2024		
FILE No.: 2024 - 31703	DATE	REVISION

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF

LOT 59 IN BLOCK 37 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS 1736 N. WINCHESTER AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 14 - 31 - 416 - 027 - 0000

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, AUGUST 9, A.D., 2024

ROY G. LAWNICZAK CHICAGO, IL

BY _____

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2292
LICENSE EXPIRES NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

3 STORY FRAME 5A SINGLE FAMILY RESIDENCE W/ NFPA SPRINKLER, BASEMENT, ROOF DECK AND DETACHED MASONRY 3B GARAGE W/ ROOF DECK
1736 NORTH WINCHESTER AVE., CHICAGO, IL

CODE MATRIX

ITEM	SHEET	CODE REFERENCE	DRAWING REQUIREMENT	NOTES	N/A	LOCATION / SHEET NO.

CODE MATRIX

ITEM	SHEET	CODE REFERENCE	DRAWING REQUIREMENT	NOTES	N/A	LOCATION / SHEET NO.

DRAWING INDEX

A0.1	
A0.2	
A1.0	
A1.1	
A1.2	
A2.1	
A2.2	
A2.3	
A3.1	
A3.2	
A4.1	
A4.2	
A4.3	
A4.4	
A5.1	
A5.2	
M1.1	
M1.2	
E1.0	
E1.1	
E1.2	
P1.0	
P1.1	

APPLICABLE CODES

ZONING: 2024 CHICAGO ZONING ORDINANCE

MECHANICAL: 2014 CHICAGO BUILDING CODE

PLUMBING: 2014 CHICAGO PLUMBING CODE

BUILDING: 2014 CHICAGO BUILDING CODE

ELECTRICAL: 2014 CHICAGO BUILDING CODE

LANDSCAPE: 2024 CHICAGO ZONING CODE

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE STANDARD. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST IN THIS WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE STEPS NECESSARY TO REMEDY THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCE OF SUCH FAILURES. ACTIONS TAKEN WITHOUT ADEQUATE AND CORRECT BY THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK OR RECOMMENDATIONS, SHALL RELIEVE THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING ACTION NOT THE ARCHITECT

ARCHITECT'S STATEMENT & SEAL

I HEREBY STATE THAT THESE PLANS HAVE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODES AND ORDINANCES

STATE OF ILLINOIS — LICENSED ARCHITECT — EXPIRES 11-30-26

360 DESIGN STUDIO II

CHICAGO, IL 60614
p. 312.842.3333
f. 312.842.3330

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL 12.12.2024
HEARING MODIFICATION 1.17.2025
BZA SUBMITTAL 1.31.2025

PROJECT NAME

NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE
1736 N. WINCHESTER AVE.
CHICAGO, IL

SHEET NAME

MATRIX AND DRAWING INDEX

SHEET

A0.1

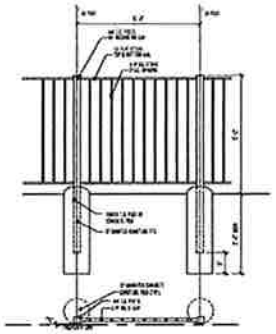
FINAL FOR PUBLICATION



1732 N. WINCHESTER



1738 N. WINCHESTER



ORNAMENTAL IRON FENCE

SITE PLAN

NORTH WINCHESTER AVE.
TWO WAY TRAFFIC

PROTECTION STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT SECTION 7-28-120 OF THE CHICAGO BUILDING CODE REQUIRES THAT ALL EXCAVATIONS BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND SHALL BE REMOVED BY CONTRACTOR & RESIDENT THREE # DAMAGE

WARNING FROM D.I.G.G.E.R

BEFORE YOU DIG CALL 1-312-744-7000

AVERAGE SETBACK DATA	
	ACTUAL SETBACK

CITY OF CHICAGO ZONING DATA			
CATEGORIES		REQUIRED	PROPOSED
FRONT SETBACK			
	NORTH		
	SOUTH		

360 DESIGN STUDIO II

2433 S. ARCHER AVE
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CHICAGO, IL 60616
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f. 312.842.3333

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	12.12.2024
HOUSE MODIFICATION	1.07.2025
ZBA COMMENTS	1.31.2025

PROJECT NAME

NEW 2 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE
1736 N. WINCHESTER AVE.
CHICAGO, IL

STATE OF ILLINOIS
FELLOW HUNTSMAN
LICENSED ARCHITECT
EXPIRES: 11.30.26

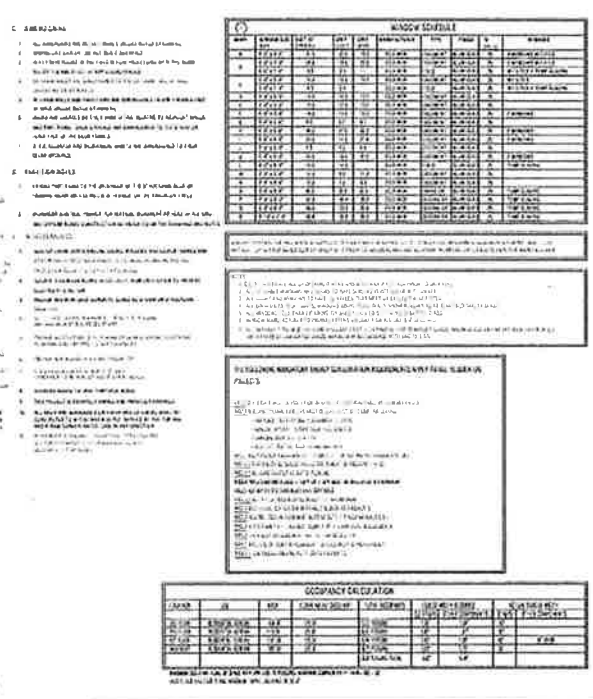
SHEET NAME
SITE PLAN

SHEET
A0.2
NUMBER

FINAL FOR PERMIT

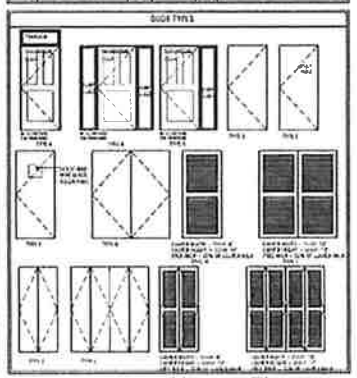
GENERAL NOTES

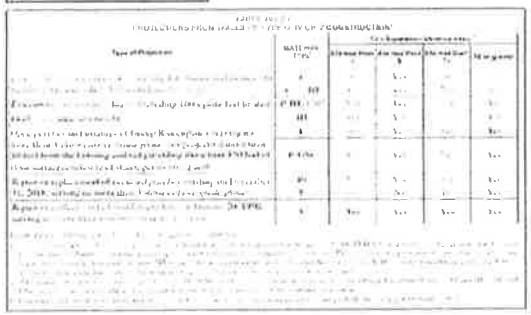






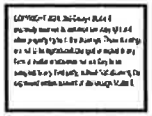




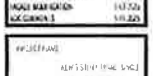


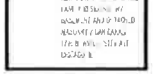








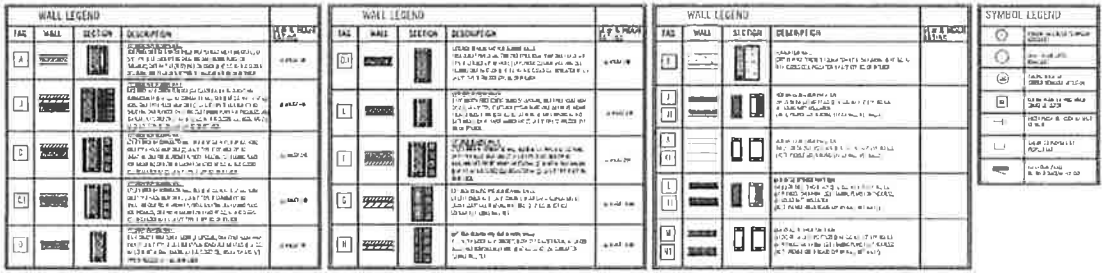


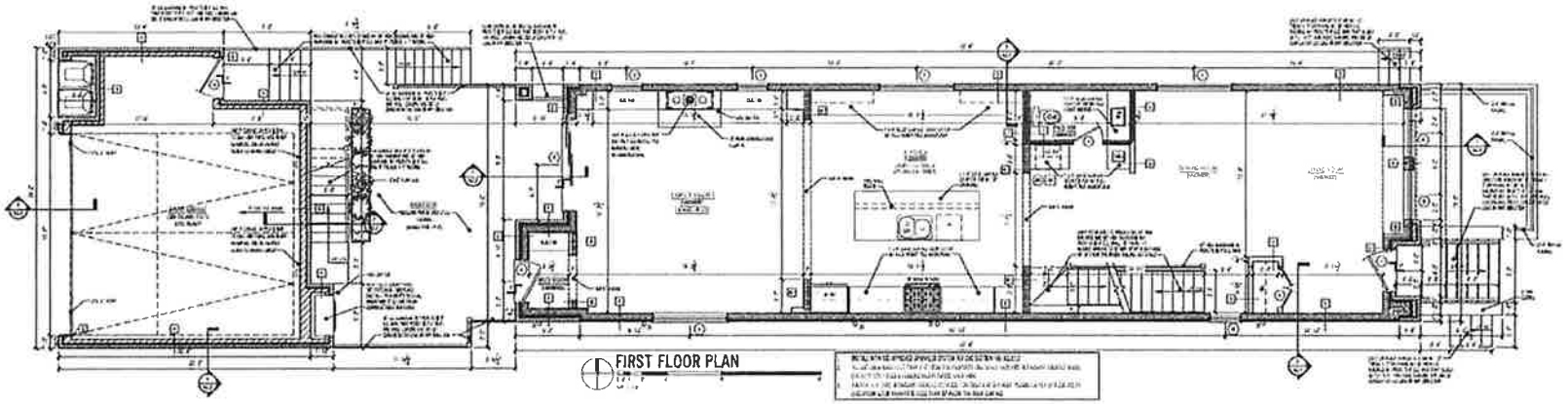


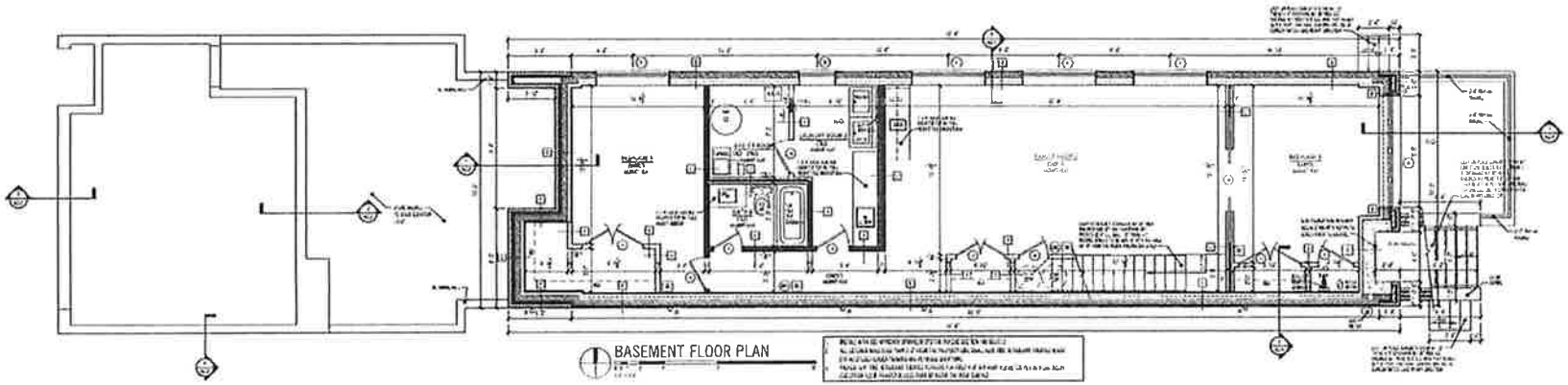












360 DESIGN STUDIO

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Chicago, IL 60606
p 312.882.3303
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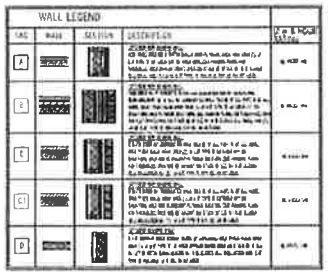
PROJECT NAME
NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE
1234 N. WASHINGTON AVE.
CHICAGO, IL

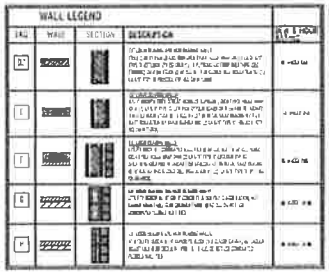
BOARD OF DIRECTORS
FRANK LLOYD WRIGHT
LICENSED ARCHITECT

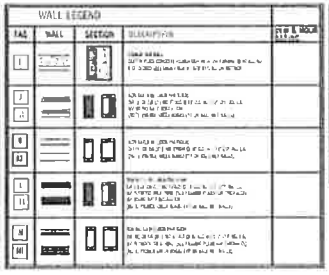
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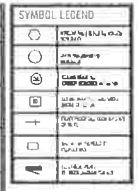
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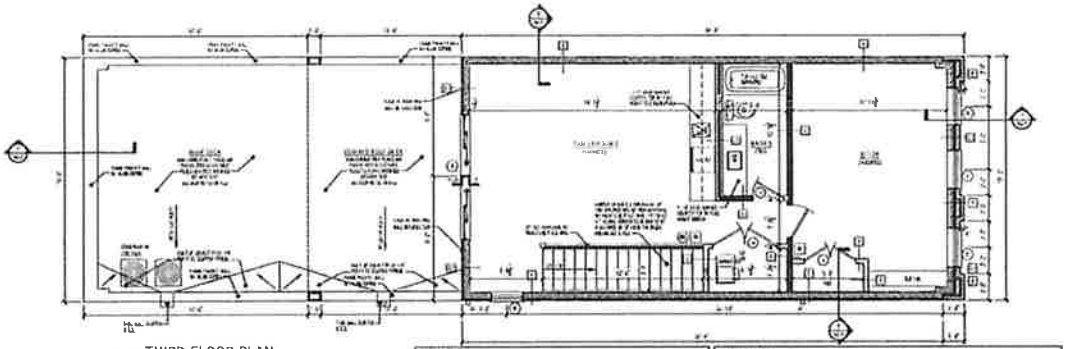
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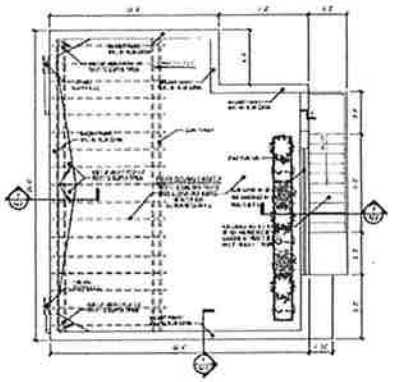


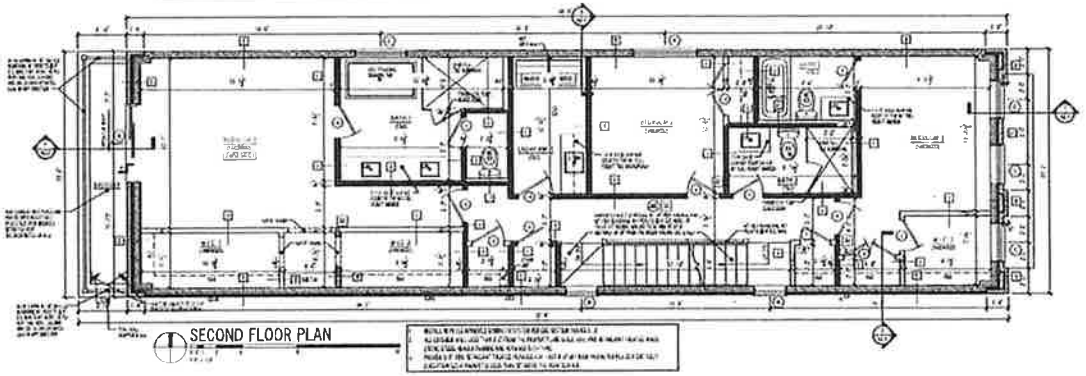






THIRD FLOOR PLAN





SECOND FLOOR PLAN

360 DESIGN STUDIO

DESIGN STUDIO

SUBMITTAL DATES

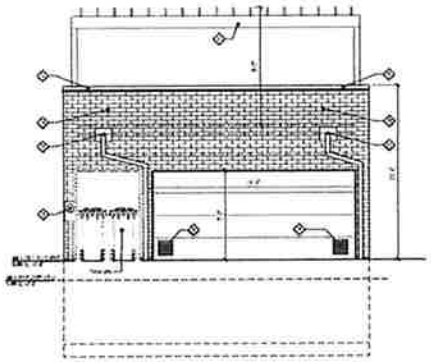
PROJECT NAME

FLOOR PLANS

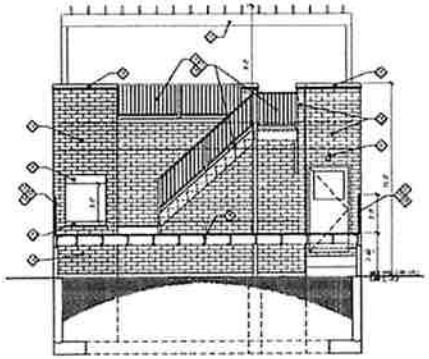
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NUMBER

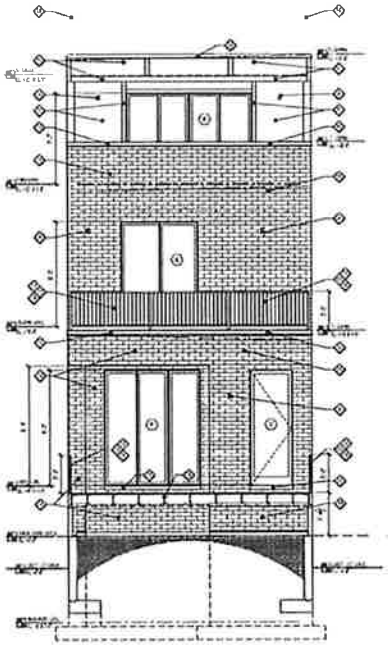
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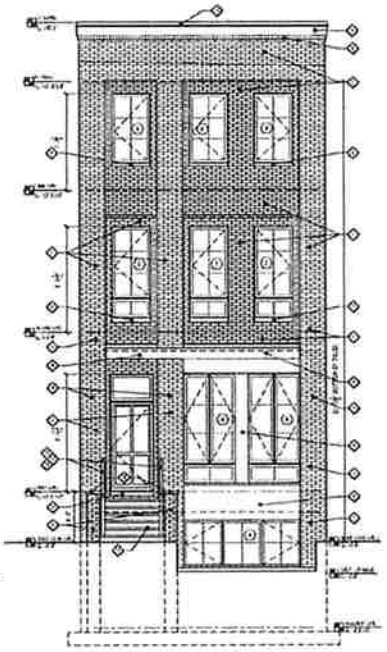
GARAGE WEST ELEVATION



GARAGE EAST ELEVATION



WEST ELEVATION



EAST ELEVATION



360 DESIGN STUDIO

3600 N. ASHLAND AVE.
SUITE 1C
CHICAGO, IL 60613
p 312.867.1225
f 312.867.1226

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	12.13.2024
PACKET MODIFICATION	1.07.2025
DOE COMMENTS	1.31.2025

PROJECT NAME

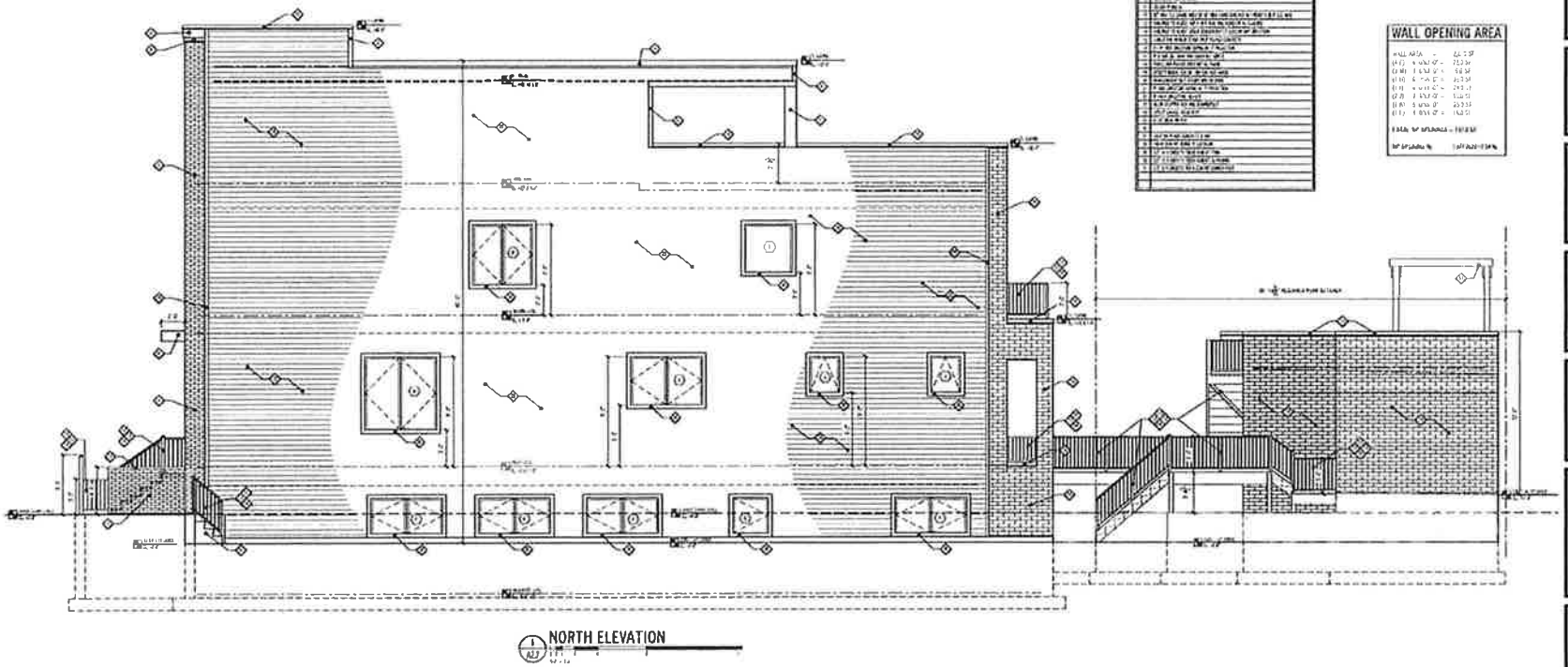
NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY CAR GARAGE
1026 N. WOLCOTT, U.N.I.
CHICAGO, IL

STATE OF ILLINOIS
REGISTERED ARCHITECT

SHEET NAME
ELEVATIONS

SHEET
A2.1
NUMBER

FINAL FOR PUBLICATION



NORTH ELEVATION

ELEVATION KEYNOTES

WALL OPENING AREA

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL 12.12.2024
PLANS MODIFICATION 1.17.2025
ADA COMMENTS 3.13.2025

PROJECT NAME

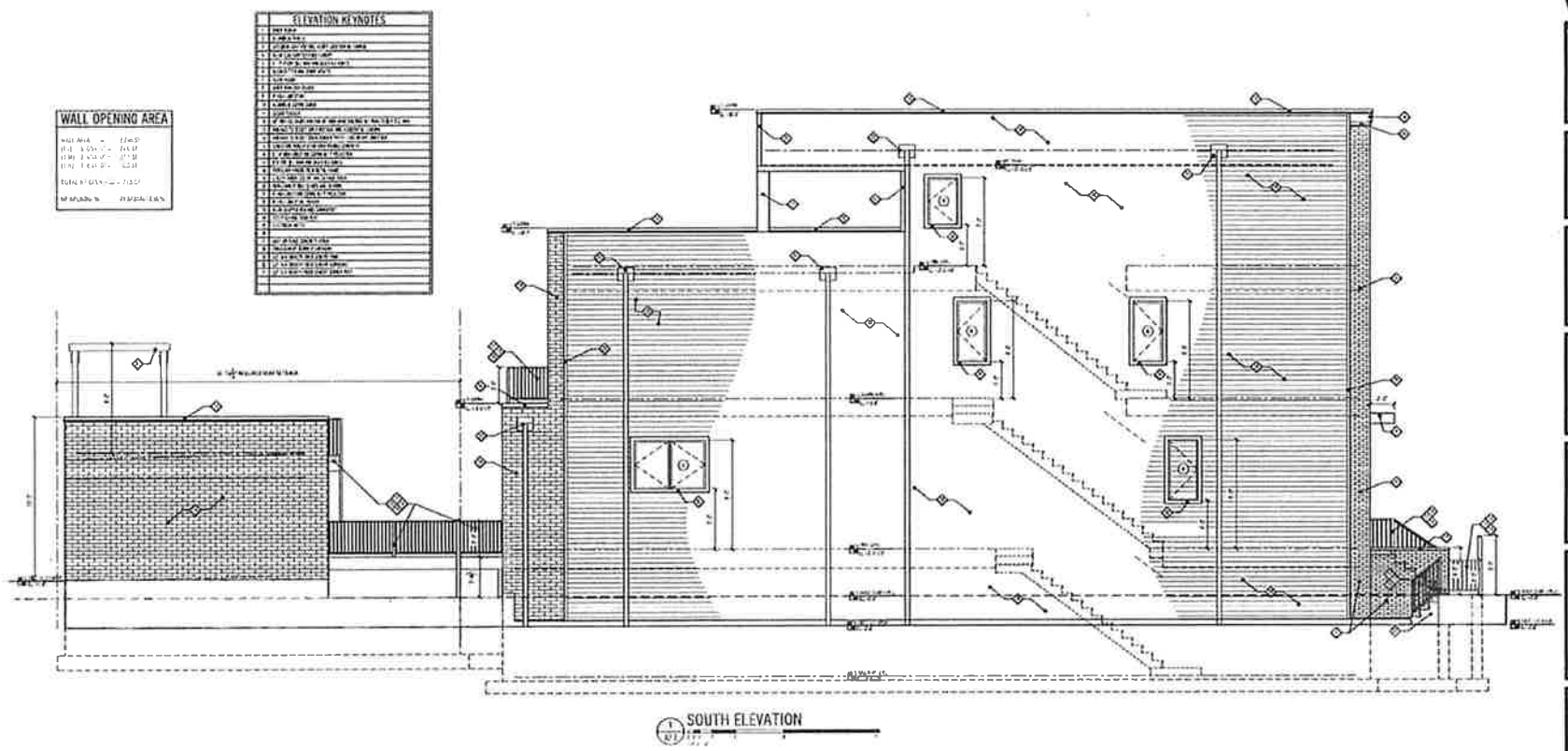
NEW 3 STORY TRANSITIONAL SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE AND DETACHED ADU

[redacted]
CHICAGO, IL

SHEET NAME
ELEVATIONS

SHEET NUMBER
A2.2

FINAL FOR PERMIT



SOUTH ELEVATION

DESIGN STUDIO II
3455 S. ARCHER AVE
SUITE
CHICAGO, IL 60609
p. 312.842.2222
f. 312.842.2255

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL	10.07.2024
ISSUED FOR REVIEW	11.07.2024
ADD COMMENTS	11.07.2024

PROJECT NAME

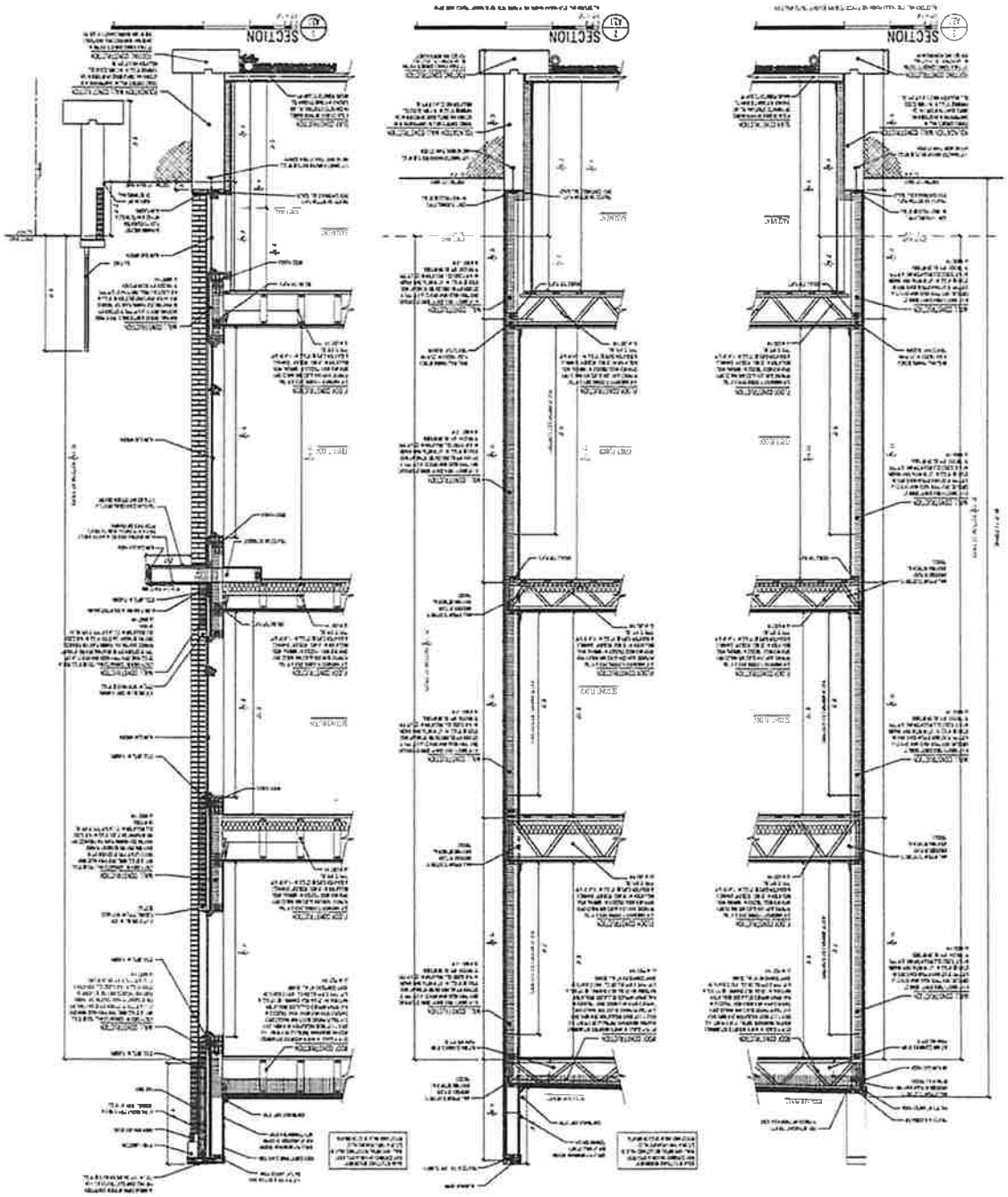
NEW 3 STORY FRAME SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MASONRY 2 CAR GARAGE
1438 N. HOYNE STREET
CHICAGO, IL

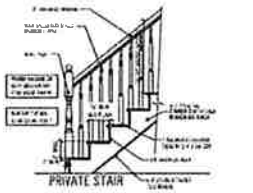
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ELEVATIONS

SHEET
A2.3
ADDED

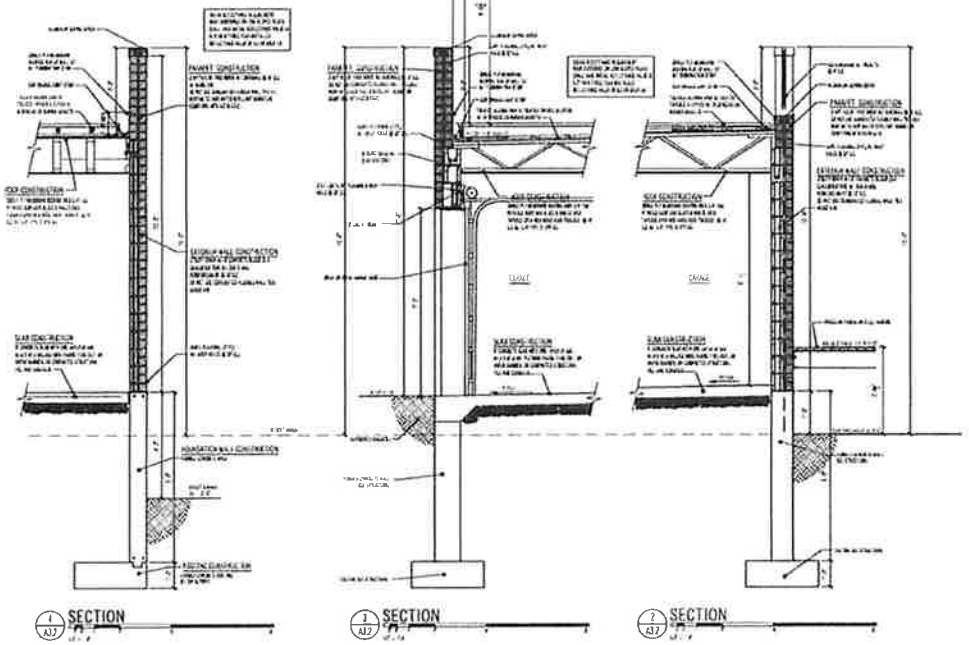
PRELIMINARY NOT FOR CONSTRUCTION

FINAL FOR PUBLICATION





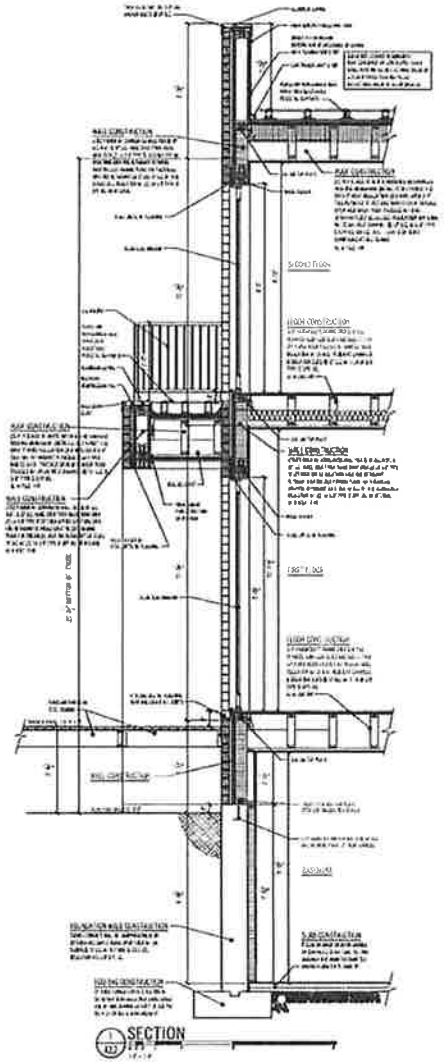
5 / A3.1 INTERIOR STAIR DETAILS



1 / A3.2 SECTION

3 / A3.2 SECTION

2 / A3.2 SECTION



1 / A3.2 SECTION

360 DESIGN STUDIO II

2440 S. ARCHER AVE
SUITE 01
CHICAGO, IL 60616
p. 312.842.3360
f. 312.842.3366

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SUBMITTAL DATES

ZONING CHANGE SUBMITTAL 12.18.2024
ZONING MODIFICATION 1.08.2025
ARC COMMENTS 1.17.2025

PROJECT NAME

NEW 3 STORY (TWO) SINGLE FAMILY RESIDENCE W/ BASEMENT AND DETACHED MULTI-UNIT (TWO) GARAGE
2436 W. WRIGHTWOOD AVE.
CHICAGO, IL

LICENSED ARCHITECT

SHEET NAME
SECTIONS

SHEET
A3.2
NUMBER

PROPOSED