



City of Chicago



O2018-3411

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/18/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1737-1741 N Western Ave - App No. 19635T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 5-H in the area bounded by

West St. Paul Avenue; the alley next east of and parallel to North Western Avenue; a line 70.50 feet south of and parallel to West St. Paul Avenue; and North Western Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 1737-1741 North Western Avenue

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17-13-0303-C (1) Narrative Zoning Analysis and Plans for 1731-1741 N. Western Ave.

Proposed Zoning: B2-3

Lot Area: 7,614 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story residential building. The proposed building will contain twenty-five (25) dwelling units. Onsite garage parking for seven (7) cars will be provided. Twenty-eight (28) onsite bicycle spaces will be provided. One (1) loading berth will be provided within the proposed building. The proposed building will measure 49 feet-11 inches in height. The proposed development qualifies as a Transit Orient Development because it is located within 1,020 linear feet of the Western Ave. Blue Line Station. All three (3) ARO units will be provided within the proposed building. Four (4) of the proposed dwelling units will be handicapped accessible.

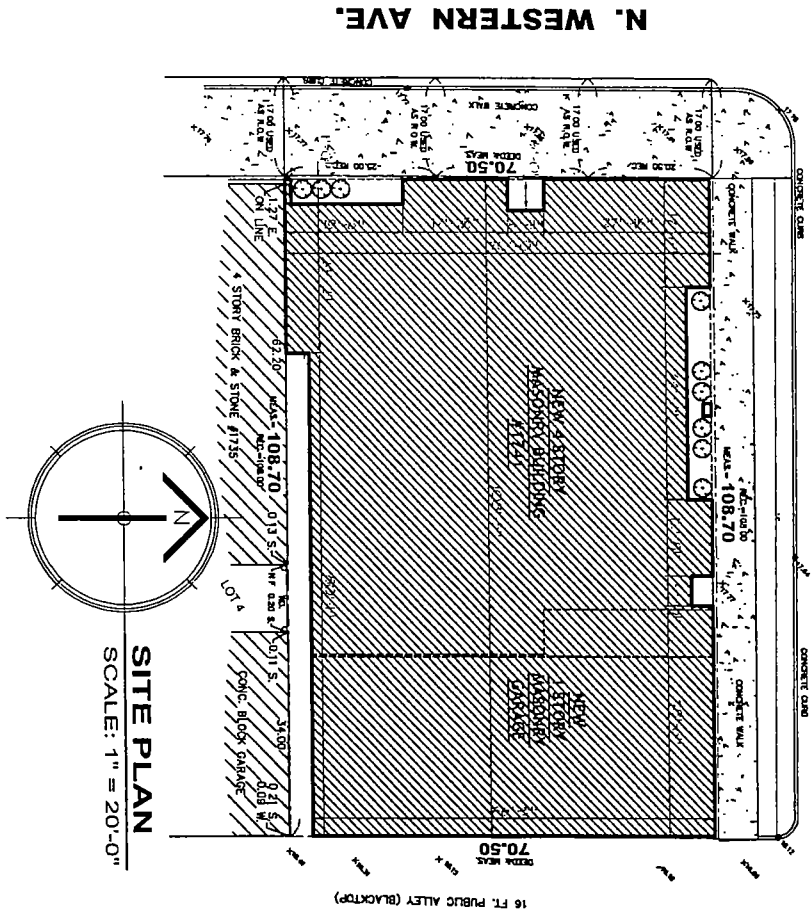
- (a) The Project's floor area ratio: 3.47
- (b) The project's density (Minimum Lot Area Per Dwelling Unit): 304.56 square feet *(TOD)
- (c) The amount of off-street parking: 7 parking spaces *(TOD)
- (d) Setbacks:
 - Front Setback: 0
 - North Side Setback: 0
 - South Side Setback: 0
 - Rear Setback: 0
- (e) Building Height: 49 feet and 11 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

*17-3-0402-B

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SITE PLAN
SCALE: 1" = 20'-0"

ZONING ANALYSIS

CURRENT ZONING DISTRICT - B 3-2
PROPOSED ZONING DISTRICT - B 2-5

LOT AREA: 7,655.6 SF

MINIMUM LOT AREA PER UNIT (Square Feet)	ALLOWED 200	PROPOSED 25 units
	7,655.6 / 200 = 38 units	

FRONT YARD SETBACK	REQUIRED Sec. 17-3-0404	PROPOSED NOT REQUIRED
REAR YARD SETBACK	NOT REQUIRED Sec. 17-3-0405	PROPOSED 30' FOR DWELLING UNITS
SIDE YARD SETBACK	NOT REQUIRED Sec. 17-3-0406	PROPOSED NOT REQUIRED

MAX HEIGHT (AND COMMERCIAL SPACES)	REQUIRED Sec. 17-3-0408	PROPOSED 60'-0"
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MAX. FLOOR AREA RATIO	ALLOWED 15.0% L.A. = 38,278.0 SF	PROPOSED 26,406.5 SF
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FLOOR AREA SCHEDULE		FLOOR AREA
BASEMENT	NOT INCLUDED IN F.A.R.	3,046.0 SF
CANVALE	NOT INCLUDED IN F.A.R.	2,050.0 SF
1st FLOOR		5,026.5 SF
2nd FLOOR		5,345.0 SF
3rd FLOOR		5,345.0 SF
4th FLOOR		5,345.0 SF
5th FLOOR		5,345.0 SF
TOTAL		26,406.5 SF

AO

SHEET NO

DRAWING LIST
SITE PLAN

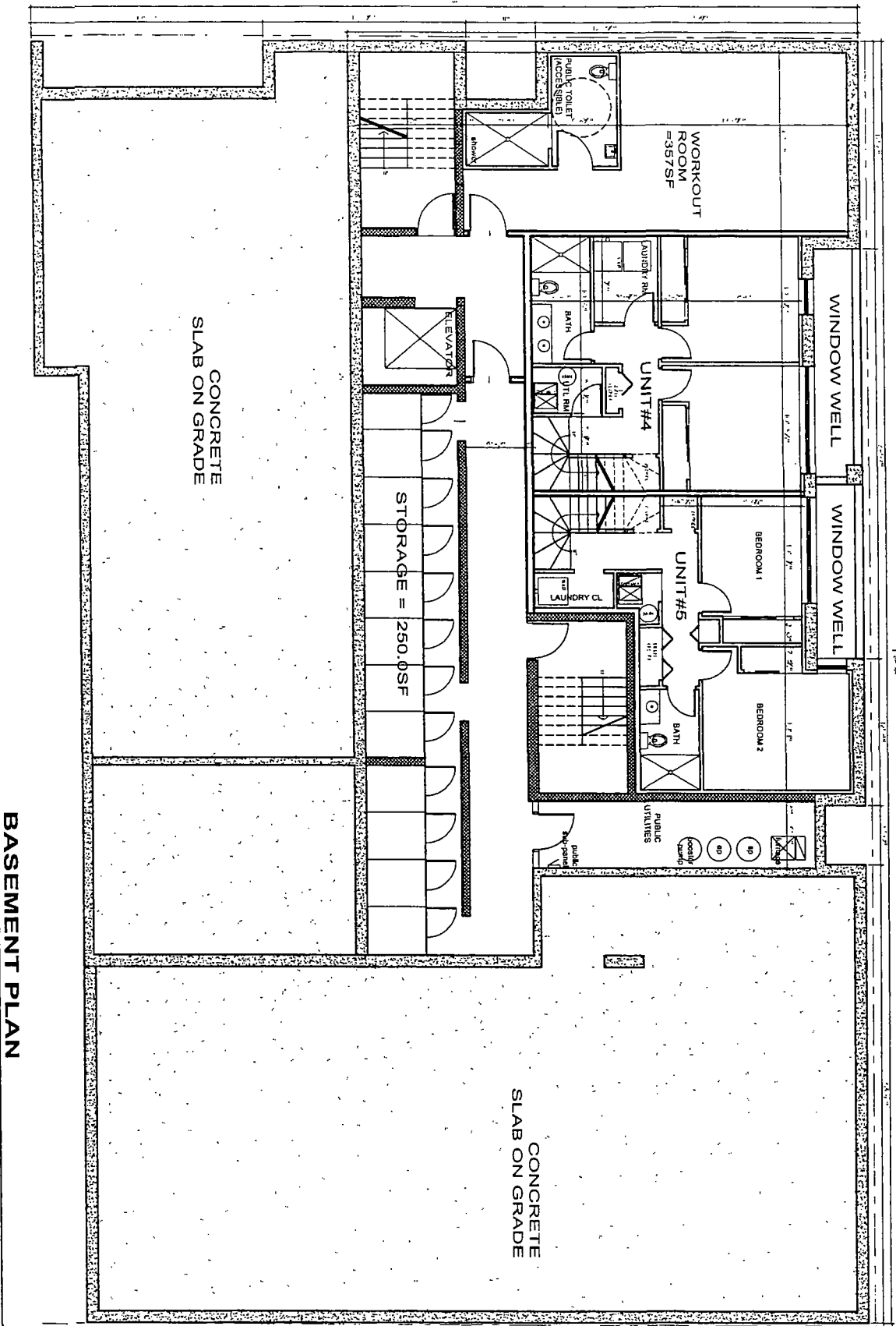
MULTI-FAMILY BUILDING - 25 units
1741 N WESTERN AVE CHICAGO

JOB NO 1665
DRAWN BY
ANDY KACPRZYNSKI
ADRIAN UROGONOWICZ

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ISSUE DATES	
DATE	DESCRIPTION
12.05.2016	PRELIMINARY DWG
01.14.2017	PRELIMINARY DWG
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01.21.2018	PRELIMINARY DWG



BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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A1

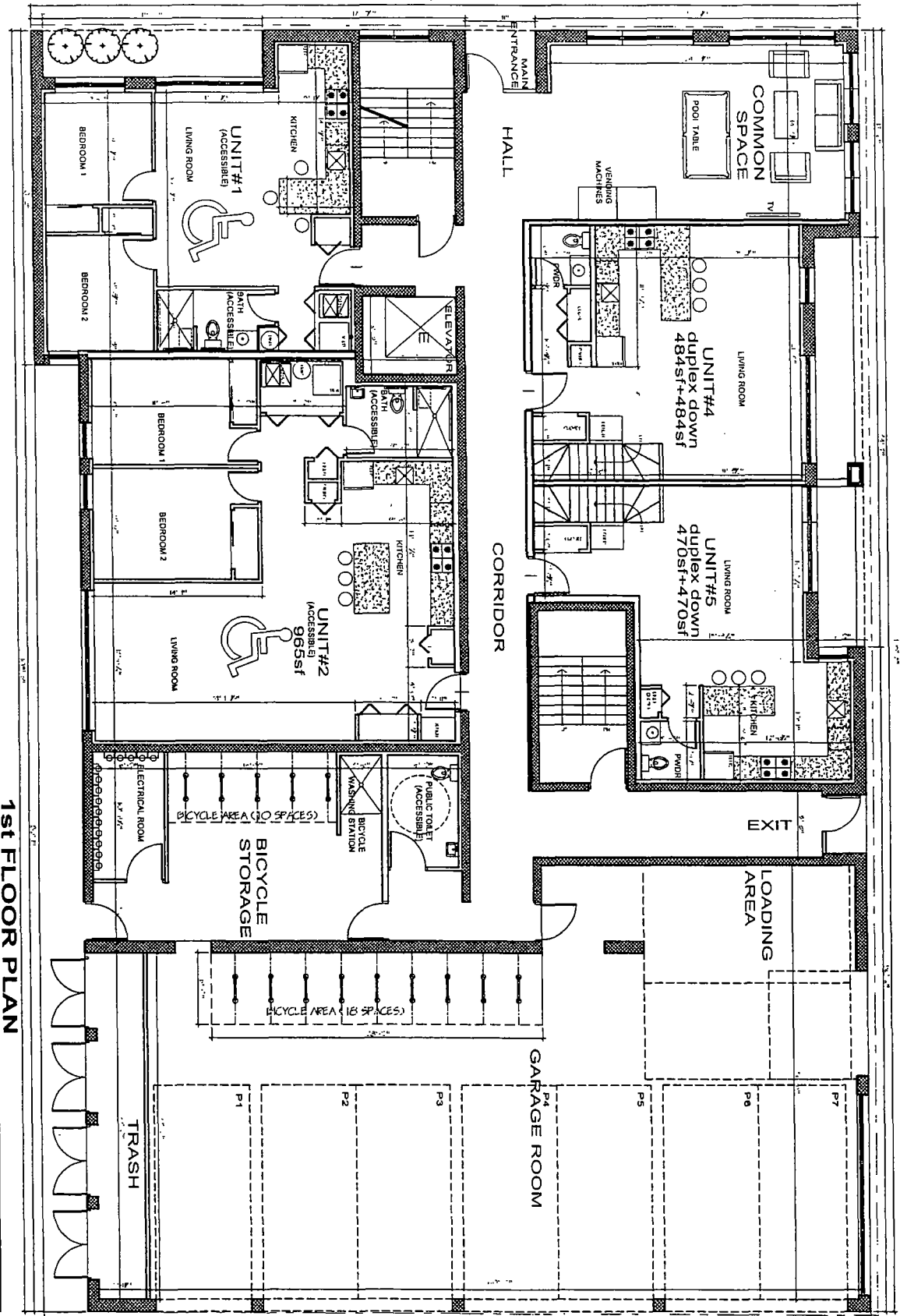
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BASEMENT PLAN	
JOB NO	1665
DRAWN BY: ANDY KACPRZYNSKI ADRIAN URBANOWICZ	
MULTI-FAMILY BUILDING -25 units 1741 N WESTERN AVE CHICAGO	

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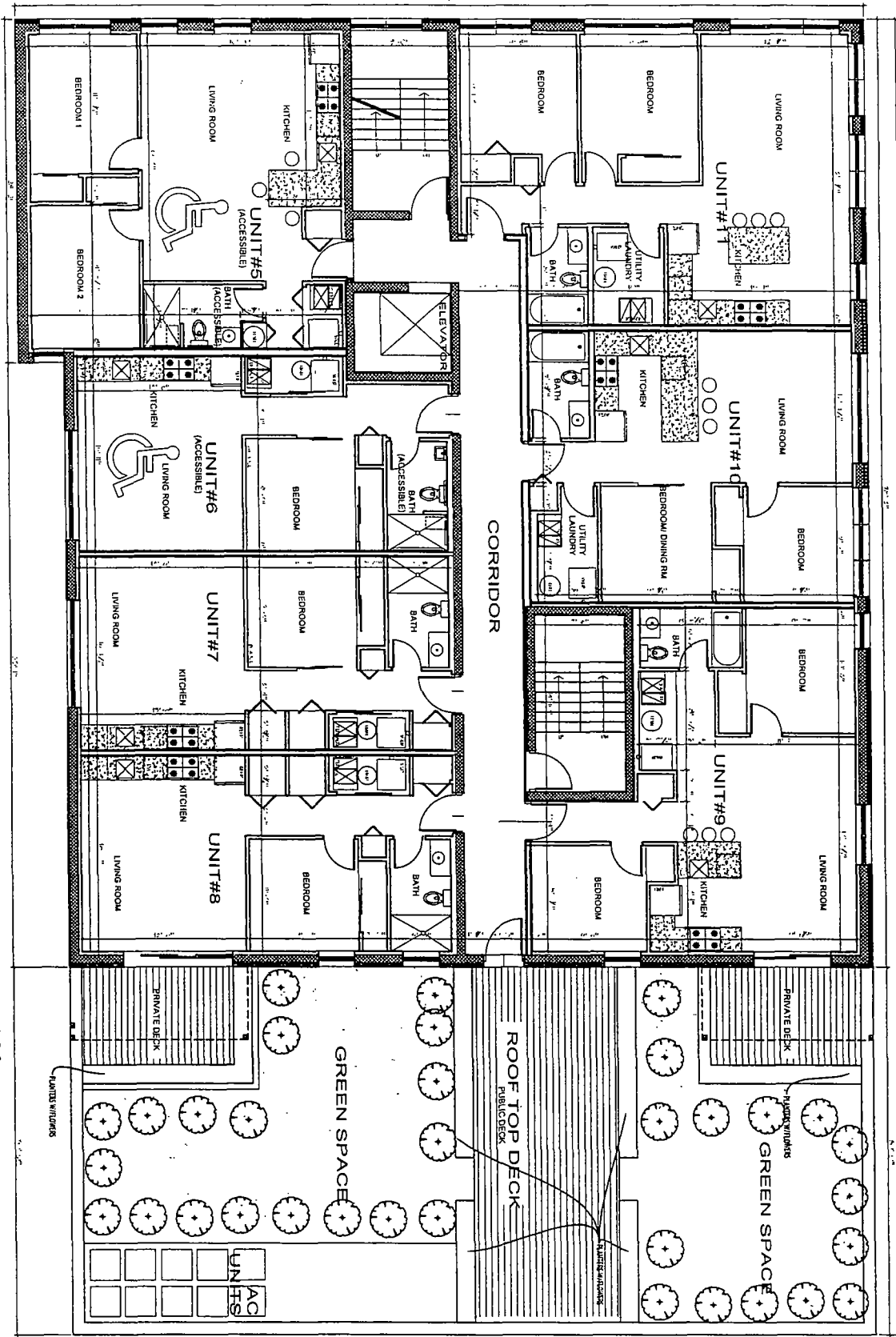


1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

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A2 SHEET NO	DRAWING LIST	JOB NO. 1665		ISSUE DATES <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>12.05.2016</td> <td>PRELIMINARY DWG</td> </tr> <tr> <td>01.14.2017</td> <td>PRELIMINARY DWG</td> </tr> <tr> <td>11.11.2017</td> <td>PRELIMINARY DWG</td> </tr> <tr> <td>01.21.2018</td> <td>PRELIMINARY DWG</td> </tr> <tr> <td>02.21.2018</td> <td>PRELIMINARY DWG</td> </tr> <tr> <td>03.01.2018</td> <td>PRELIMINARY DWG</td> </tr> </tbody> </table>	DATE	DESCRIPTION	12.05.2016	PRELIMINARY DWG	01.14.2017	PRELIMINARY DWG	11.11.2017	PRELIMINARY DWG	01.21.2018	PRELIMINARY DWG	02.21.2018	PRELIMINARY DWG	03.01.2018	PRELIMINARY DWG
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1st FLOOR PLAN	DRAWN BY ANDY KACPRZYNSKI ADRIAN URBANOWICZ	1510 H 773.751.8742 ARCHITECT																

MULTI-FAMILY BUILDING -25 units
1741 N WESTERN AVE CHICAGO



2nd FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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A3
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DRAWING LIST
 2nd FLOOR PLAN

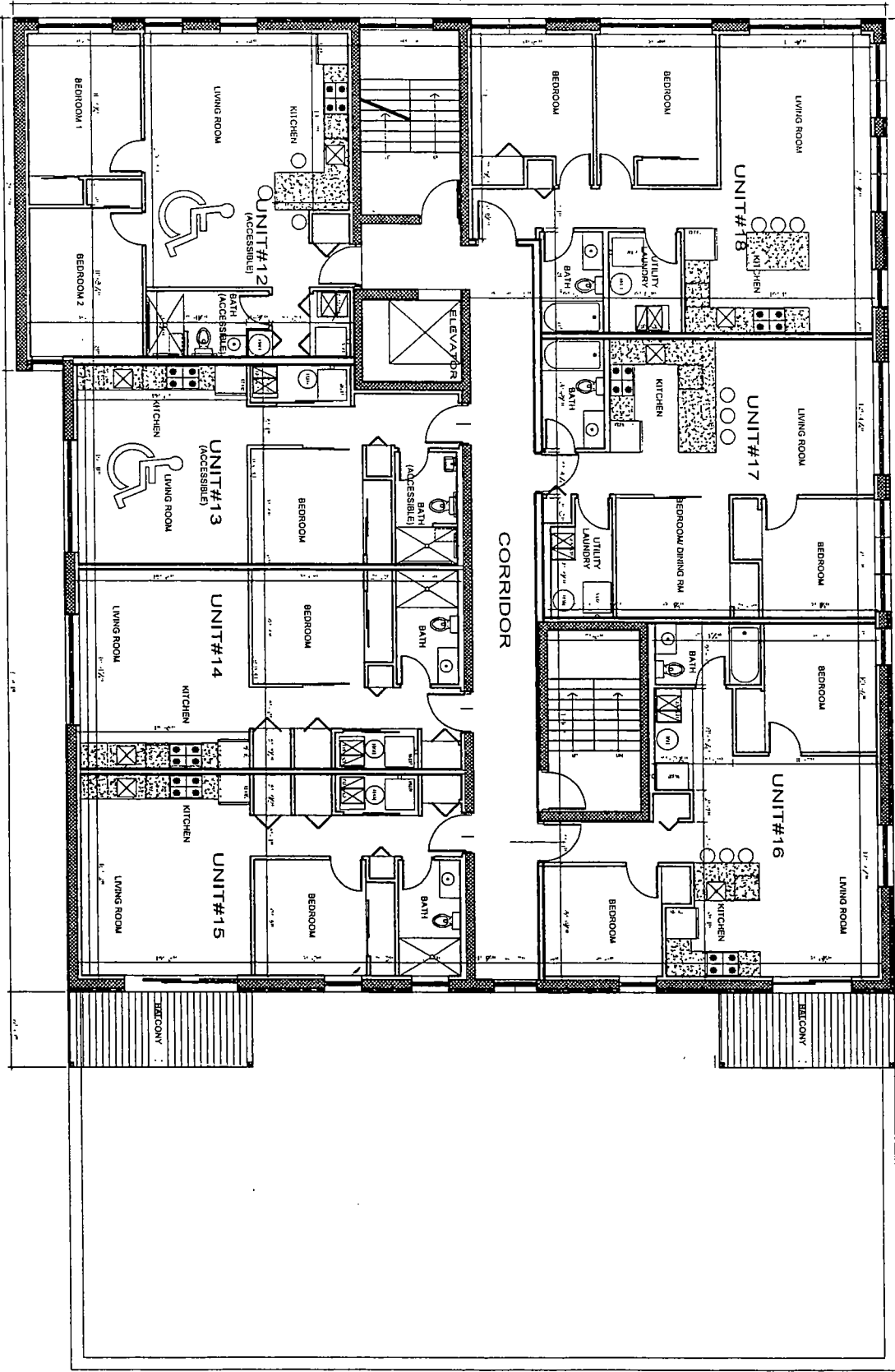
JOB NO 1665
 DRAWN BY
 ANDY KACPRZYNSKI
 ADRIAN URBANOWICZ

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PRO PLAN ARCHITECTS, P.C.
 andy kaczprzynski
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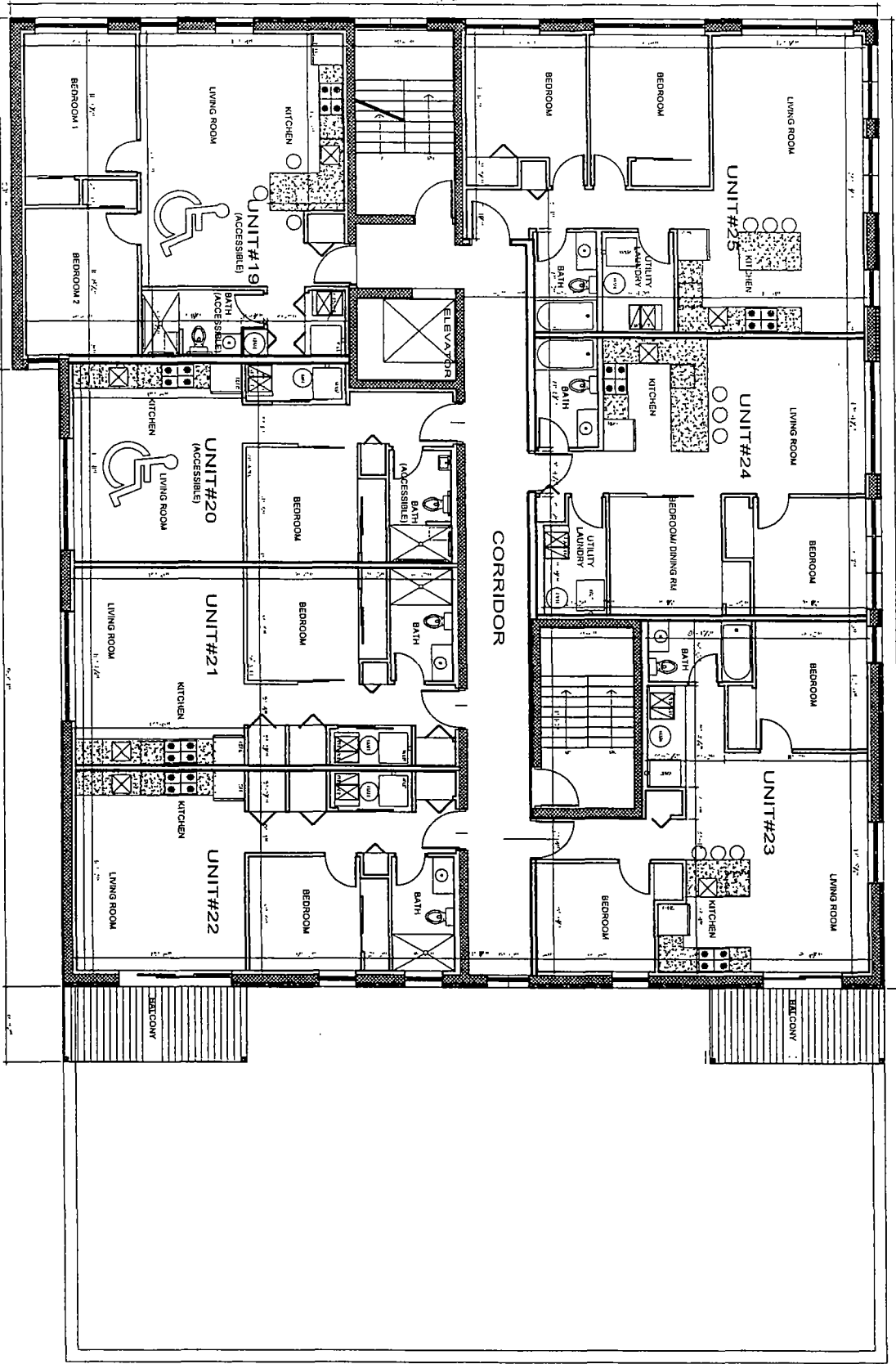
MULTI-FAMILY BUILDING -25 units
1741 N WESTERN AVE CHICAGO



3RD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="font-size: 2em; margin: 0;">A4</p> </div> <p style="margin: 0;">SHEET NO</p>	<p>DRAWING LIST</p> <p>3rd FLOOR PLAN</p>	<p>JOB NO 1665</p> <p>DRAWN BY ANDY KACPRZYNSKI ADRIAN URBANOWICZ</p>	<p>BRAND</p> <p>1510H</p> <p>ADRIAN URBANOWICZ ARCHITECT</p> <p>773.787.4742 www.adrianurbanowicz.com</p> <p>1255 MARSH WOODS CHARLOTTE N.C. 28226</p>	 <p>PRO PLAN ARCHITECTS, P.C. architects andy kacprzyński 705 cleveland ave park ridge 60068 tel/fax 630 228 7082</p>	<p>ISSUE DATES</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>12.05.2016</td> <td>PRELIMINARY DWG</td> </tr> <tr> <td>01.14.2017</td> <td>PRELIMINARY DWG</td> </tr> <tr> <td>11.11.2017</td> <td>PRELIMINARY DWG</td> </tr> <tr> <td>01.21.2018</td> <td>PRELIMINARY DWG</td> </tr> </tbody> </table>	DATE	DESCRIPTION	12.05.2016	PRELIMINARY DWG	01.14.2017	PRELIMINARY DWG	11.11.2017	PRELIMINARY DWG	01.21.2018	PRELIMINARY DWG
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<p>MULTI-FAMILY BUILDING -25 units</p> <p>1741 N WESTERN AVE CHICAGO</p>															



4th FLOOR PLAN
5,290.0 SF
 SCALE: 1/8" = 1'-0"

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A5
 SHEET NO

DRAWING LIST
 4th FLOOR PLAN

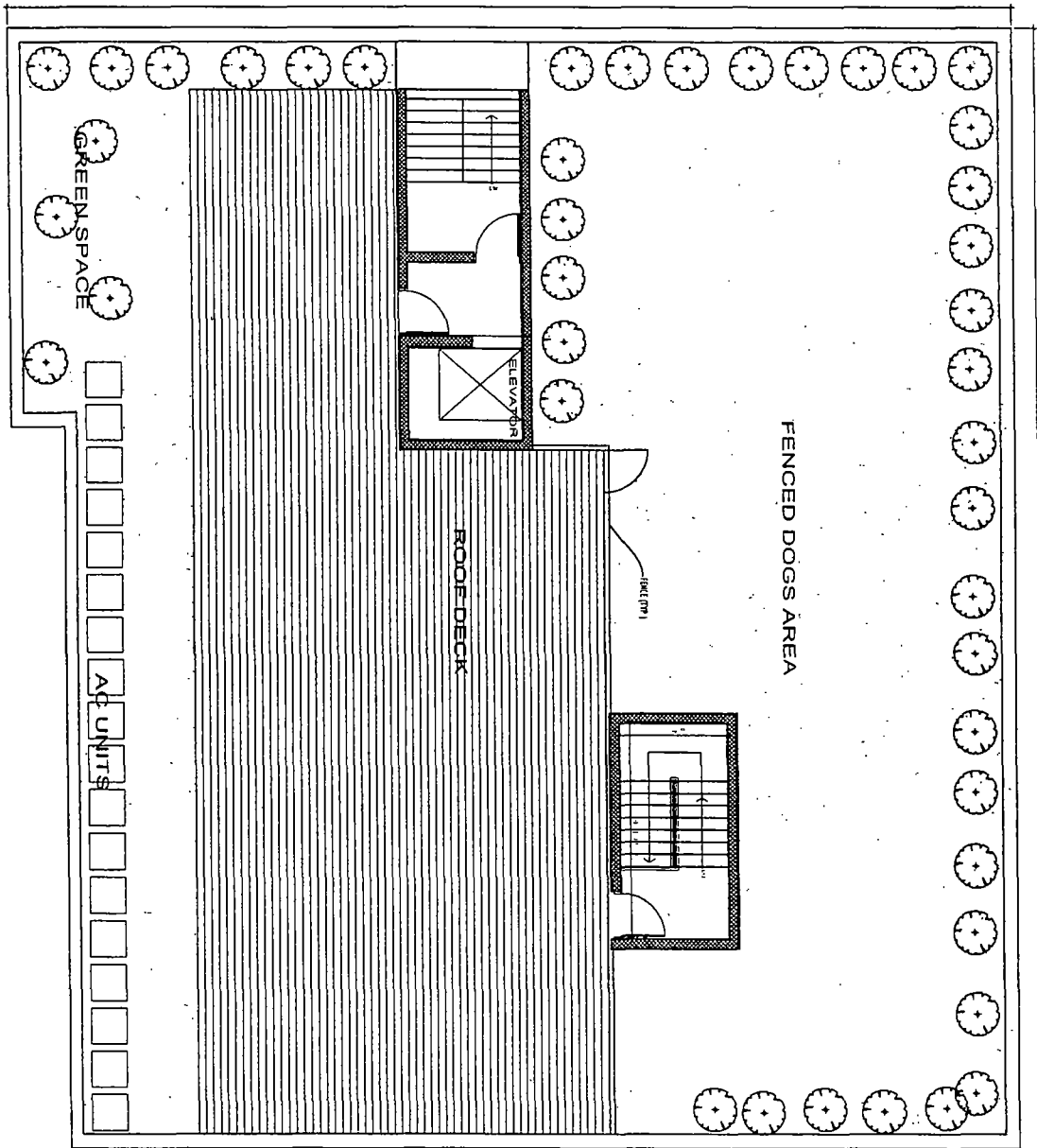
JOB NO 1665
 DRAWN BY:
 ANDY KACPRZYNSKI
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MULTI-FAMILY BUILDING -25 units
1741 N WESTERN AVE CHICAGO



ROOF PLAN
SCALE: 3/8" = 1'-0"

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A5b
SHEET NO

DRAWING LIST
ROOF PLAN

JOB NO 1665
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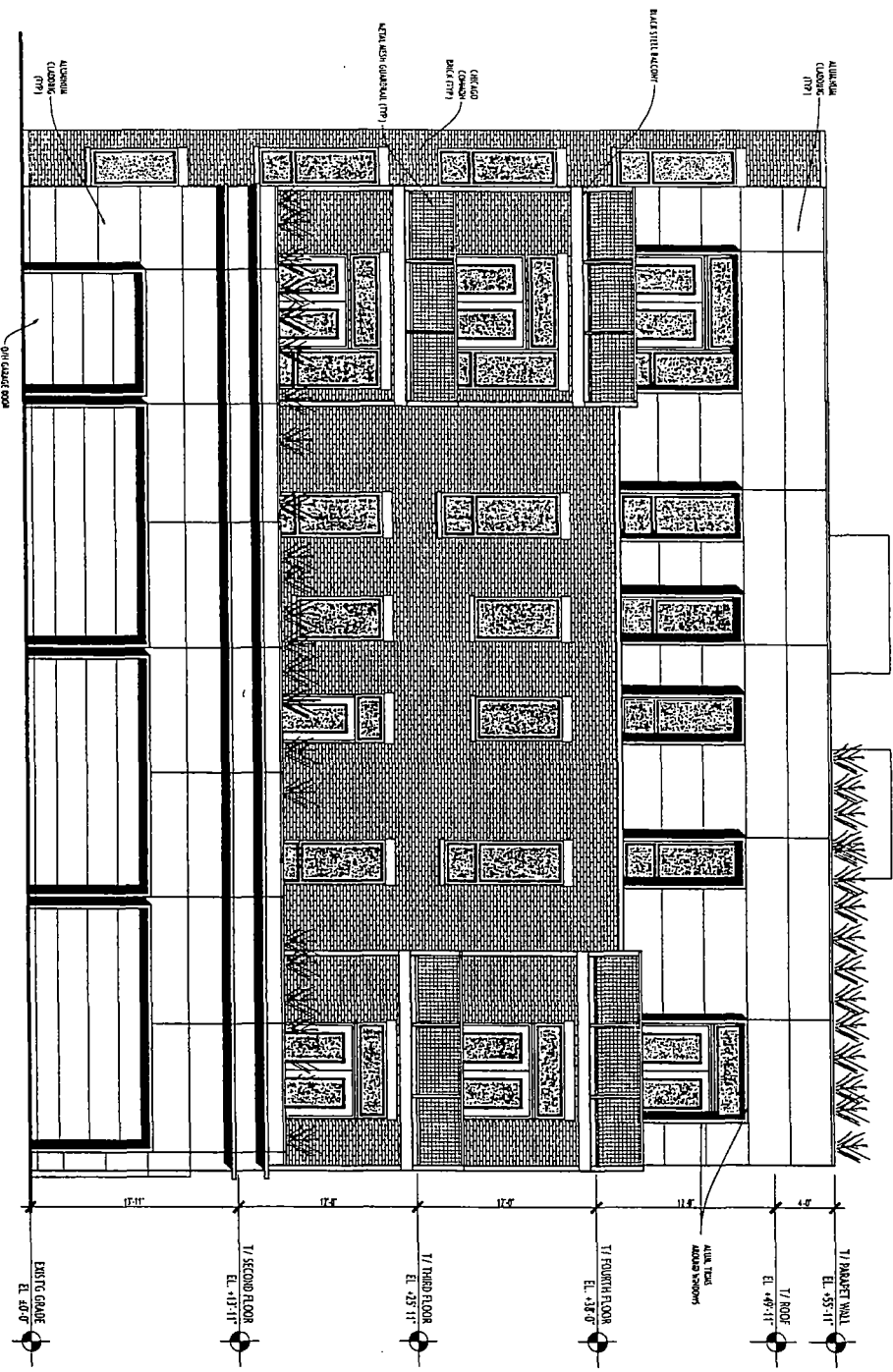
PRO-PLAN ARCHITECTS, P.C.
architect
andy kacprzynski
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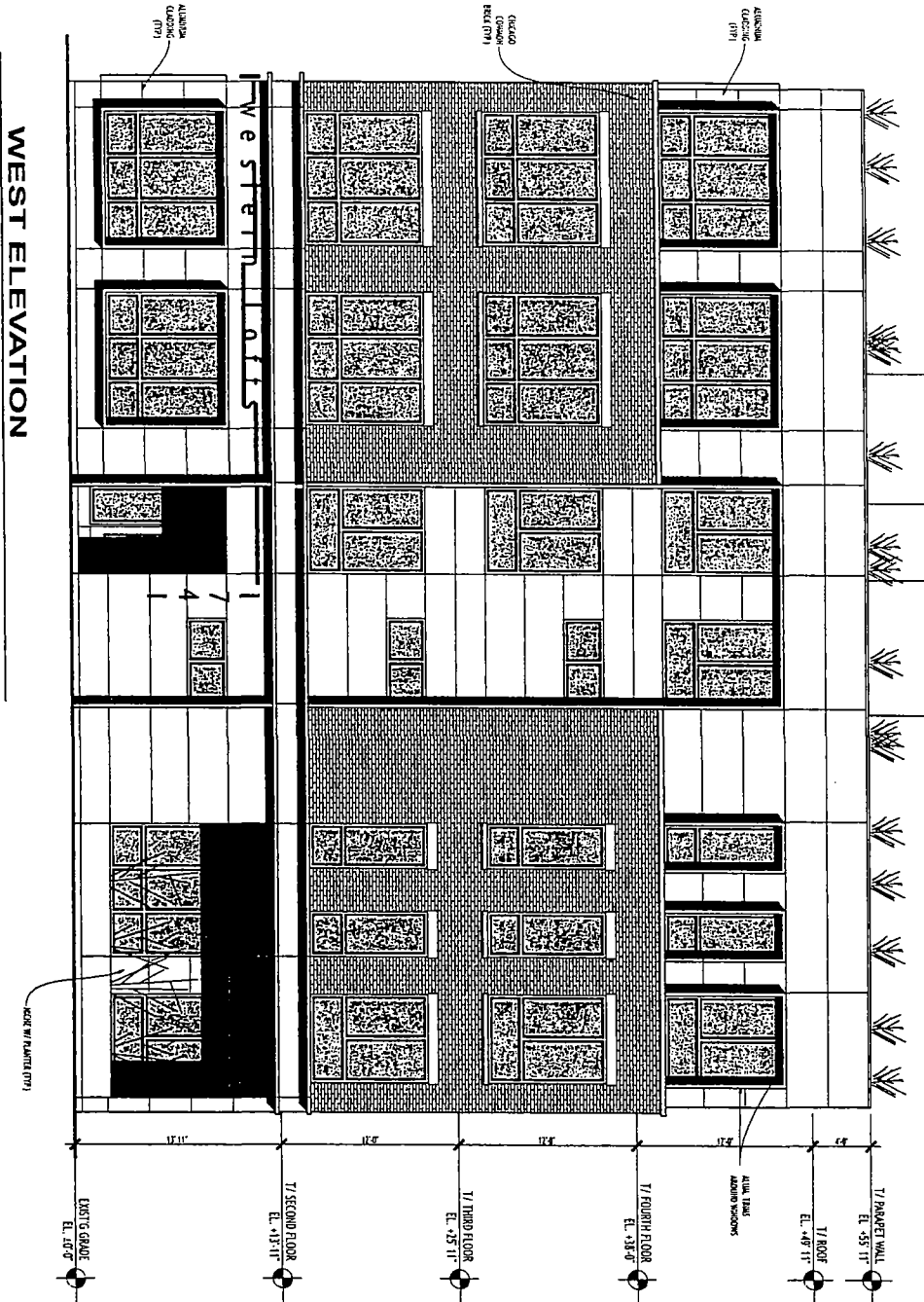
MULTI-FAMILY BUILDING -25 units
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EAST ELEVATION
SCALE: 3/8" = 1'-0"



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	EAST ELEVATION	DRAWN BY ANDY KACPRZYNSKI ADRIAN URBANOWICZ			<small>VISION</small> <small>ADRIAN URBANOWICZ</small> <small>773.247.6743</small> <small>adrian@vision.com</small> <small>1629 GARWOOD BLVD</small>									
MULTI-FAMILY BUILDING -25 units 1741 N WESTERN AVE CHICAGO		ISSUE DATES												
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WEST ELEVATION

SCALE: 1/8" = 1'-0"

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SHEET NO
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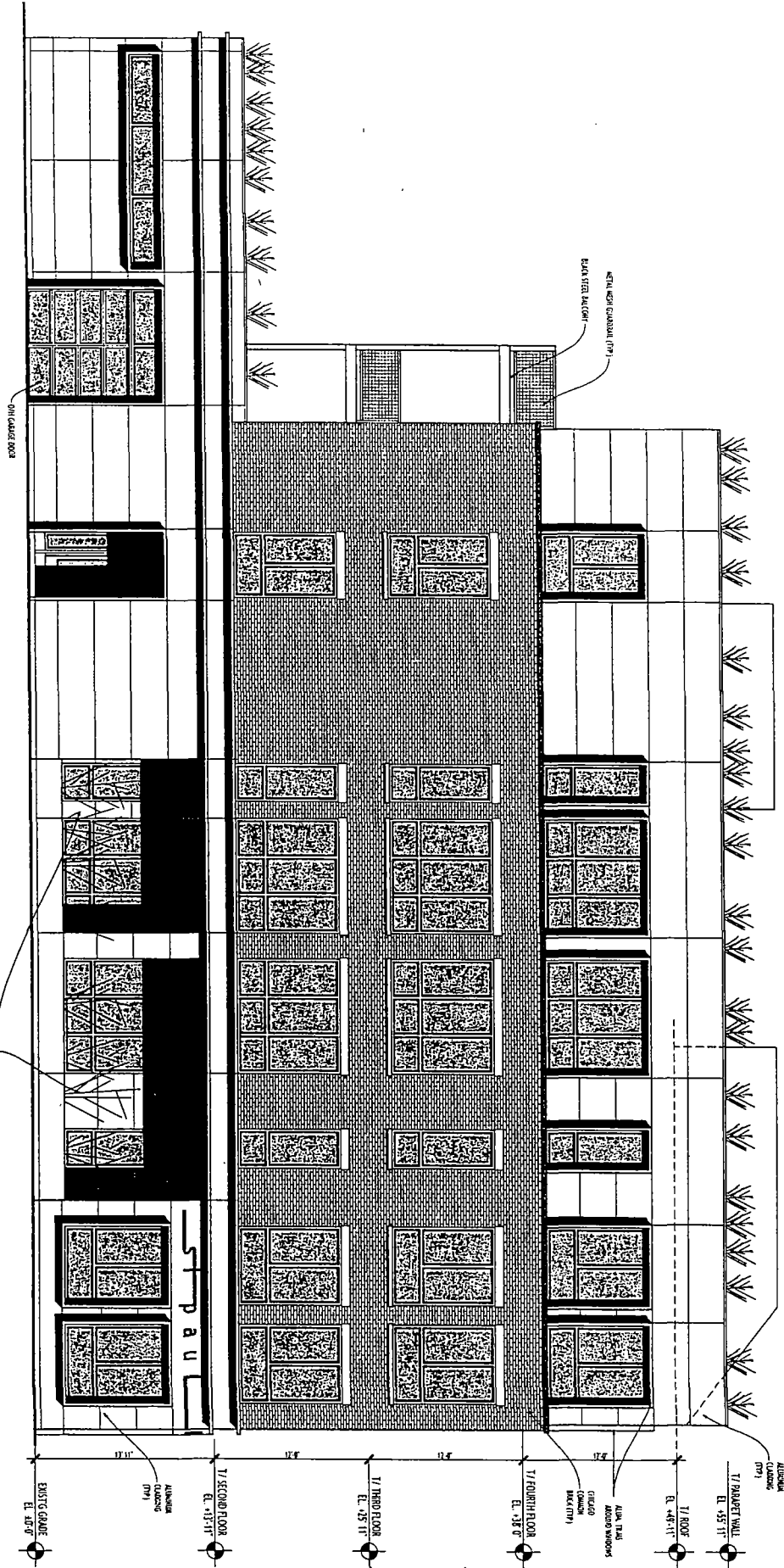
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EAST ELEVATION	
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MULTI-FAMILY BUILDING - 25 units	
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NORTH ELEVATION
SCALE: 3/8" = 1'-0"



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SHEET NO
A8

DRAWING LIST
EAST ELEVATION

MULTI-FAMILY BUILDING -25 units
1741 N WESTERN AVE CHICAGO

JOB NO 1665
DRAWN BY ANDY KACPRZYNSKI
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