



# City of Chicago



SO2017-5527

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/26/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-H at 1737-1741 N Western Ave - App No. 19334T1
<b>Committee(s) Assignment:</b>	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 B3-2 Community Shopping 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 B2-5 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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**Substitute Narrative and Plans for 1731-1741 N. Western Ave., Chicago, IL**

Proposed Zoning: B2-5

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. Please note that all three (3) ARO units will be provided within the proposed building. Further, 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 (Lot Area Per Dwelling Unit): 304.56 square feet
- (c) The amount of off-street parking: 7 parking spaces
- (d) Setbacks:
  - Front Setback: 0
  - North Side Setback: 0
  - South Side Setback: 0
  - Rear Setback: 0
- (e) Building Height: 49 feet and 11 inches

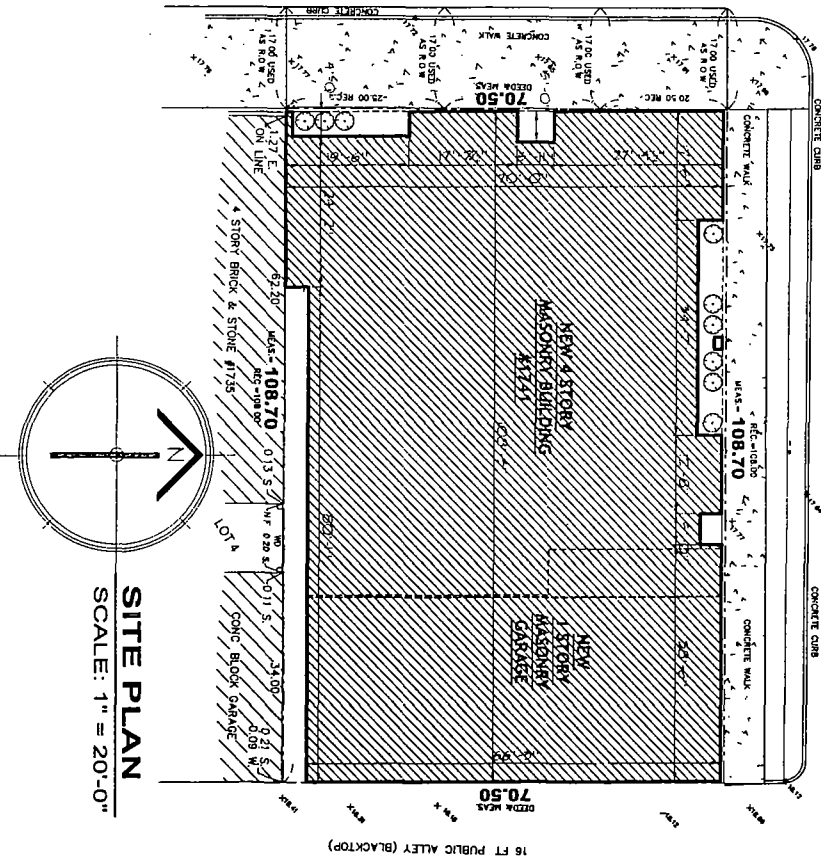
\*17-10-0207-A

\*17-13-0303-C(2) – Plans Attached.

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N. WESTERN AVE.

W. ST. PAUL AVE.



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

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**AO**  
SHEET NO

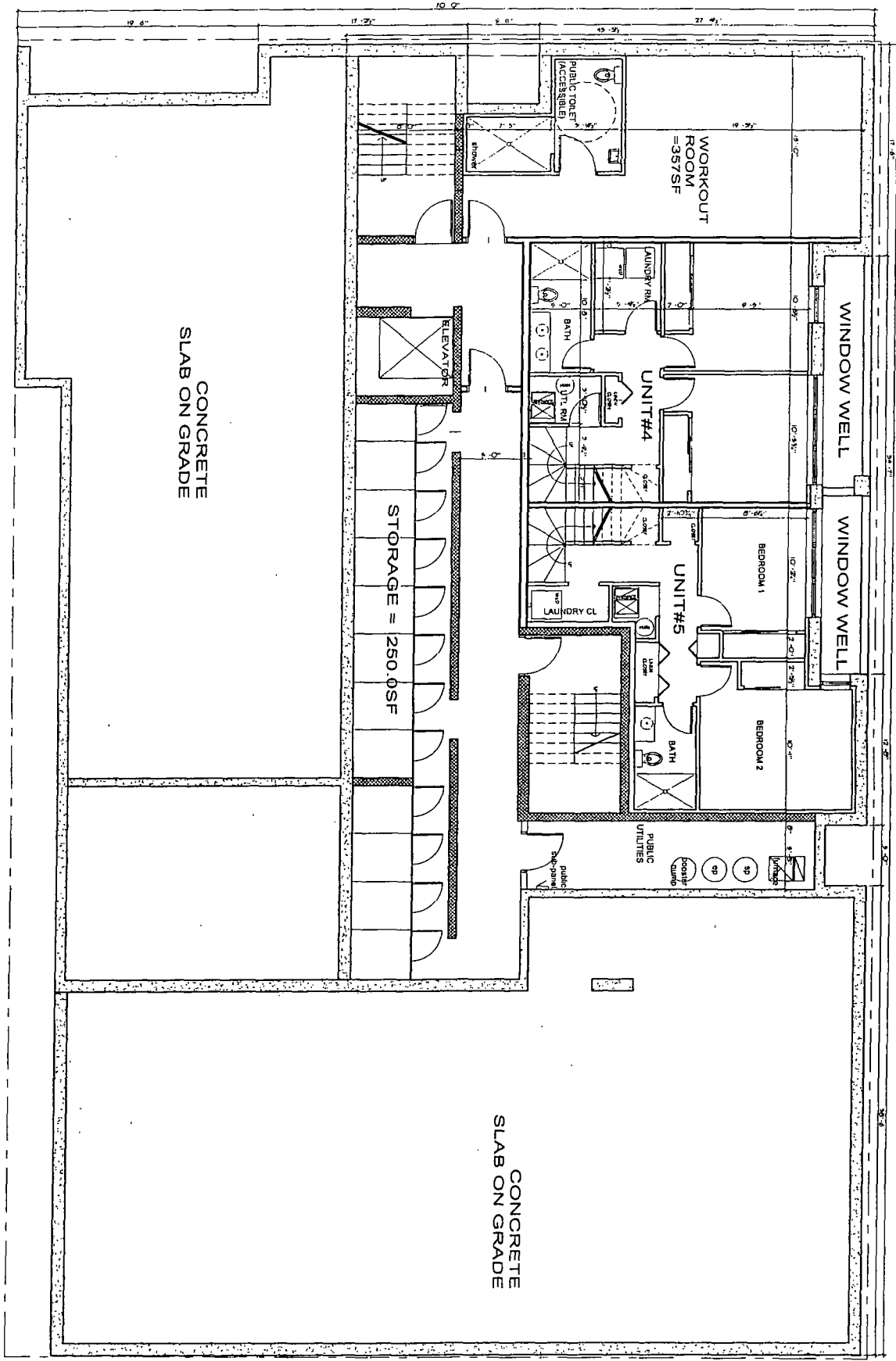
DRAWING LIST	
SITE PLAN	
JOB NO	1665
DRAWN BY ANDY KACPRZYNSKI ADRIAN URBANOWICZ	
MULTI-FAMILY BUILDING -25 units 1741 N WESTERN AVE CHICAGO	

**BRAND**  
**VISION**  
ADRIAN URBANOWICZ  
ARCHITECT  
1021 DARROW AVENUE EVANSTON, IL 60202  
773 787 6742

**PRO-PLAN ARCHITECTS, P.C.**  
ARCHITECTS  
ANDY KACPRZYNSKI  
705 DEVON AVE. PARK RIDGE # 60068  
TEL/FAX 630 228 7082

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

SHEET NO  
**A1**

DRAWING LIST  
BASEMENT PLAN

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

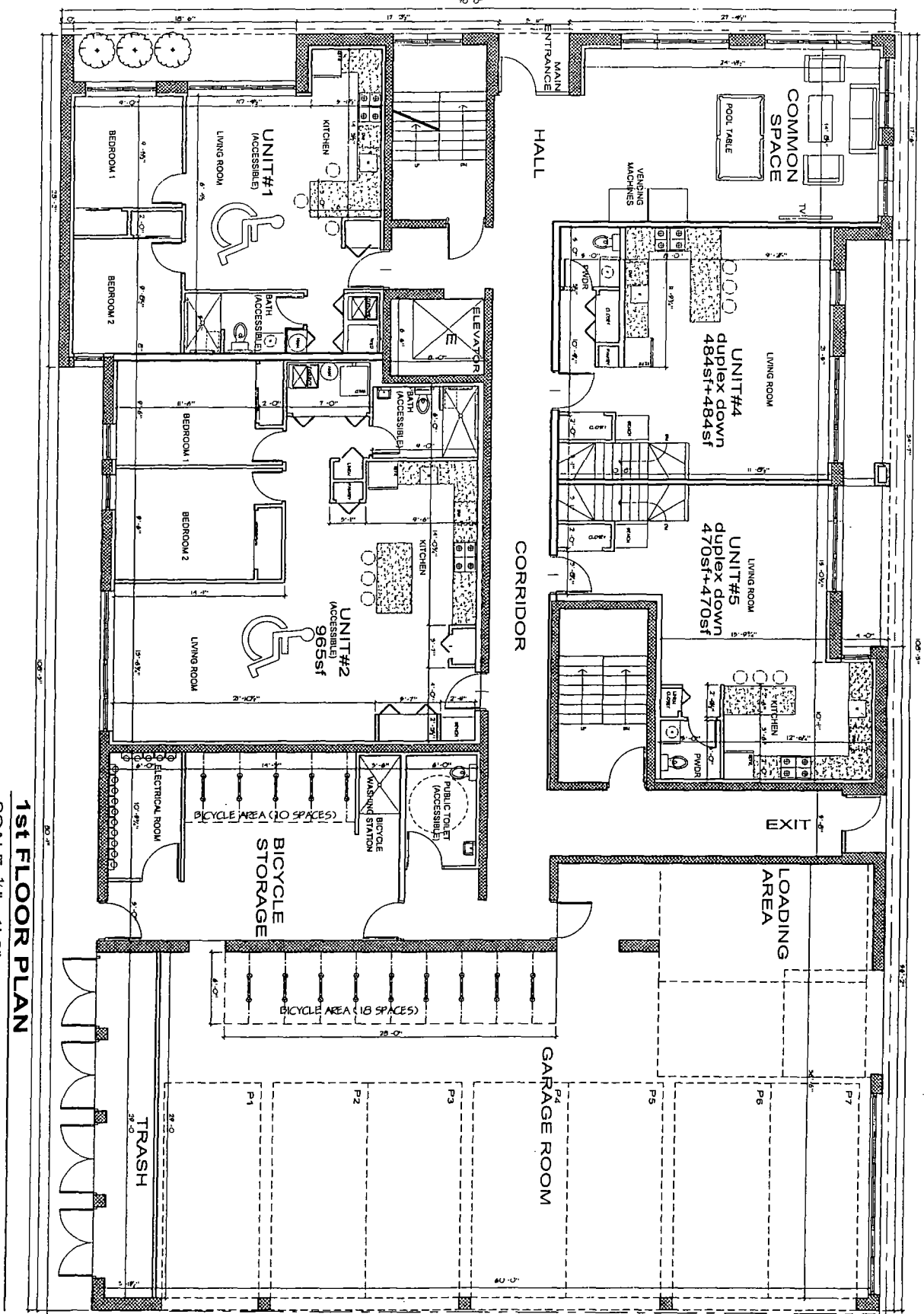
JOB NO 1665  
DRAWN BY  
ANDY KACPRZYNSKI  
ADRIAN URBANOWICZ

**VISION**  
ADRIAN URBANOWICZ  
ARCHITECT  
1823 DARROW AVENUE EVANSTON, IL 60202  
771.787.6742

**PRO-PLAN ARCHITECTS, PC**  
ARCHITECT  
ANDY KACPRZYNSKI  
705 DAVEN AVE PARK RIDGE 60068  
tel/fax 630 228 7082

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02.21.2018	PRELIMINARY DWG
03.01.2018	PRELIMINARY DWG

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

SHEET NO  
**A2**

DRAWING LIST  
1st FLOOR PLAN

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

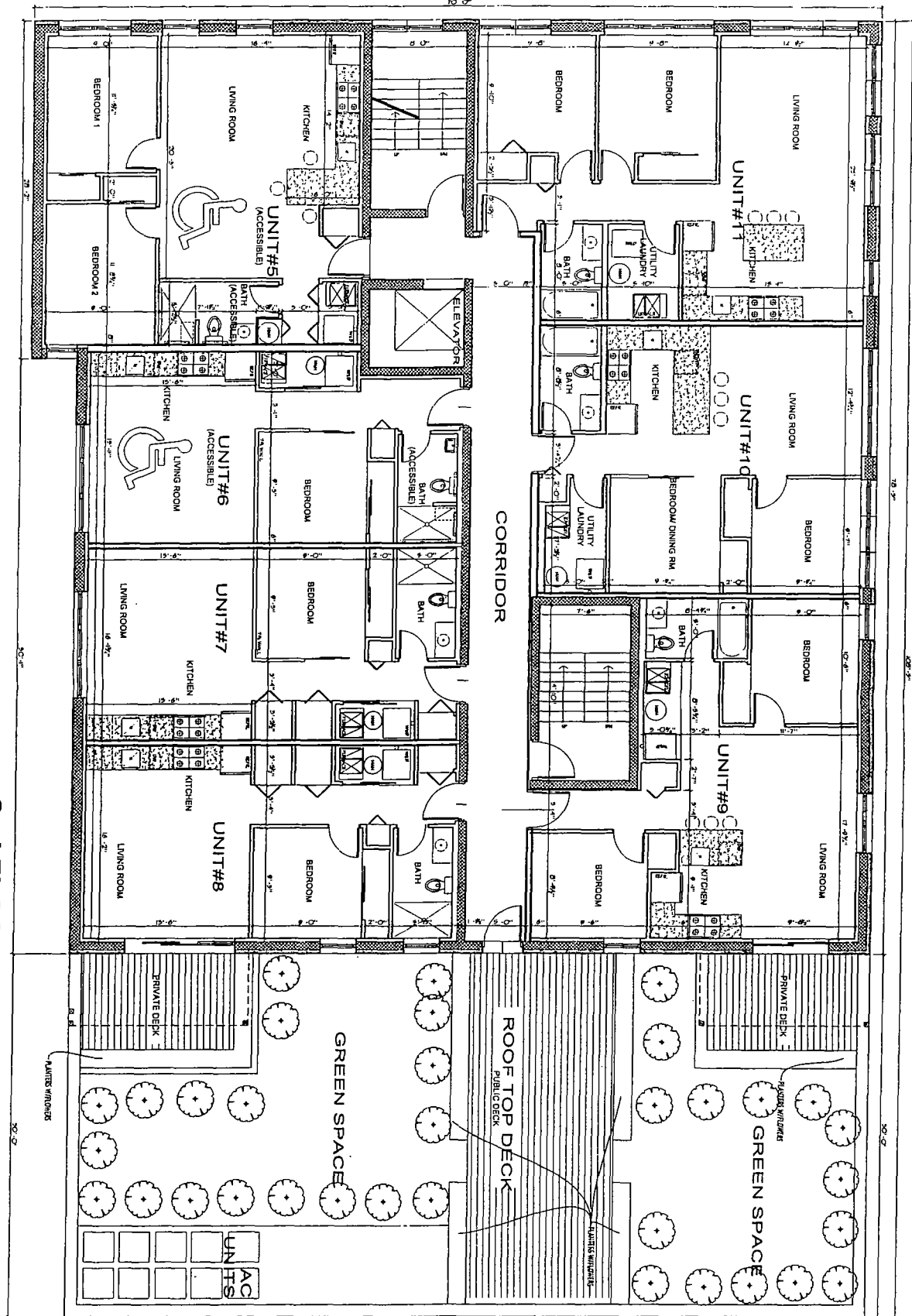
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DRAWN BY  
ANDY KACPRZYNSKI  
ADRIAN URBANOWICZ

RBAND  
VISION  
ADRIAN URBANOWICZ 773.787.8742  
ARCHITECT  
1829 DARROW AVENUE EVANSTON IL 60121

PRO-PLAN ARCHITECTS, PC  
ARCHITECTS  
ANDY KACPRZYNSKI  
705 DEVEN AVE PARK RIDGE 60068  
tel/fax 630 228 7082

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

SHEET NO  
**A3**

DRAWING LIST  
2nd FLOOR PLAN

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

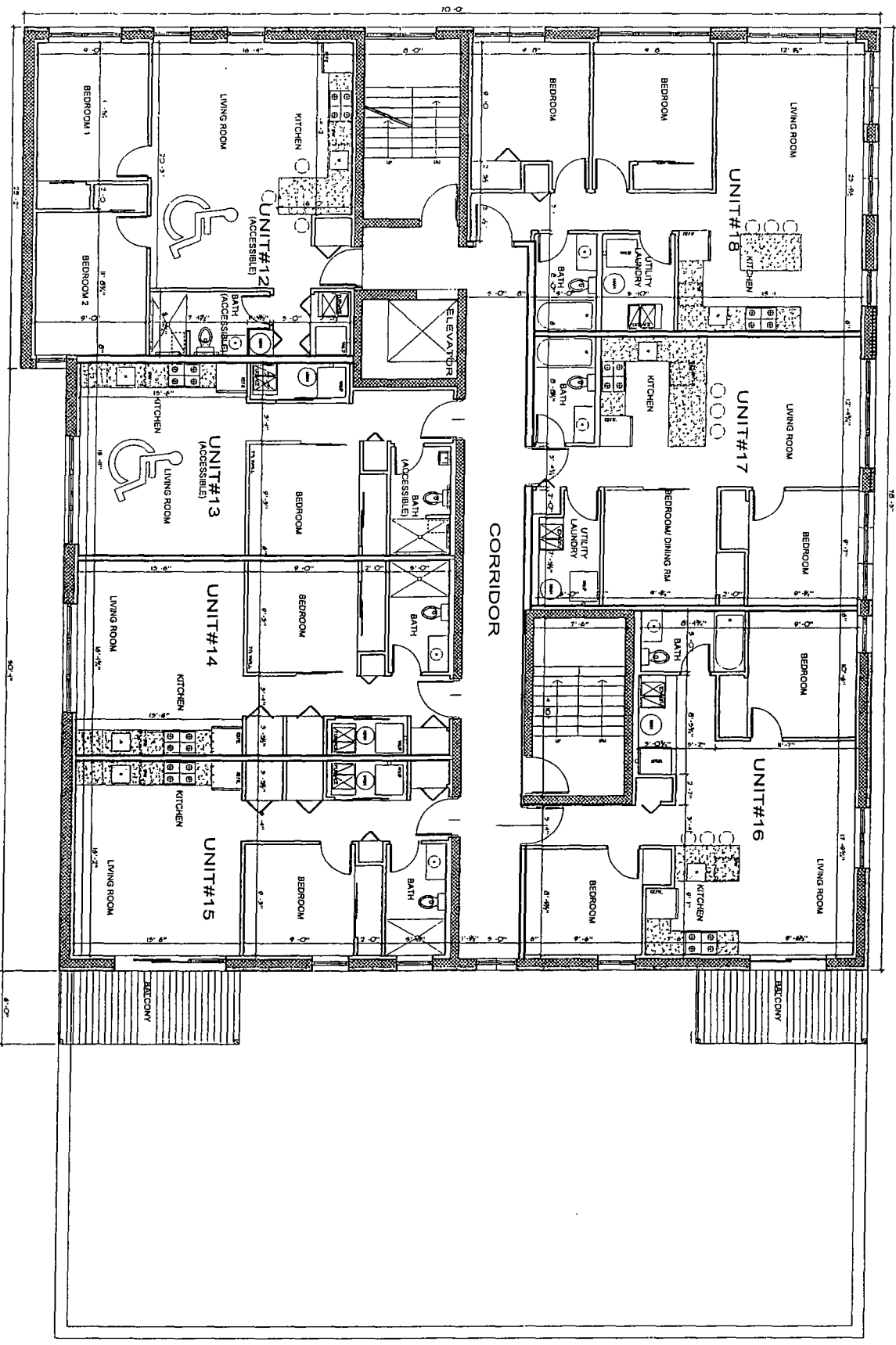
JOB NO. 1665  
DRAWN BY  
ANDY KACPRZYNSKI  
ADRIAN URBANOWICZ

ARANO  
VISION  
1030 DARBOW AVENUE DUNSTON, IL 60122  
773.787.4142

PRE-PLAN ARCHITECTS, PC  
architect  
andy kacprzynski  
105 QUINN AVE PARK RIDGE, ILL 60068  
tel/fax 630 228 7082

ISSUE DATES	
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**3rd FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**A4**  
SHEET NO.

DRAWING LIST  
3rd FLOOR PLAN

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

JOB NO 1665  
DRAWN BY  
ANDY KACPRZYNSKI  
ADRIAN URBANOWICZ

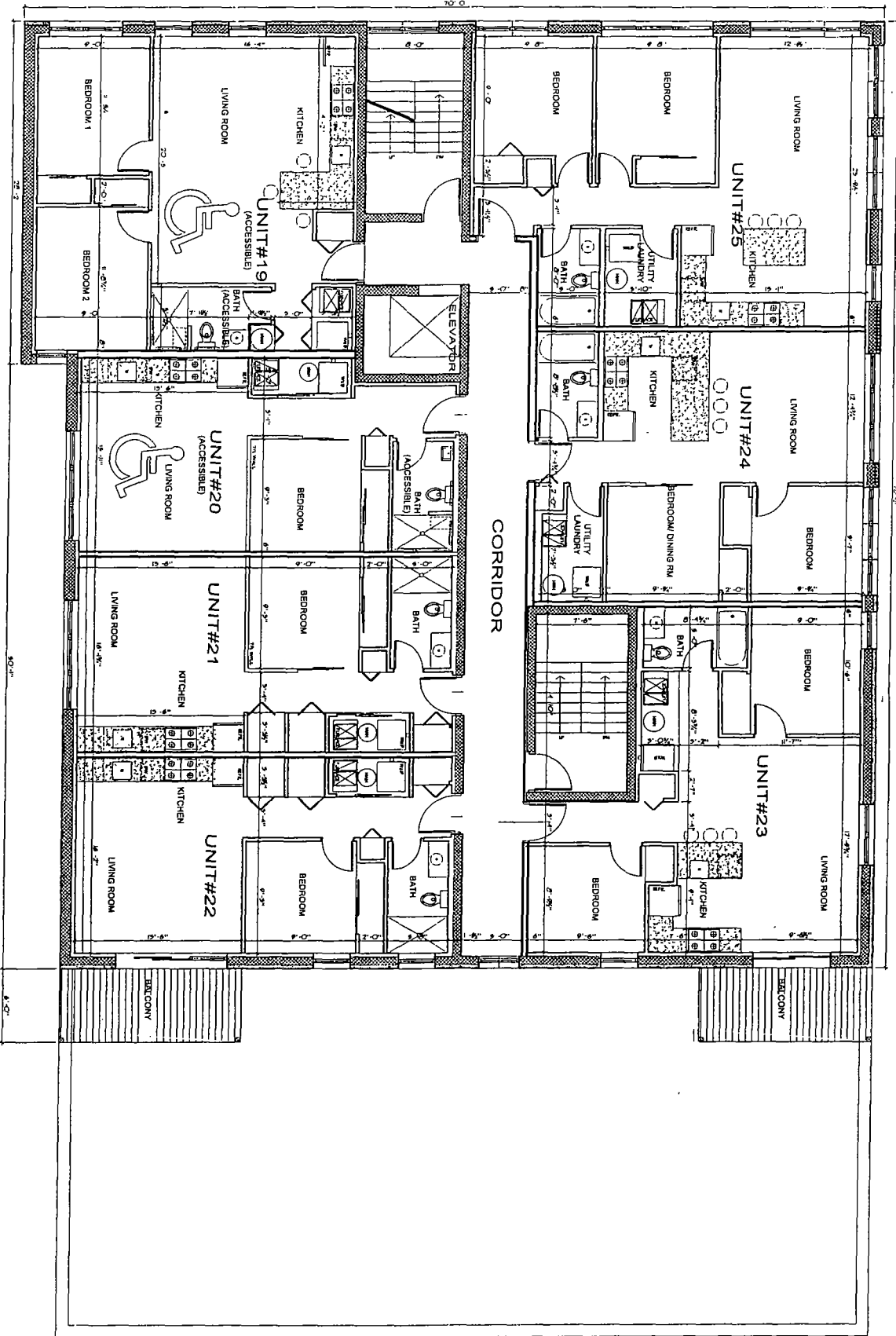
VISION  
ADRIAN URBANOWICZ  
REGISTERED ARCHITECT  
773.767.6743  
1019 CARMON AVENUE EVANSTON IL 60201

PRO-PLAN ARCHITECTS, P.C.  
ARCHITECTS  
ANDY KACPRZYNSKI  
705 DEVON AVE PARK RIDGE 60068  
tel/fax 630 228 7082

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

SHEET NO  
**A5**

DRAWING LIST  
4th FLOOR PLAN

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

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DRAWN BY  
ANDY KACPRZYNSKI  
ADRIAN URBANOWICZ

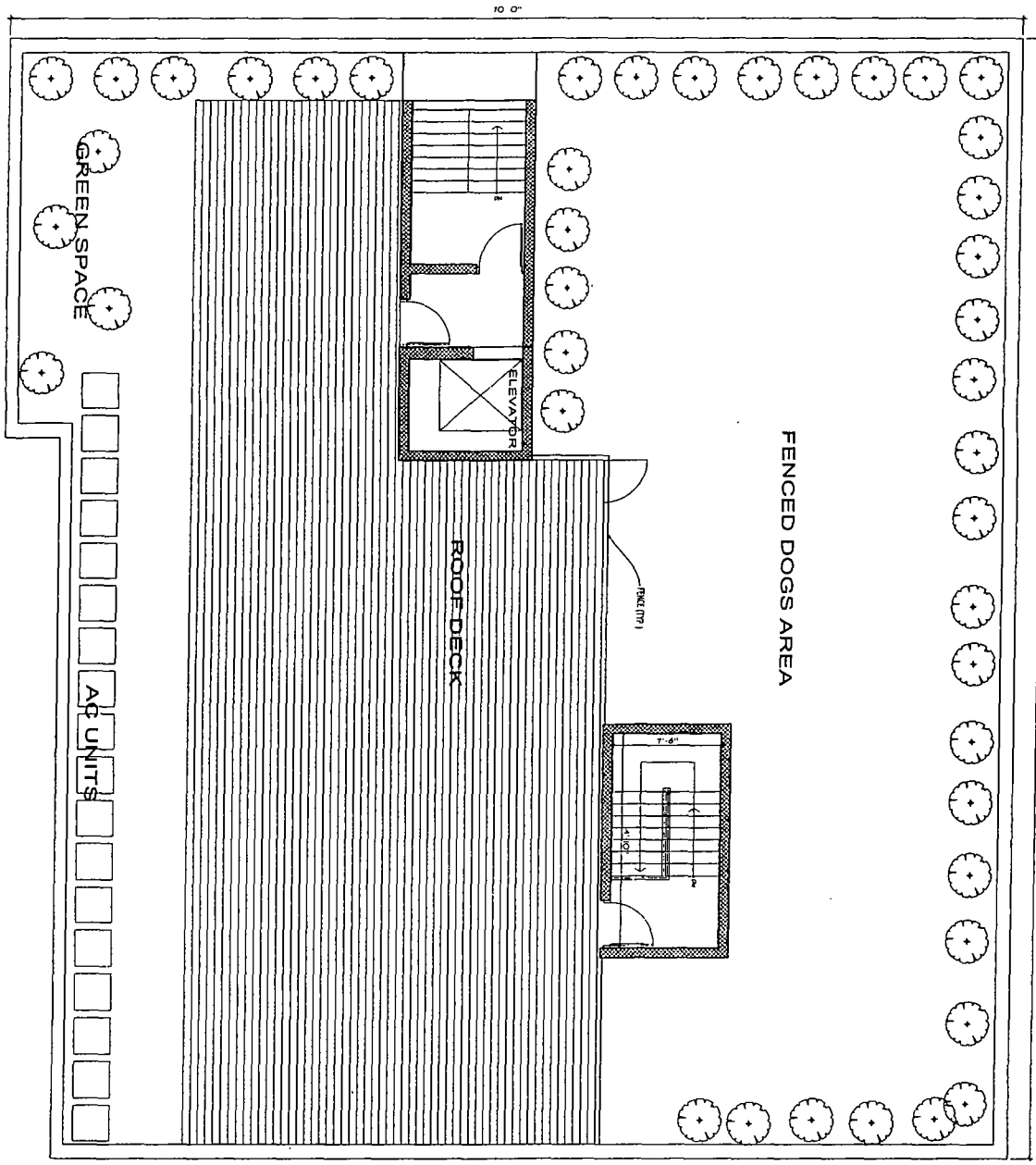
BRAND  
VISION  
ADRIAN URBANOWICZ ARCHITECT  
753 787 8742  
1077 DARBOW AVENUE EVANSTON, IL 60201



RRD-PLAN ARCHITECTS, P.C.  
architects  
andy kacprzynski  
705 devon ave. park ridge 60068  
tel/fax 630 228 7082

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

**ASb**  
SHEET NO.

DRAWING LIST  
ROOF PLAN

JOB NO	1665
DRAWN BY ANDY KACPRZYNSKI ADRIAN URBANDOWICZ	

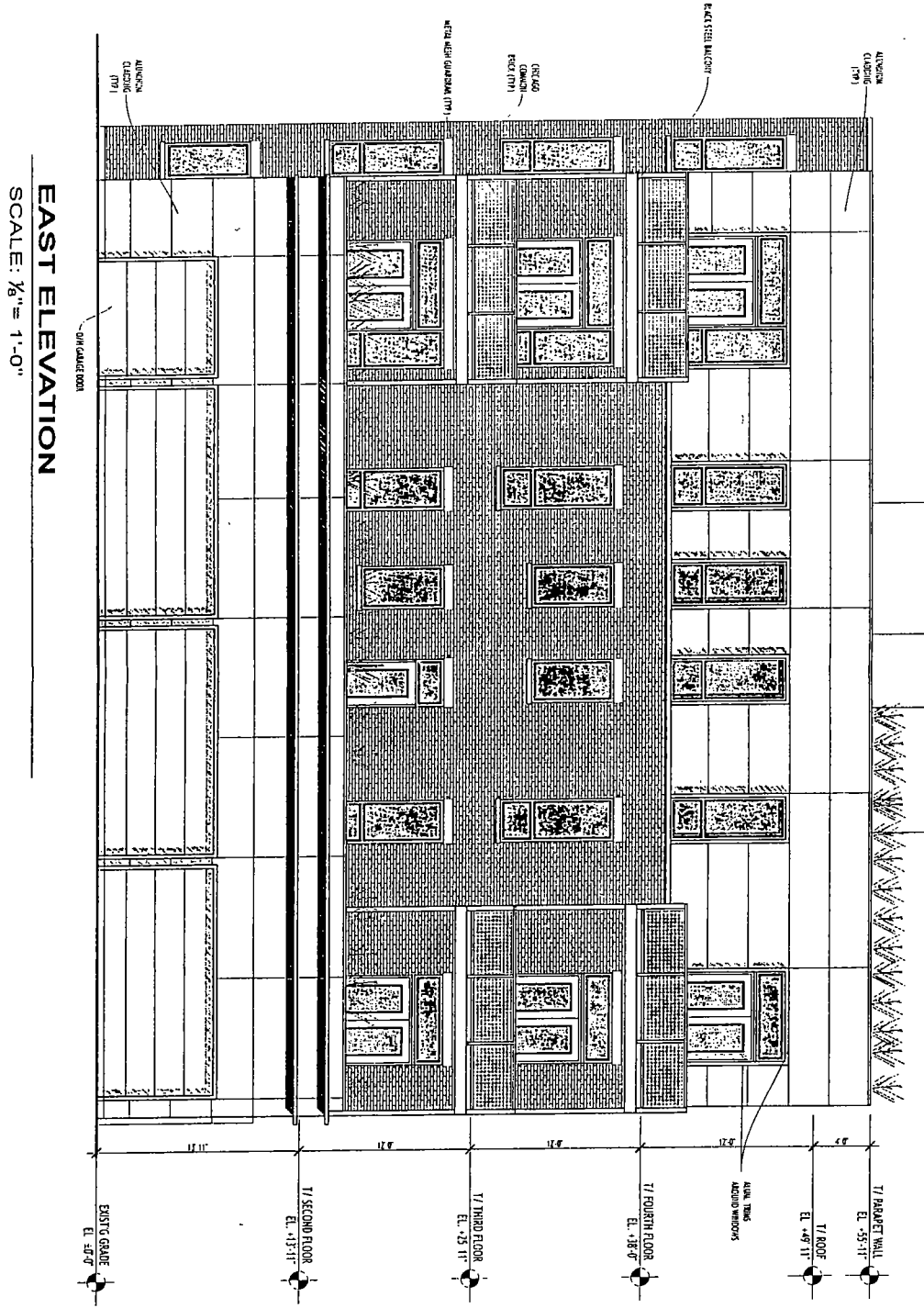
RBANO  
VISION  
ADRIAN URBANDOWICZ  
773.327.8742  
1021 DARBOW AVENUE EVANSTON, IL 60202

**PRO-PLAN ARCHITECTS, PC**  
architect  
andy kacprzyński  
705 devon ave. park ridge, 60068  
tel/fax 630 228 7082

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

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**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

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**PRO-PLAN ARCHITECTS, PC**  
 1717 N. LAUREL ST. SUITE 200  
 CHICAGO, IL 60642  
 TEL: 312.329.7962  
 FAX: 312.329.7963  
 WWW.PROPLANARCHITECTS.COM

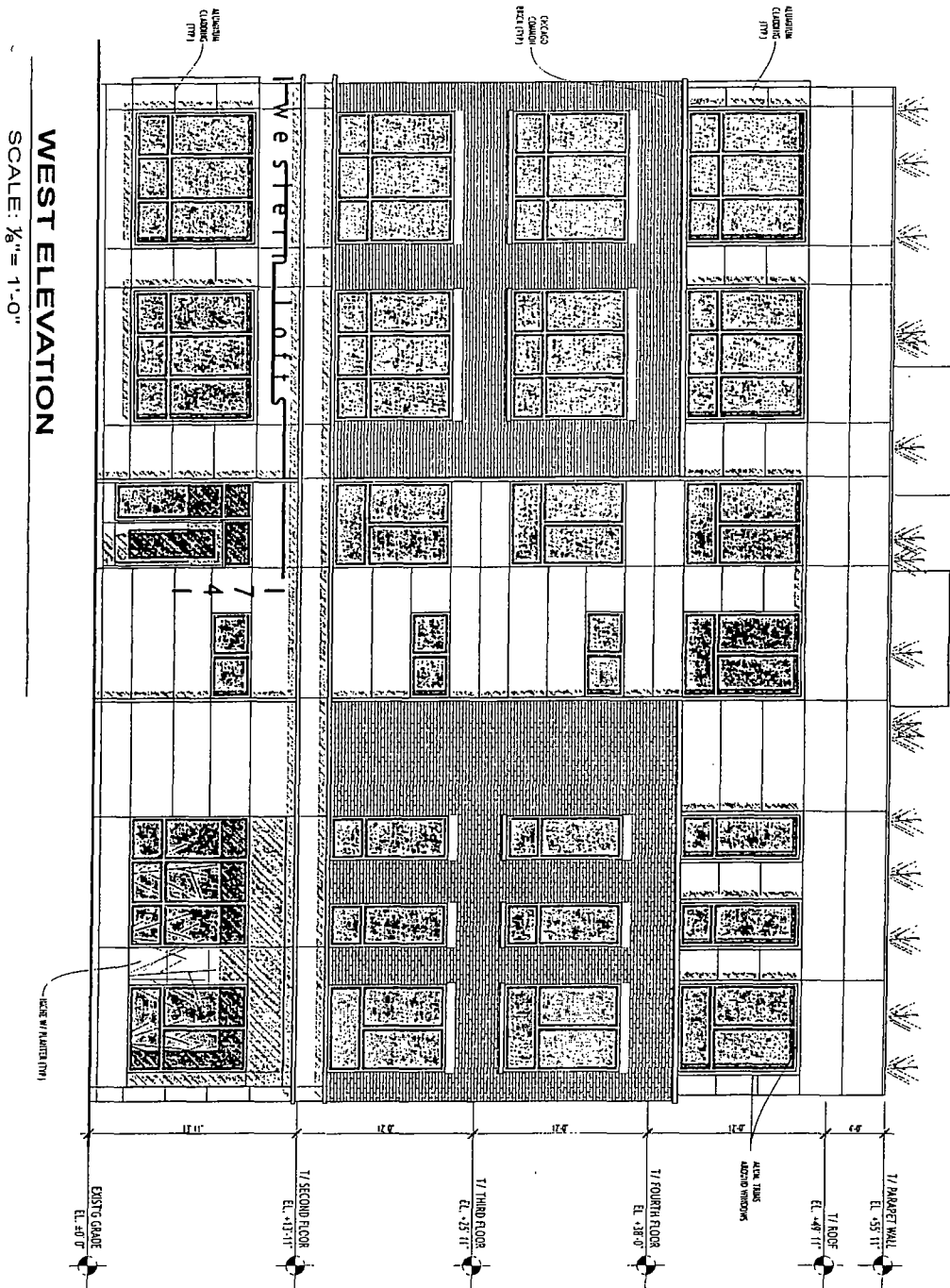
**VISION**  
 ADDRESS STRATEGY  
 773.787.8142  
 1879 DAWSON AVENUE EVANSTON, IL 60202

JOB NO. 1665  
 DRAWN BY  
 ANDY KACPRZYNSKI  
 ADRIAN URSANOWICZ

DRAWING LIST  
 EAST ELEVATION  
 MULTI-FAMILY BUILDING -25 units  
 1741 N WESTERN AVE CHICAGO

SHEET NO  
**A6**

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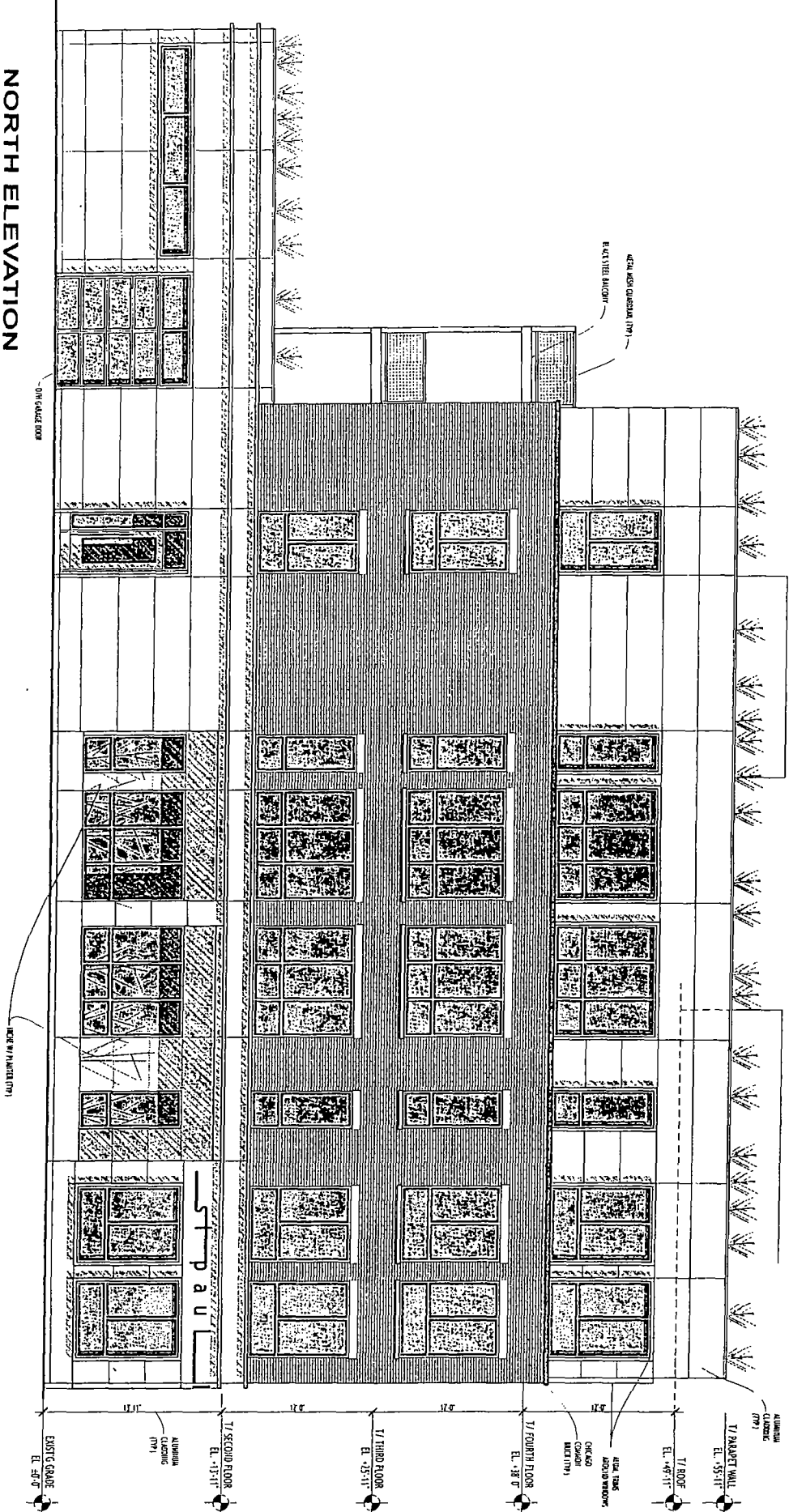


WEST ELEVATION  
SCALE: 1/8" = 1'-0"

<p>SHEET NO <b>A7</b></p>	DRAWING LIST	JOB NO 1665	<p>VISION 172 787 8741 1924 DARROW AVENUE CHICAGO, IL 60602</p>	<p>PRO-PLAN ARCHITECTS, PC 1111 N. WABASH AVE. SUITE 1000 CHICAGO, IL 60610</p>	ISSUE DATES								
	EAST ELEVATION	DRAWN BY ANDY KACPRZYNSKI ADRIAN URBANOWICZ			<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 15 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 15 2017
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<p>MULTI-FAMILY BUILDING -25 units 1741 N WESTERN AVE CHICAGO</p>													

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



SHEET NO  
**A8**

DRAWING LIST  
**EAST ELEVATION**

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

JOB NO	1665
DRAWN BY	ANDY KACPRZYNSKI ADRIAN URBANOWICZ

BRAND  
VISION

ADRIAN URBANOWICZ  
ARCHITECT  
1741 N WESTERN AVE SUITE 400 CHICAGO IL 60614

PRO-PLAN ARCHITELTGS, PC  
1741 N WESTERN AVE SUITE 400 CHICAGO IL 60614

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