



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2018-3411
Type: Ordinance **Status:** Passed
File created: 4/18/2018 **In control:** City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 5-H at 1737-1741 N Western Ave - App No. 19635T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-H
Attachments: 1. O2018-3411 (V1).pdf, 2. O2018-3411.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed	Pass
5/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/18/2018	1	City Council	Referred	

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

FINAL FCR PUBLICATION

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 (Minium 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

FINAL FCR PUBLICATION

■3AV NU3XS3M "N

tn
TJ > C
r
< m
(dOijovTO) junv onand -id 91

job no 1665
DRAWN BY
ANDY KACPRZYNSKI
AORIANJ URBAMOWICS

MULTI-FAMILY BUILDING -25 units 1741 N WESTERN AVE CHICAGO
PaO-PLAN ARCHITECTS,PC
an dy kicpriyniki
70S flayon a=a park rldqa 60063
toli/tax 630 228 7QCBZ
ISSUE DATE
DATE DESCRIPTION
ISLOSJOIS PRELIMINAI
01 1x 2017 PRELIMINAI
11 11-2017 PRELIMINAI
01 J. 2018 PRELIMINAI

>
0)
DRAWING LIST
EAST ELEVATION

DRAWN BY
ANDY KACPRZYNSKI

MULTI-FAMILY BUILDING -25 units 1741 N WESTERN AVE CHIC AGO
ISSUE DATES
DATE DESCRIPTION
12 01 201C PRELIMINARY QWC

01.14.2017	PRELIMINARY DPC
11.11.2017	PRELIMINARY DWG
01.11.2018	PRELIMINARY DWG

1741 N WESTERN AVE CHICAGO