



Office of the City Clerk

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

Legislation Text

File #: O2018-3411, Version: 1

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 (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)

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Plans

Attached.

*17-3-0402-

FINAL FCR PUBLICATION

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DRAWN BY
ANDY KACPRZYNSKI
ACRIAN URBAMOWICS

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

PaO-PLAN ARCHITECTS,PC
an dy kicprzynski
705 havon ave park ridge 60063
toll/fax 630 228 7082
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DRAWN BY
ANDY KACPRZYNSKI

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ISSUE DATES

DATE	DESCRIPTION
12 01 201C	PRELIMINARY QWC
01 14 2017	PRELIMINARY D'C
11 11 2017	PRELIMINARY DWG
01 11 2018	PRELIMINARY DWG

1741 N WESTERN AVE CHICAGO