



City of Chicago



O2016-4782

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 1430 W Fillmore Ave - App No. 18863T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18863 T1

INTRO. DATE.

JUNE 22, 2016

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.2-G in the area bounded by

the alley next north of and parallel to West Fillmore Street; a line 279.75 feet west of and parallel to South Loomis Street; West Fillmore Street; and a line 329.75 feet west of and parallel to South Loomis Street,

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: 1430 West Fillmore Street

FILE #
WARD
#3AM

17-13-0303-C (1) Narrative Zoning Analysis – 1430 W. Fillmore

Proposed Zoning: B2-3

Lot Area: 5,325 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building that will contain six (6) dwelling units. The proposed residential building will be masonry construction. The proposed building will be 35 feet 4 inches in height. Onsite parking for six (6) cars will be located in a garage at the rear of the lot.

- (A) The Project's floor area ratio: 1.72
- (B) The project's density (Lot Area Per Dwelling Unit): 887.5 sq. ft. per unit
Six (6) proposed DU
- (C) The amount of off-street parking: 6
- (D) Setbacks:
 - 1. Front Setbacks: 2 feet 6 inches (Variation required)
 - 2. Rear Setbacks: 30 feet
 - 3. Side Setbacks: 3 feet East side setback / 3 feet West side setback
- (E) Building Height: 35 feet 4 inches

*17-10-0207-A

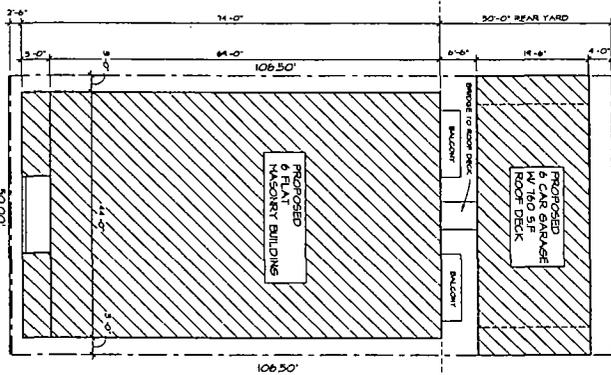
*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION



W. FILLMORE ST.

50'-0\"/>



12' PUBLIC ALLEY

50'-0\"/>

FINAL FOR PUBLICATION

A-1

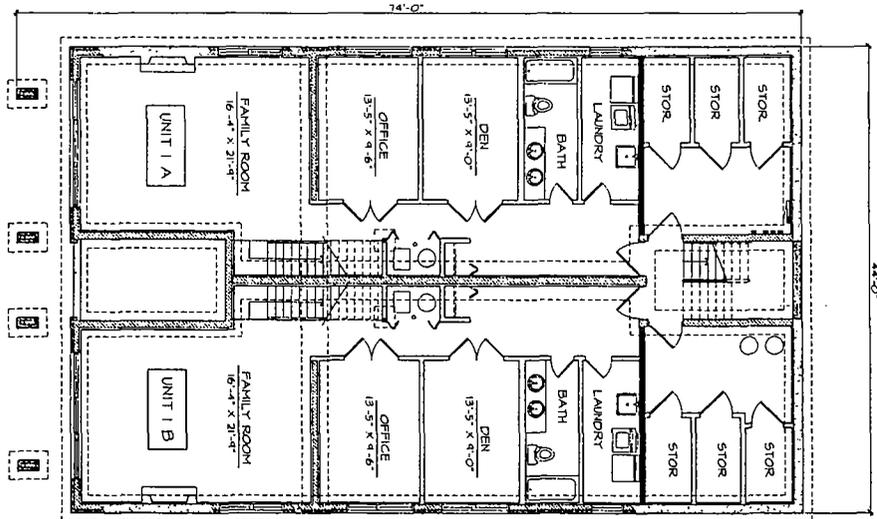
DATE	10/10/10
DESIGNER	BARANYK ASSOCIATES, LTD.
PROJECT NO.	10-010
DATE	10/10/10
SCALE	AS SHOWN
BY	BARANYK ASSOCIATES, LTD.
CHECKED	BARANYK ASSOCIATES, LTD.

PROPOSED 6 DU BUILDING
 1430 W. FILLMORE ST.
 CHICAGO, ILLINOIS

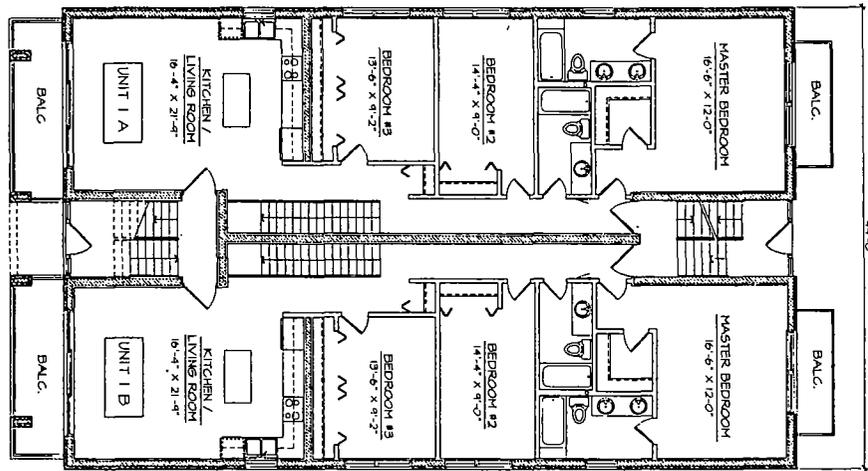


BARANYK ASSOCIATES, LTD.
 ARCHITECTS • ENGINEERS • PLANNERS
 710 HIGGINS RD. PARK RIDGE, ILL. 60068
 PHONE 847/287-4157 FAX 847/275-8617

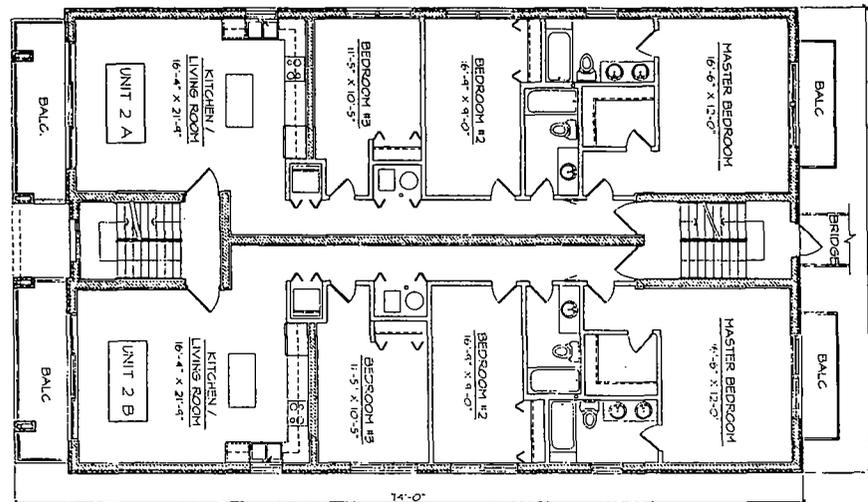
FINAL FOR PUBLICATION



BASEMENT PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN
3RD FLOOR PLAN SIMILAR

DATE	14 JAN 9
DRAWN	AKJ/TJC
CHECKED	DR
PROJECT	A-2

PROPOSED 6 DU BUILDING
1430 W. FILLMORE ST.
CHICAGO, ILLINOIS

BARANYK ASSOCIATES, LTD.
ARCHITECTS • ENGINEERS • PLANNERS
710 HIGGINS RD., PARK RIDGE, IL 60068
PHONE 847/752-6757 FAX 847/752-6817

