



# City of Chicago



SO2016-7304

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/5/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-G at 1424 W Fillmore Ave - App No. 18981T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 18981 T1  
INTRO. DATE  
OCT. 5, 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 B3-2 Community Shopping District and 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 Avenue; a line 229.75 feet west of and parallel to South Loomis Street; West Fillmore Avenue; and a line 279.75 feet west of and parallel to South Fillmore 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: 1424 West Fillmore Avenue

1898  
1898ITJ

**FINAL FOR PUBLICATION**

17-13-0303-C (1) Narrative Zoning Analysis – 1424 W. Fillmore, Chicago, IL

**SUBSTITUTE NARRATIVE AND PLANS**

Proposed Zoning: B2-3

Lot Area: 5,325 sq. ft.

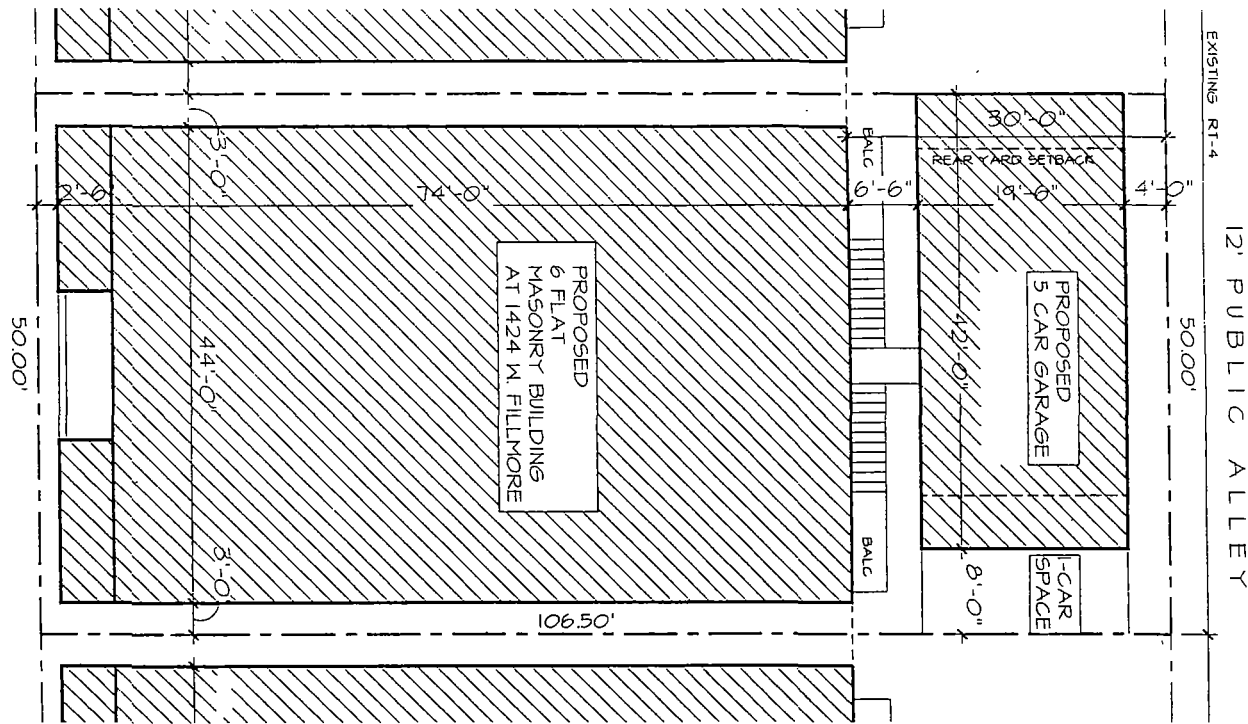
Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building that will contain six (6) dwelling units. The proposed residential building will be masonry construction. The proposed building will be 34 feet 4 inches in height. Onsite parking for six (6) cars will be located at the rear of the lot.

- (A) The Project's floor area ratio: 9,111 square feet (1.71 FAR)
- (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 Setback: 2 feet 6 inches (Variation required)
  - 2. Rear Setback: 23 feet 6 inches (Variation required)
  - 3. Side Setbacks: 3 feet East side setback / 3 feet West side setback
- (E) Building Height: 34 feet 4 inches

\*17-10-0207-A

\*17-13-0303-C(2) – Plans Attached.

SITE PLAN



FINAL FOR PUBLICATION

DATE	1 SEP 16
DESIGN	3-03
PROJECT	1424 W. FILLMORE
SCALE	AS SHOWN
DATE	1 SEP 16
DESIGN	3-03
PROJECT	1424 W. FILLMORE
SCALE	AS SHOWN

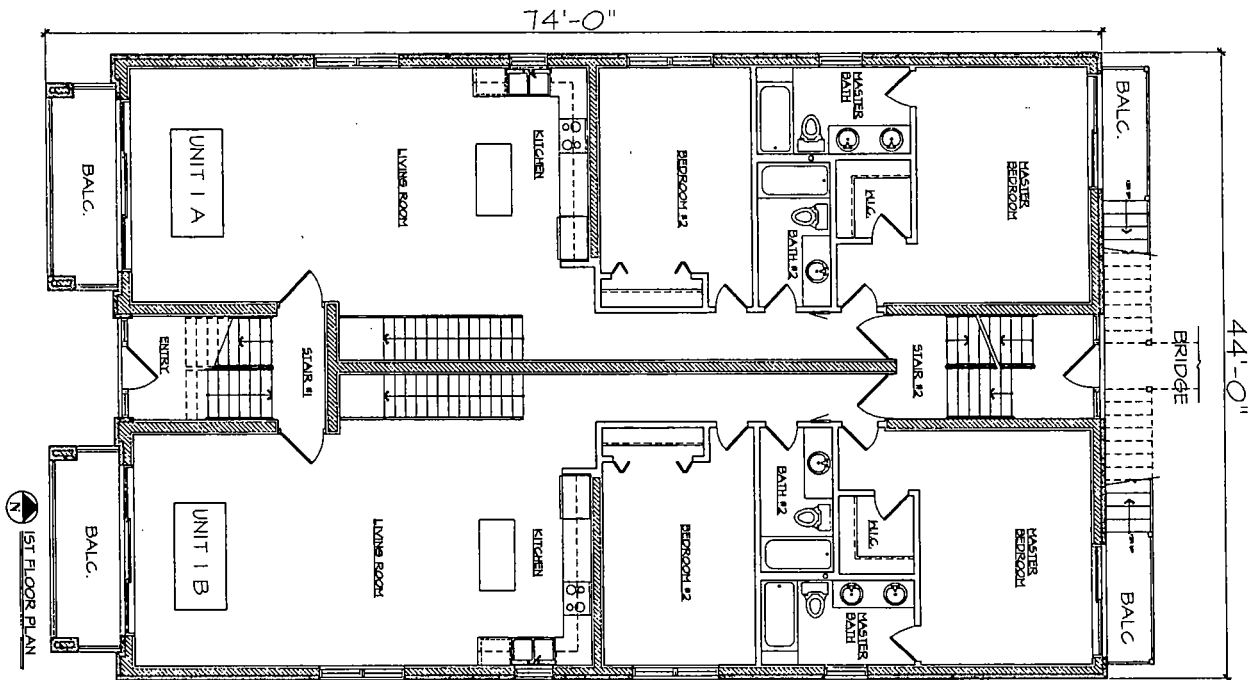
PROPOSED 6 D U BUILDING  
 1424 W. FILLMORE ST.  
 CHICAGO, ILLINOIS



**BARANYK ASSOCIATES, LTD.**  
 ARCHITECTS • ENGINEERS • PLANNERS  
 710 HIGGINS RD. PARK RIDGE, IL. 60068  
 PHONE 847/292-4150 FAX 847/292-4517

A-1

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44'-0"

1ST FLOOR PLAN

PROPOSED 6 D U BUILDING  
 1424 W. FILLMORE ST.  
 CHICAGO, ILLINOIS

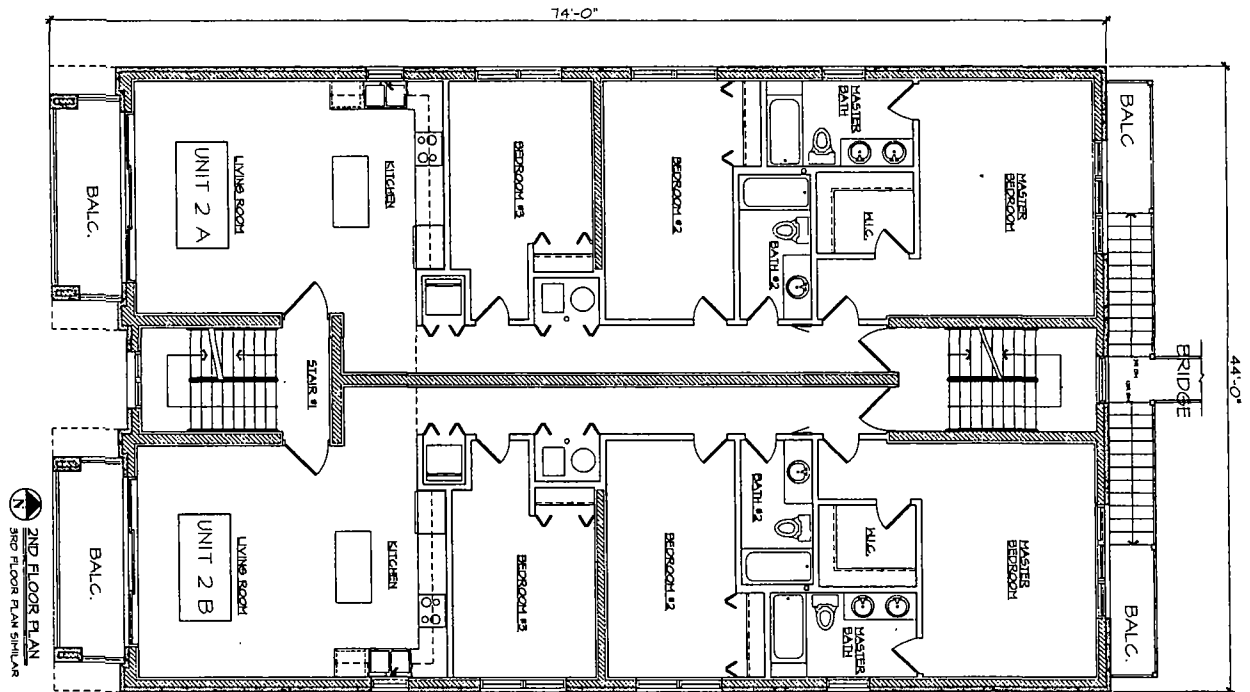


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 710 HIGGINS RD. PARK RIDGE, IL. 60068  
 PHONE 847/282-2187 FAX 847/282-9817

A-2

DATE	1/28/78
DR. NO.	N-201
DR. NO.	N-201
CHK'D.	OS
DATE	
DR. NO.	
DR. NO.	
CHK'D.	
DATE	

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A-3

PROPOSED 6 D U BUILDING  
1424 W. FILLMORE ST.  
CHICAGO, ILLINOIS



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710 HIGGINS RD. PARK RIDGE, IL. 60068  
PHONE 847/224-1517 FAX 847/224-9817

DATE	1.18.18
CONNO.	8.013
DRAWN	AL/7/28
CHKD	GD
APP'D	

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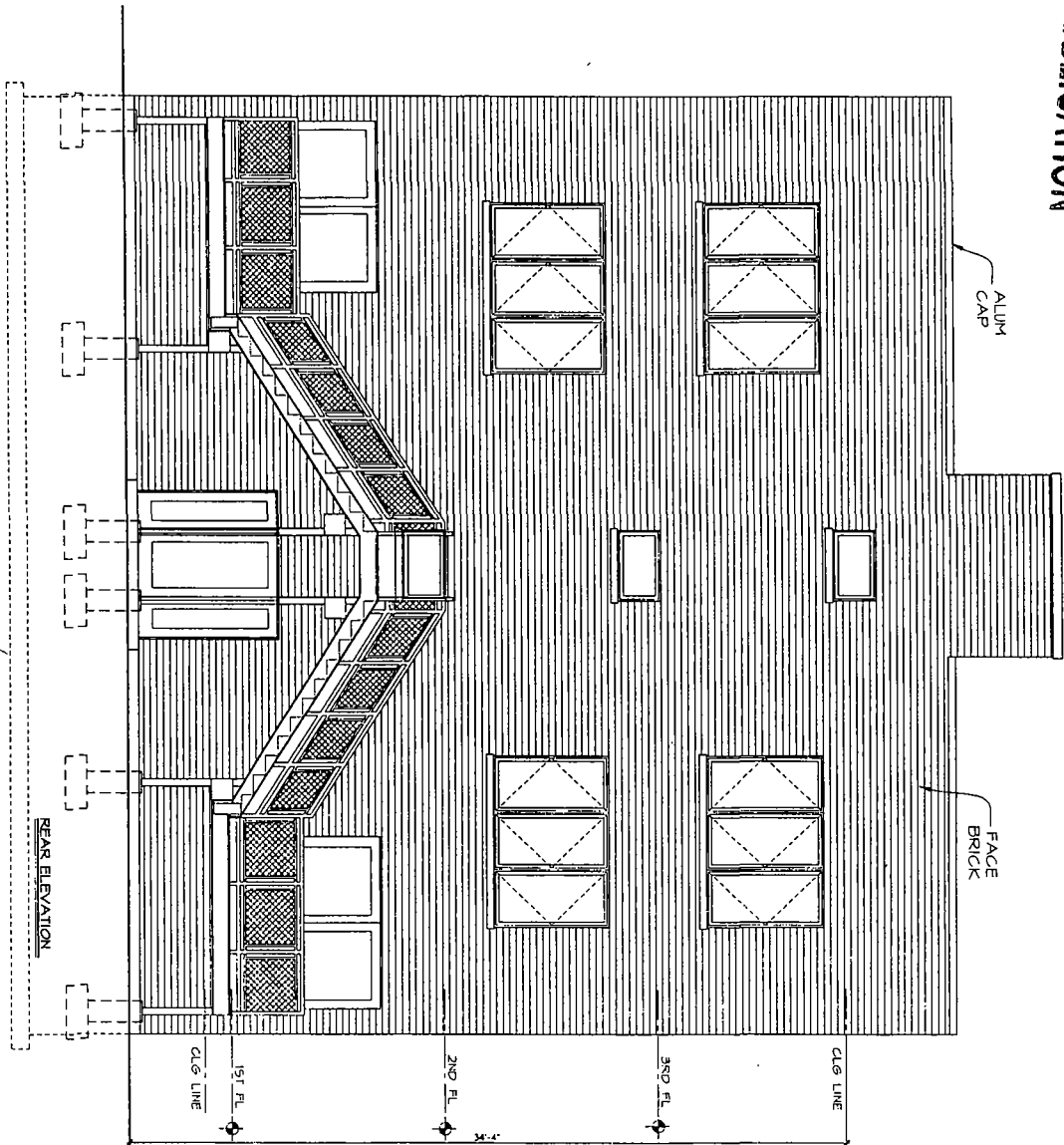
FRONT ELEVATION

DATE	1-28-11
DRN. NO.	9-013
DESIGNER	AK/CS
CHKD.	CS
SHEET	A-4

PROPOSED 6 D U BUILDING  
 1424 W. FILLMORE ST.  
 CHICAGO, ILLINOIS

**BARANYK ASSOCIATES, L.T.D.**  
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A-5

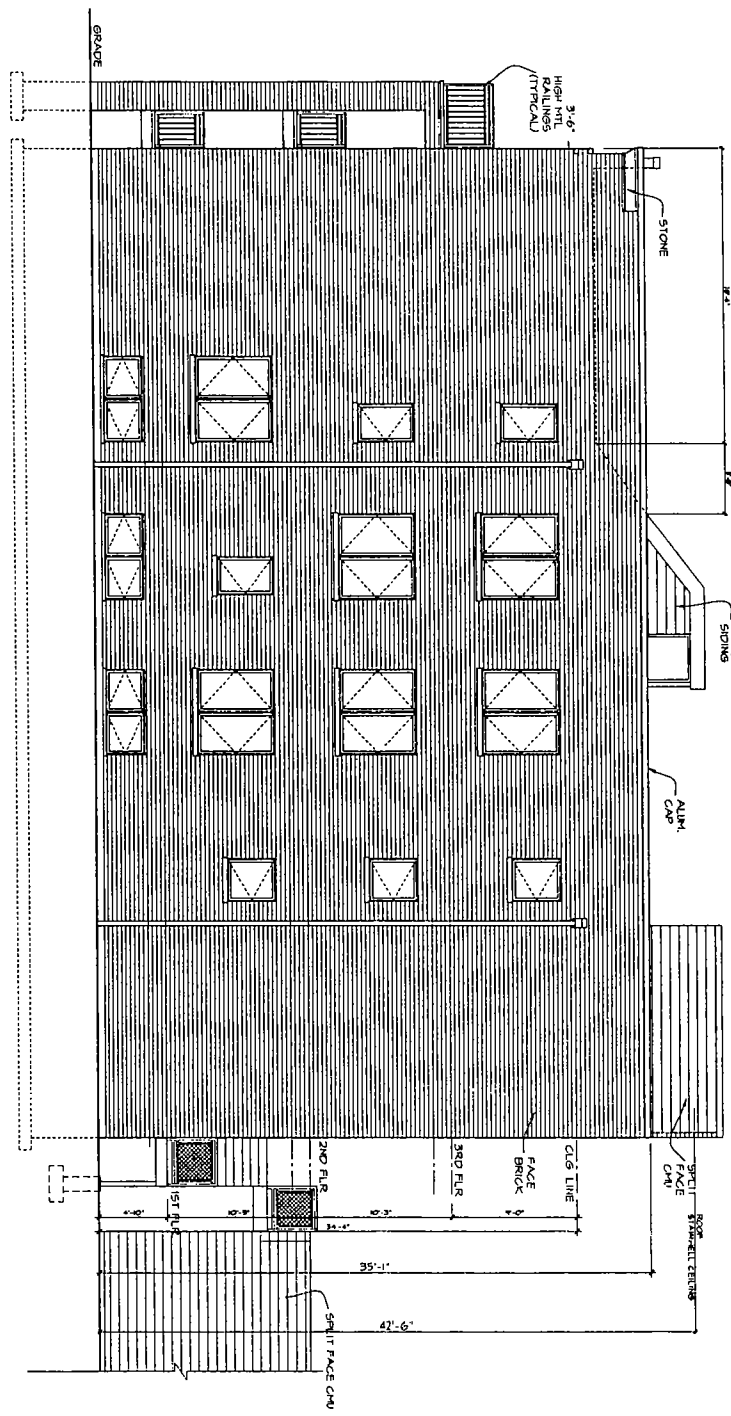
DATE: 1-28-73  
DRAWN: A.C./K.S.  
CHK'D: O.S.  
SHEET:

PROPOSED 6 D U BUILDING  
1424 W. FILLMORE ST.  
CHICAGO, ILLINOIS

**BARANYK ASSOCIATES, LTD.**  
ARCHITECTS • ENGINEERS • PLANNERS  
710 HIGGINS RD. PARK RIDGE, IL. 60068  
PHONE 472-4141



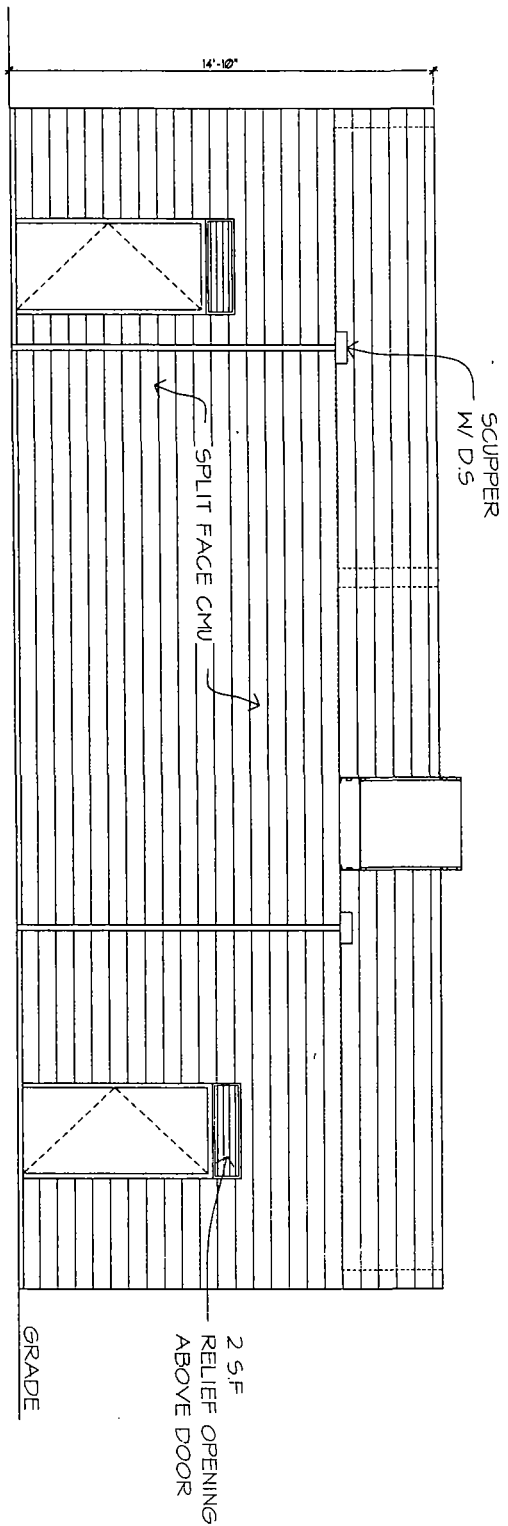
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LEFT SIDE ELEVATION  
RIGHT SIDE ELEVATION SHOWN

<p>PROPOSED 6 D U BUILDING 1424 W. FILLMORE ST. CHICAGO, ILLINOIS</p>	<p><b>BARANYK ASSOCIATES, LTD.</b> ARCHITECTS • ENGINEERS • PLANNERS 710 HIGGINS RD. PARK RIDGE, IL. 60068 PHONE 647234717 FAX 647234817</p>	<p>DATE: 11/27/18</p>
		<p>DESIGN: AV/TK/DB</p>
<p>DRW NO.: 3-013</p>	<p>CHKD: DB</p>	<p>SHEET: A-6</p>

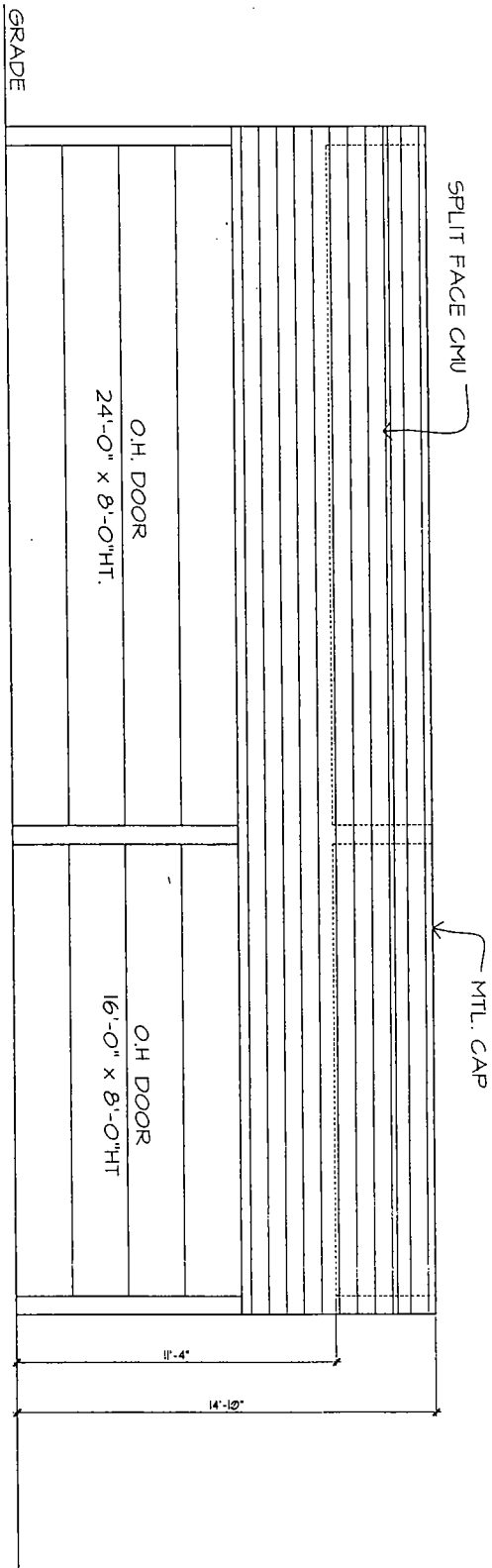
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SOUTH GARAGE ELEVATION

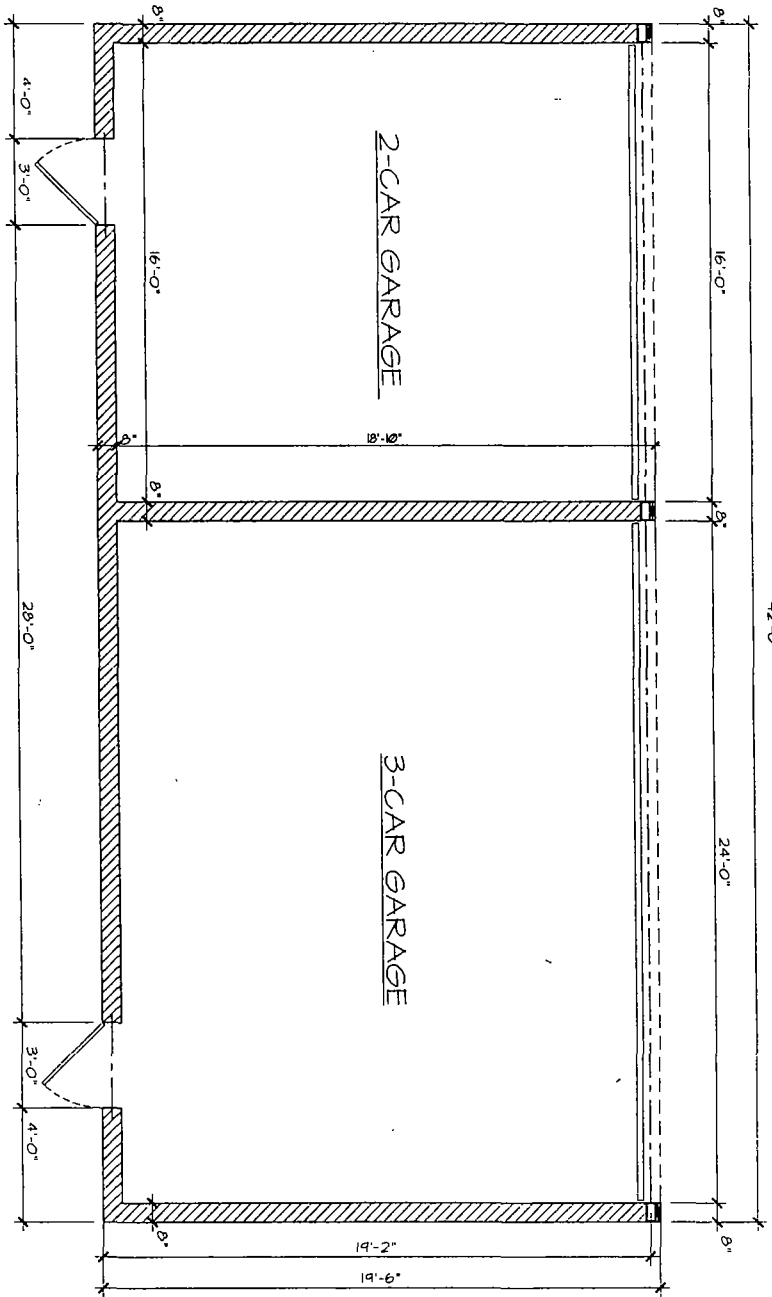
	<b>BARANYK ASSOCIATES, LTD.</b>
	ARCHITECTS • ENGINEERS • PLANNERS 710 HIGGINS RD. PARK RIDGE, ILL. 60068 PHONE 817624757
PROPOSED 6 D U BUILDING 1424 W. FILLMORE ST. CHICAGO, ILLINOIS	
DATE: 12/17/83	
JOB NO. 7-018	
DRAWN: MCT/CS	
CHECKED: OS	
SHEET:	
<b>A-7</b>	

FINAL FOR PUBLICATION



NORTH GARAGE ELEVATION

A-8	DATE: 1.28.11	PROPOSED 6 D U BUILDING	 <b>BARANYK ASSOCIATES, LTD.</b> ARCHITECTS • ENGINEERS • PLANNERS 710 HIGGINS RD. PARK RIDGE, IL. 60068 PHONE 847.934.1111 FAX 847.934.1111
	DRAWN: R. O'NEILL	1424 W. FILLMORE ST.	
	CHECKED: R. O'NEILL	CHICAGO, ILLINOIS	
	DATE: 1.28.11		
	DRAWN: R. O'NEILL		



GARAGE FLOOR PLAN

**FINAL FOR PUBLICATION**

A-9	DATE: 1.28.13	<b>BARANYK ASSOCIATES, LTD.</b> ARCHITECTS • ENGINEERS • PLANNERS 710 HIGGINS RD. PARK RIDGE, IL. 60068 PHONE 847/924-4791 FAX 847/923-9817
	DRAWN: JACZYNSKI	
SHEET:	JOB NO.: N. 013	
PROJECT:	SCALE:	
PROPOSED 6 D U BUILDING 1424 W. FILLMORE ST. CHICAGO, ILLINOIS		