



# Office of the City Clerk

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

## Legislation Text

---

File #: O2016-4782, 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 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

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**

*Fm FOR rVBLKmiH*

CHICAGO, ILLINOIS