



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-4782
Type: Ordinance
Status: Passed
File created: 6/22/2016
In control: City Council
Final action: 7/20/2016
Title: Zoning Reclassification Map No. 2-G at 1430 W Fillmore Ave - App No. 18863T1
Sponsors: Misc. Transmittal
Indexes: Map No. 2-G
Attachments: 1. O2016-4782 (V1).pdf, 2. O2016-4782.pdf

Date	Ver.	Action By	Action	Result
7/20/2016	1	City Council	Passed	Pass
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
6/22/2016	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 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**

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PROPOSED 6 DU BUILDING

1430 W. FILLMORE ST.

CHICAGO, ILLINOIS