

SUBSTITUTE NARRATIVE AND PLANS
TYPE 1 ZONING MAP AMENDMENT

Applicant: 1434 W Fillmore, LLC
Property Location: 1434-1446 West Fillmore Street
Proposed Zoning: B2-3 Neighborhood Mixed Use District
Lot Area: 15,975 square feet

1434 W Fillmore, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 1434-1446 West Fillmore Street from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to the B2-3 Neighborhood Mixed Use District in order to authorize the construction of a multi-unit residential building at the subject property.

The site is bounded by a 12 foot wide public alley to the north; a 3-story multi-unit residential building to the east; West Fillmore Street to the south; and a 2-story multi-unit residential building to the west. The subject property contains approximately 15,975 square feet of net site area and is currently improved with a surface parking lot. The Applicant proposes to redevelop the site with a 5-story building containing 50 dwelling units.

The subject property is a transit-served location due to its proximity within 1,320 feet from the Roosevelt Road bus line corridor and within 2,640 feet from the Polk Street CTA rail station entrance. The proposed development will include 25 off-street vehicular parking spaces, 50 bicycle parking spaces, and one interior loading space.

Transit-Served Location Criteria

New construction in the B2-3 Neighborhood Mixed-Use District and located in a transit-served location must comply with the Specific Criteria for Transit-Served Locations set forth in Section 17-3-0308:

1. *The project must comply with the applicable standards of Section 17-10-0102-B;*

The project complies with the applicable standards of Section 17-10-0102-B. One bicycle space is provided per dwelling unit. The subject property is located within fewer than 700 feet of the Roosevelt Road bus line corridor and within less than 2,100 feet of the Polk Street CTA Station entrance.

2. *The project must comply with the standards and regulations set forth in Section 17-3-0504 pertaining to pedestrian streets and pedestrian retail streets;*

As depicted on the accompanying Type 1 plans, the proposed development meets the design standards set forth in Section 17-3-0504, including with respect to building location, transparency, location of doors and entrances, and parking location.

3. *The project must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;*

The Polk CTA station is designated a "Service Employment District" station type. This station type is intended to be developed with retail and residential uses that complement a service employment center nearby. The Property is located in close proximity to the Illinois Medical District employment center and the Taylor Street retail corridor. The proposed development will replace an underutilized surface parking lot with 50 residential units and thereby increase the population of service employees and patients to support the Illinois Medical District, as well as employees and customers to support retail development along Taylor Street. The project will therefore comply with and support the goals set forth in the Transit Friendly Development Guide for the applicable station type.

4. *Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number;*

The proposed development is a residential building that will not have a number of parking spaces in excess of 50% of the applicable minimum automobile parking requirement. Based on 50 proposed dwelling units, no more than 25 parking spaces may be provided. 25 parking spaces are proposed.

5. *The project must comply with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.*

The project will comply with the Travel Demand Study and Management Plan rules in effect at the time of filing of this application.

MLA Reduction, FAR Increase, and Height Increase for Transit-Served Locations

Projects in transit served locations are eligible for increases in maximum building height, are eligible to use reduced lot area per unit standards, and may increase the maximum floor area ratio standard by providing a minimum number of required affordable units on-site in accordance with the tables set forth in Section 17-3-402-B, 17-3-0403-B, and 17-3-0408-B. The project will provide at least 75% of the required affordable units on-site, making it eligible for the transit-served location MLA reduction, FAR increase, and height increase (as further detailed in the Bulk Regulations and Data Table below).

Bulk Regulations and Data

(a) Floor Area and Floor Area Ratio:

- | | |
|------------------|--------------------|
| i. Lot Area: | 15,975 square feet |
| ii. Maximum FAR: | 3.5 |

(b) Density (Lot Area Per Dwelling Unit): 319.5

(c) Amount of off-street parking: 25 vehicular spaces

(d) Setbacks:

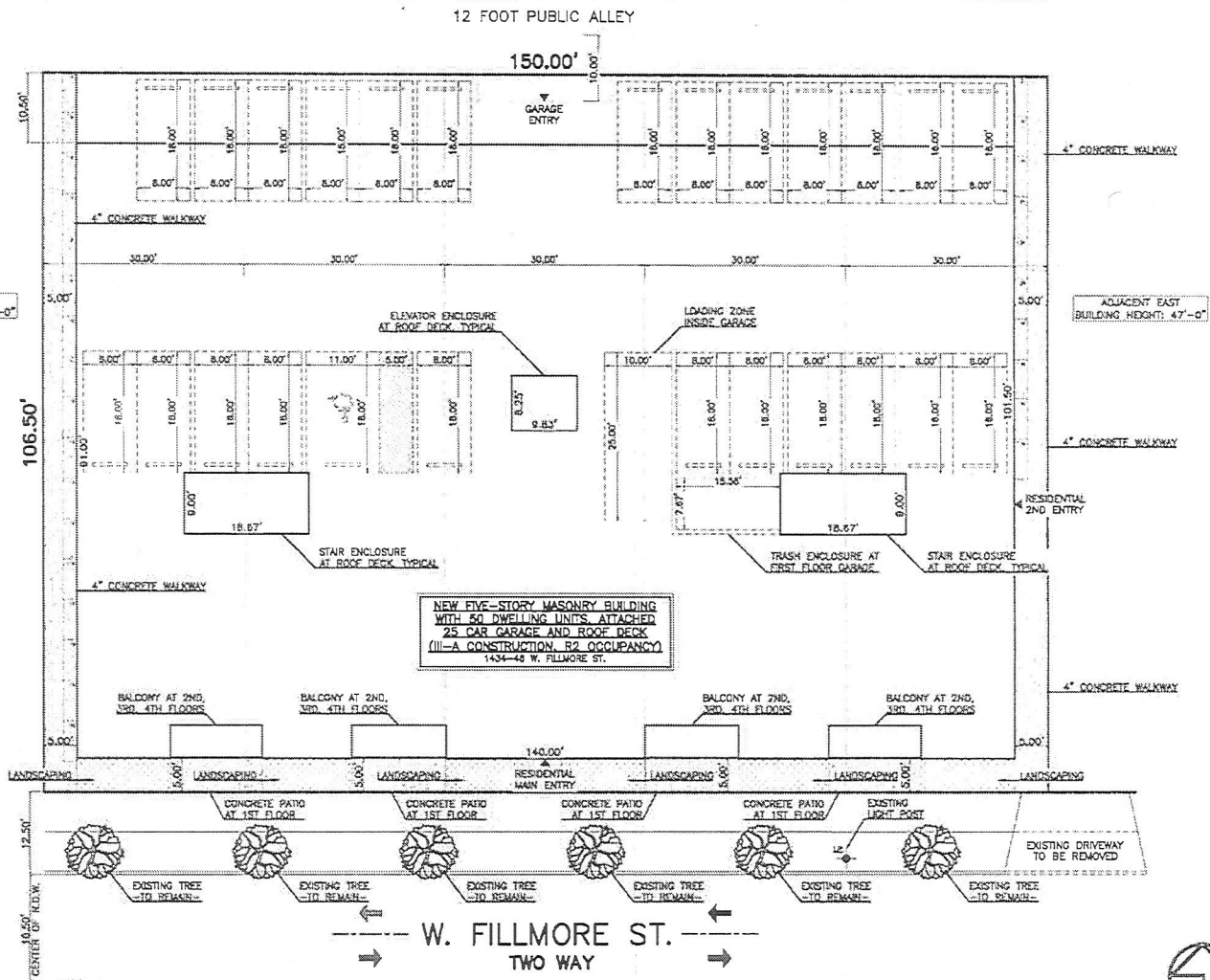
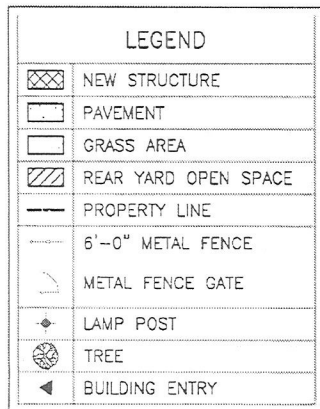
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|--------------------|--------------------|
| i. Front setback: | 5 feet |
| ii. Side setback: | 5 feet |
| iii. Side setback: | 5 feet |
| iv. Rear setback: | 10 feet 6 inches** |

**The Applicant will seek setback relief from the Zoning Board of Appeals to reduce the minimum rear setback for floors containing dwelling units.

(e) Building height: 56 feet 0 inches

(f) Off-street Loading: 1 (10' x 25')

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SITE PLAN

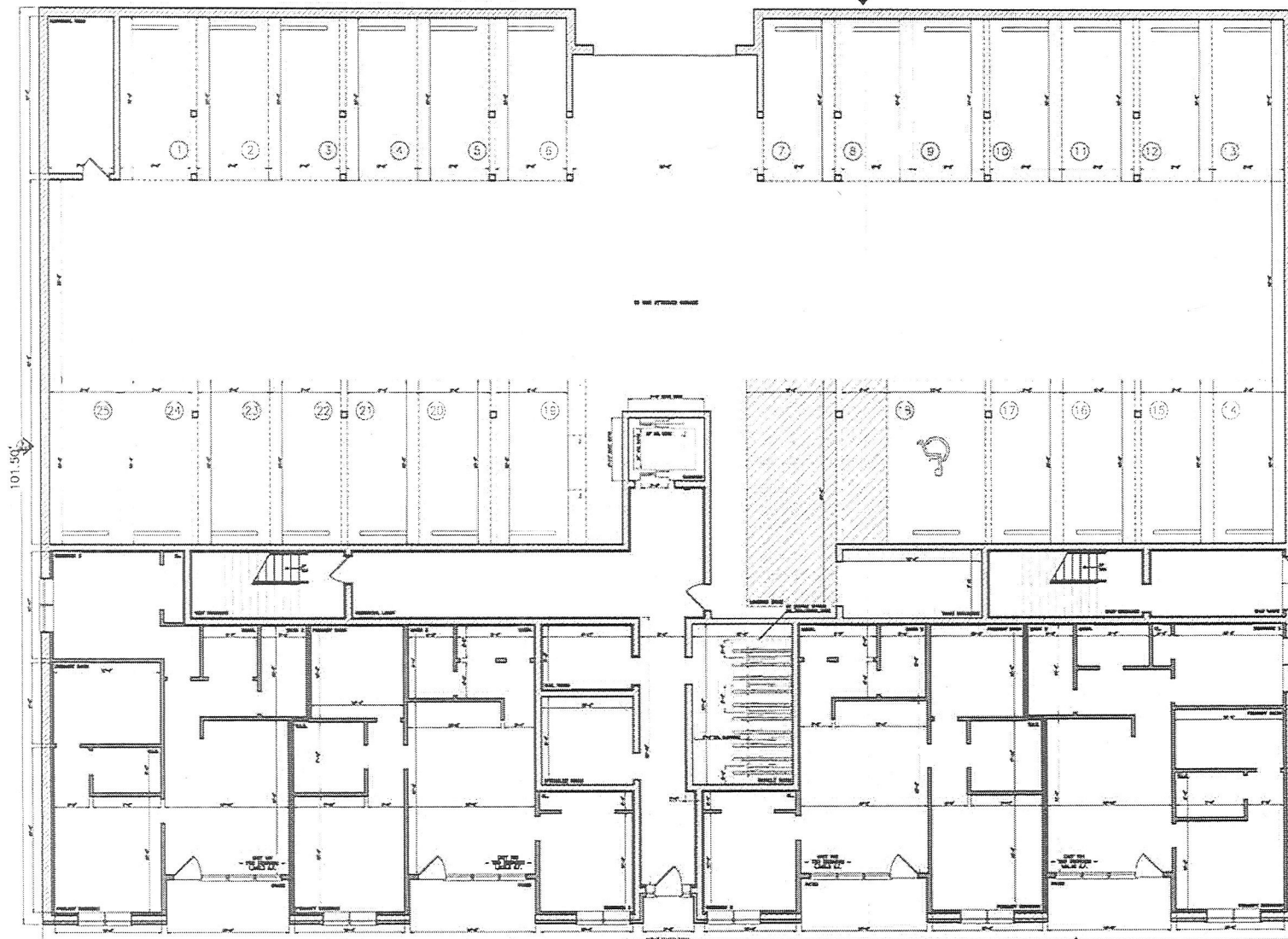
1434-46 W FILLMORE ST
CHICAGO, IL 60607

ARCHITECTS

DATE	8-6-90	P.L.A.N.E.D	ARCHITECTURE
SUBJECT:			
ORDER BY	FELLSHOE AT		
	15-100 S. 4TH ST.		

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GROUND FLOOR PLAN



**PROPOSED
FLOOR PLAN**

1434-46 W FILLMORE ST
CHICAGO, IL 60607

Chicago 1, 10347

CTTS

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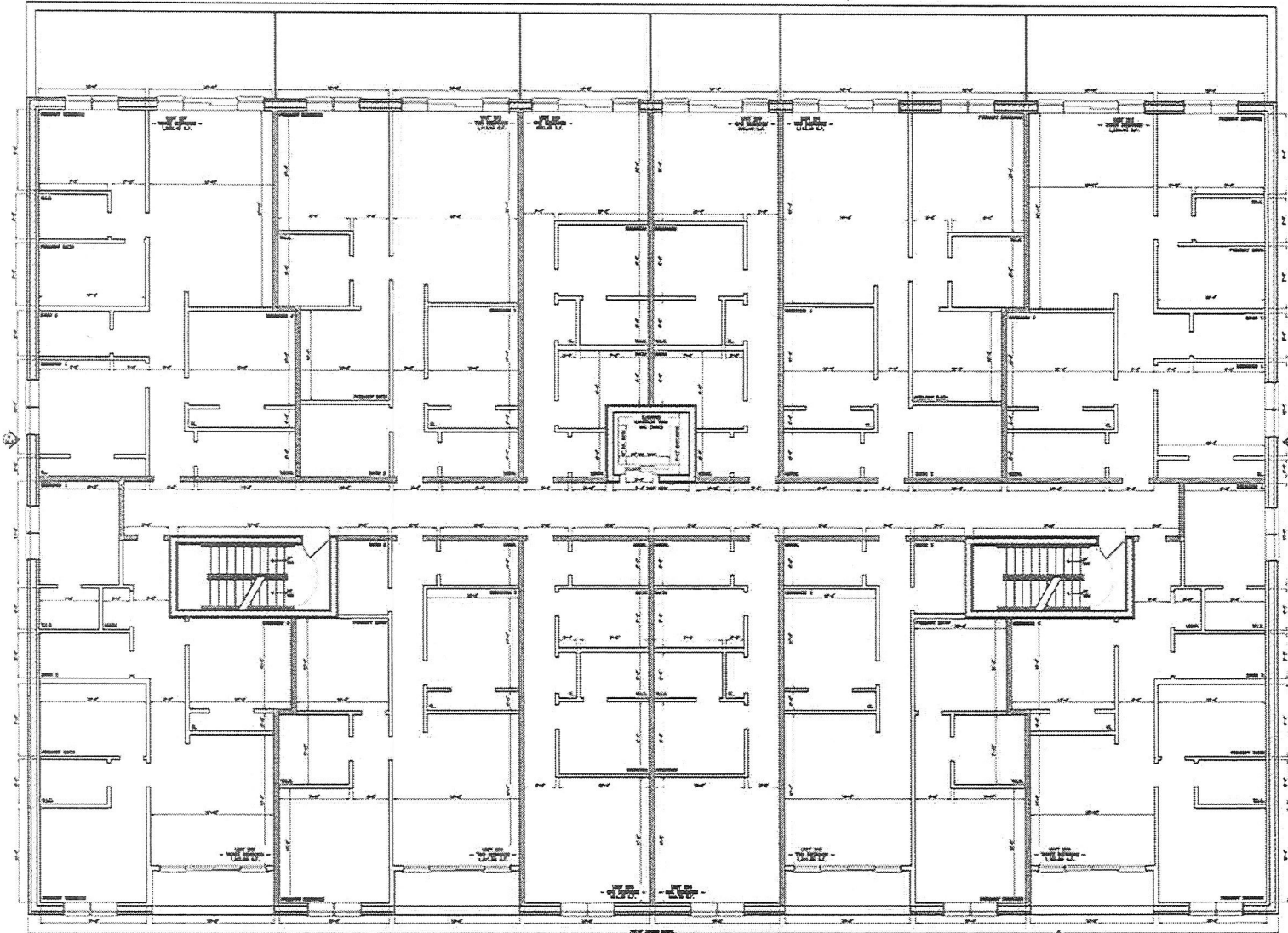
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SCALE: 1:250' = 1" = 0'

A 1

A1.



TYPICAL FLOOR PLAN (2ND-4TH FLOORS)



**PROPOSED
FLOOR PLAN**

1434-46 W FILLMORE ST
CHICAGO, IL 60607

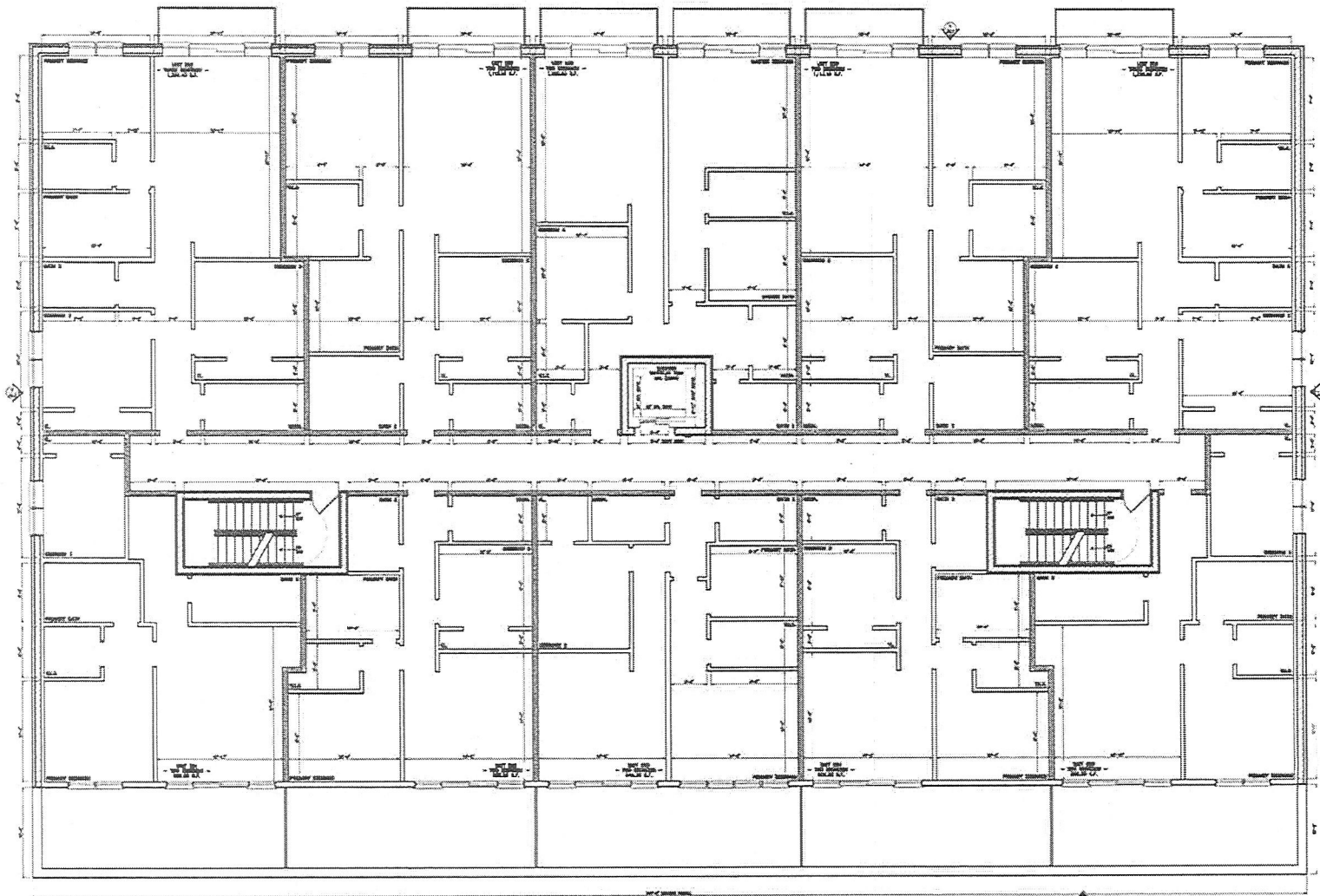
ARCHITECTURE
PLANNING
ARCHITECTS
STRUCTURAL ENGINEERS
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5TH FLOOR PLAN



PROJECT: ALABAMA IT SCALE: 3/8" = 1'-0"	ARCHITECTURE ARCHITECTS PLANNING	1343.46 W FILLMORE ST CHICAGO, IL 60607	PROPOSED FLOOR PLAN	DATE: 10/1/93	BY: JPD	PROJECT: ALABAMA IT SCALE: 3/8" = 1'-0"
A1.2		ARCHITECTS		7715 Pine Ave 77177 Houston, TX		7715 Pine Ave 77177 Houston, TX
PAID		C		C		PAID

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(IN FEET)

$\frac{3}{32}$ INCH = 1 FOOT

A - SOUTH ELEVATION

REVISION:

SECRET

**BUILDING
ELEVATION**

1434-46 W FILLMORE ST
CHICAGO, IL 60607

ARCHITECTS

1118 N. Dearborn Ave.
Chicago, IL 60647

773.273.1756 ext. 900
773.777.3544 fax

PROPERTY	
100-46 W PLYWOOD ST	
DENVER, CO 80207	
SCHOOL	
NOT - 1'0"	
CASE	
NO IT PUTS	

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(IN FEET)

$\frac{3}{32}$ INCH = 1 FOOT

B - NORTH ELEVATION

**BUILDING
ELEVATION**

1434-46 W FILLMORE ST
CHICAGO, IL 60607

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

ARCHITECTS

700 N. Duane Ave.
Chicago, IL 60647

773.372.2748 voice
773.372.2644 fax

760-987
434-44 08 711.00000 4
DUE TO S. 670013

DATE

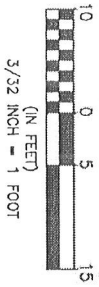
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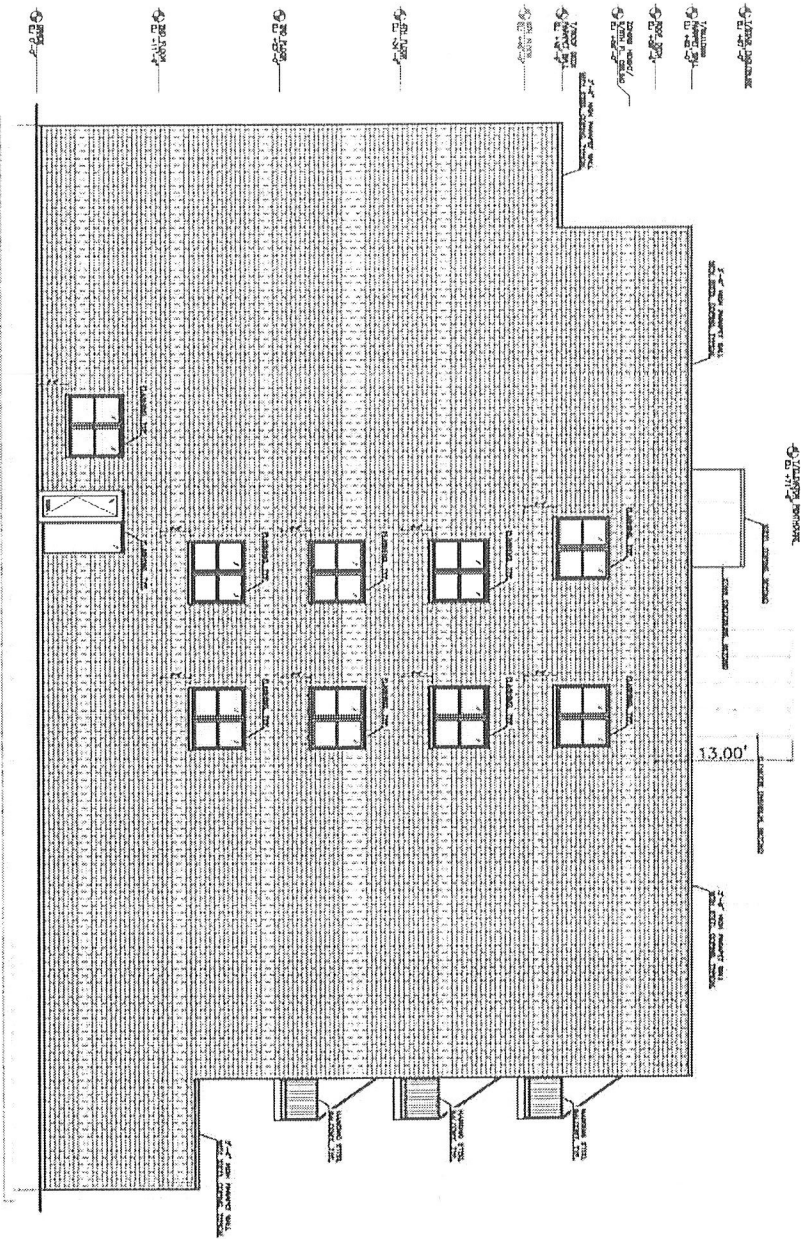
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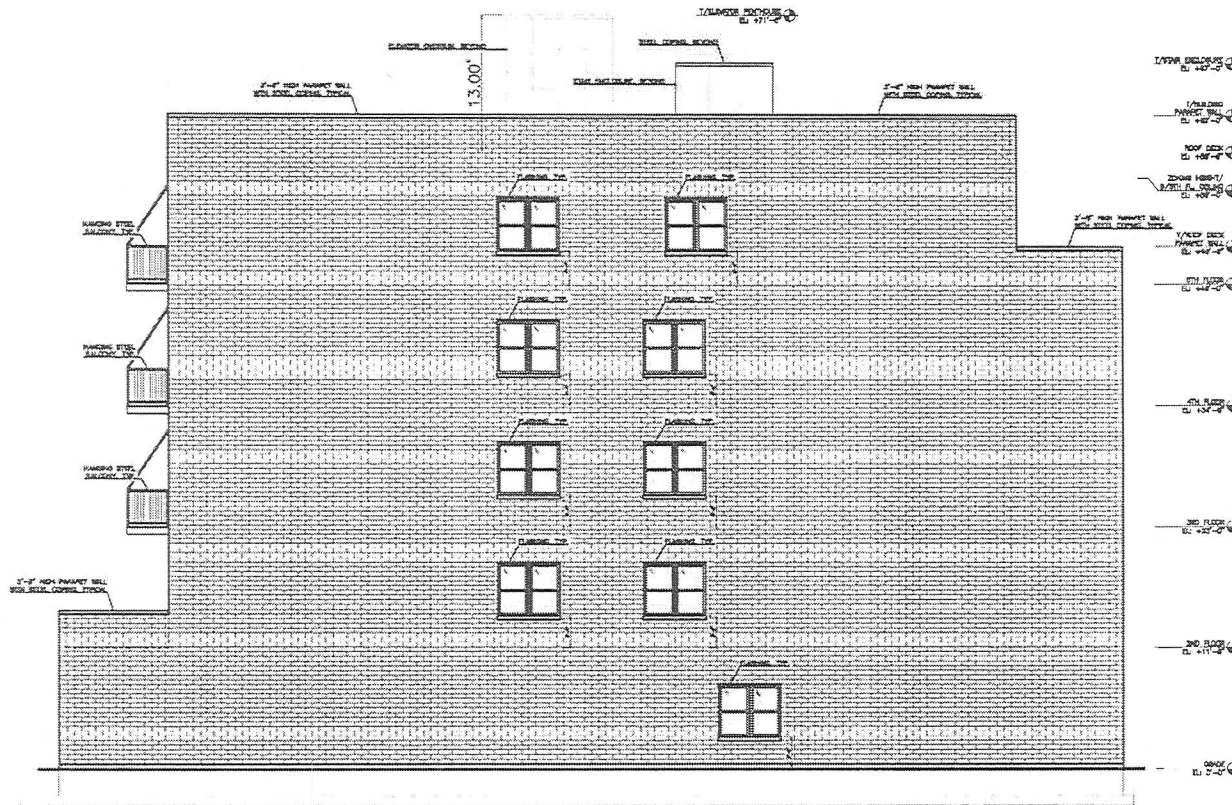
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C - EAST ELEVATION



<p>A2.2</p>	<p>PROJECT: 1434-46 W. FILLMORE ST CHICAGO, IL 60607 SCALE: 3/32" = 1'-0" DATE: 06.01.2023</p>	<p>ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING</p> <p>ARCHITECTS</p> <p>2101 N. Dearborn Ave. Chicago, IL 60607 TEL: 773.278.8888 FAX: 773.278.8888</p>	<p>1434-46 W FILLMORE ST CHICAGO, IL 60607</p>	<p>BUILDING ELEVATION</p>
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(IN FEET)
3/32 INCH = 1 FOOT

D - WEST ELEVATION

BUILDING ELEVATION	
1434-46 W FILLMORE ST CHICAGO, IL 00607	
ARCHITECT RECTS ARCHITECTS 1100 N. Dearborn Ave. Chicago, IL 60642 773.777.2346 773.777.2344 Fax	PROJECT 1434-46 W FILLMORE ST SCALE 3/32" = 1'-0" DATE 04.21.2013
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PAGE	OF 1