

Type 1 Project Narrative and Plans

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 building will be served by 25 automobile parking spaces, 50 bicycle parking spaces, and one interior loading dock.

The property is a transit-served location based on its proximity to the Roosevelt Road bus line corridor roadway segment and the Polk Street CTA Pink Line station entrance.

(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:

- 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')

* The project seeks an FAR increase, MLA reduction, and height increase for transit-served locations. The project will provide required ARO units on-site and will comply with the mandatory criteria for new construction in transit-served locations set forth in Sec. 17-3-0308-B(1-5).

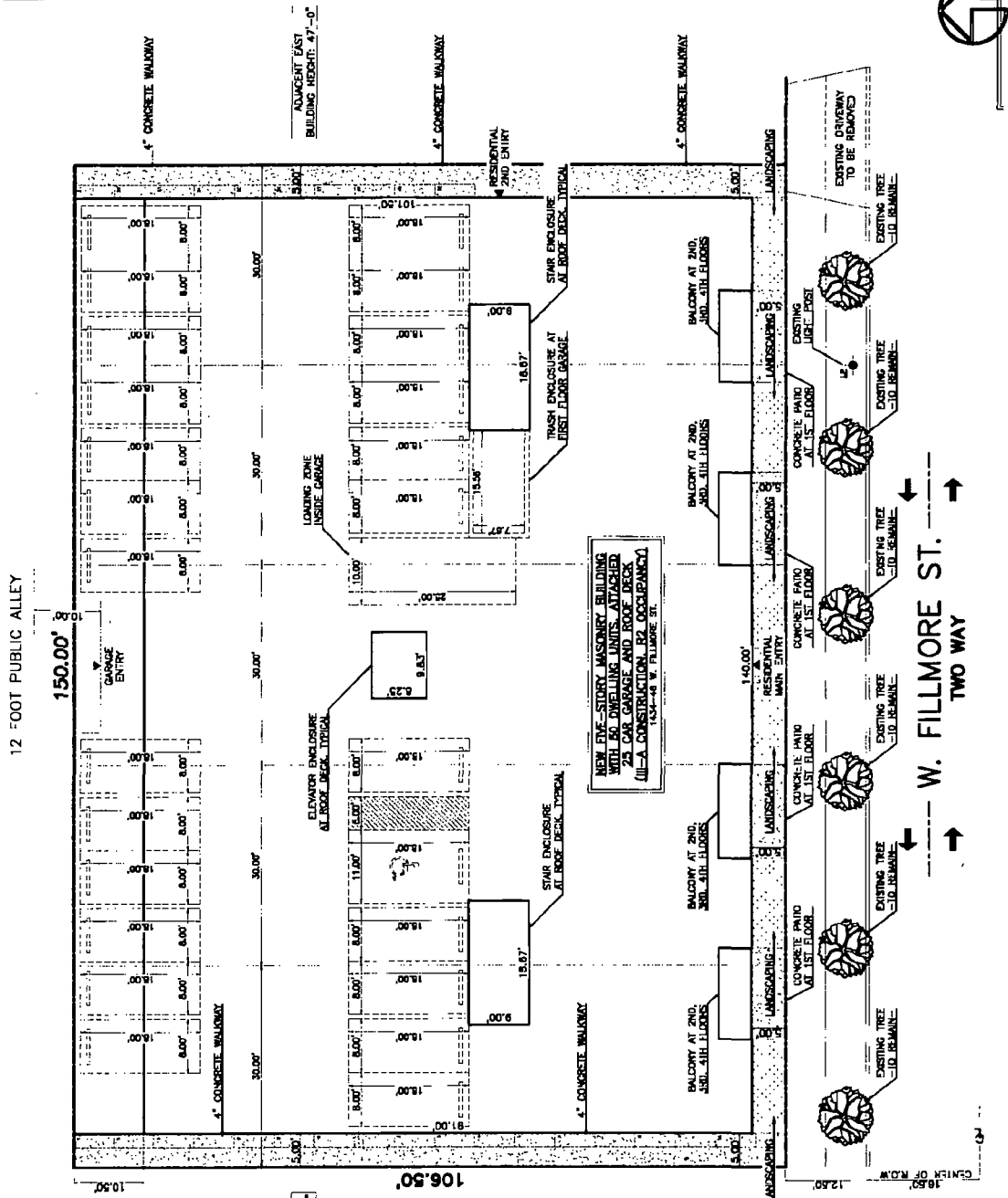
SITE PLAN

1434-46 W FILLMORE ST
CHICAGO, IL 60607

ARCHITECTS

773 272 2700
773 272 2700
773 272 2700

T1.0



LEGEND	
	NEW STRUCTURE
	PAVEMENT
	GRASS AREA
	REAR YARD OPEN SPACE
	PROPERTY LINE
	6'-0" METAL FENCE
	METAL FENCE GATE
	LAMP POST
	TREE
	BUILDING ENTRY

12 FOOT PUBLIC ALLEY

150.00'

106.50'

W. FILLMORE ST.
TWO WAY

ADJACENT WEST BUILDING HEIGHT: 26'-0"

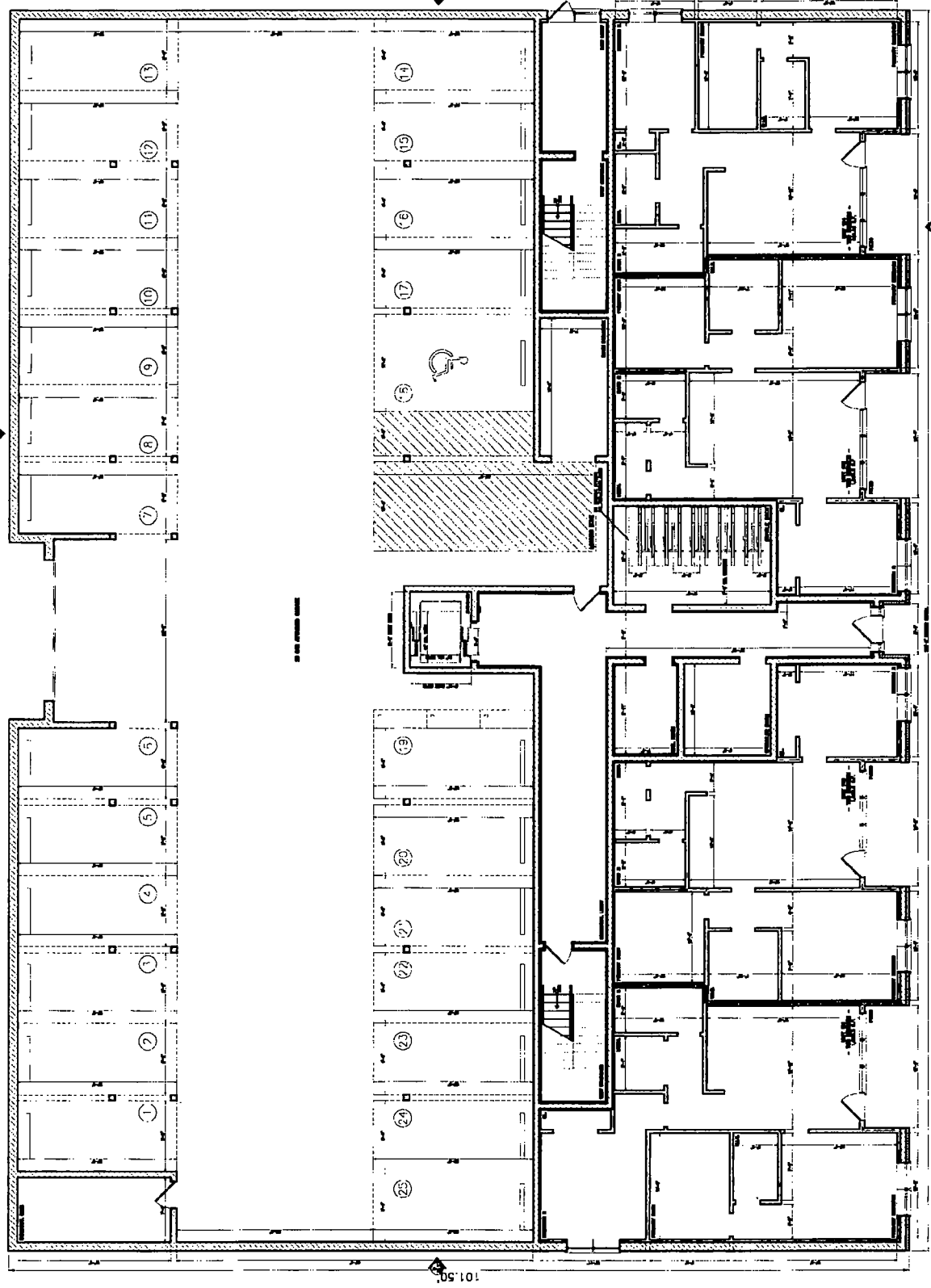
ADJACENT EAST BUILDING HEIGHT: 47'-0"

NEW FIVE-STORY MASONRY BUILDING WITH CAR GARAGE AND REAR PATIO (IN-A CONSTRUCTION BY OCCUPANTS) 1434-46 W. FILLMORE ST.

CENTER OF R.O.W. 106.50'



GROUND FLOOR PLAN

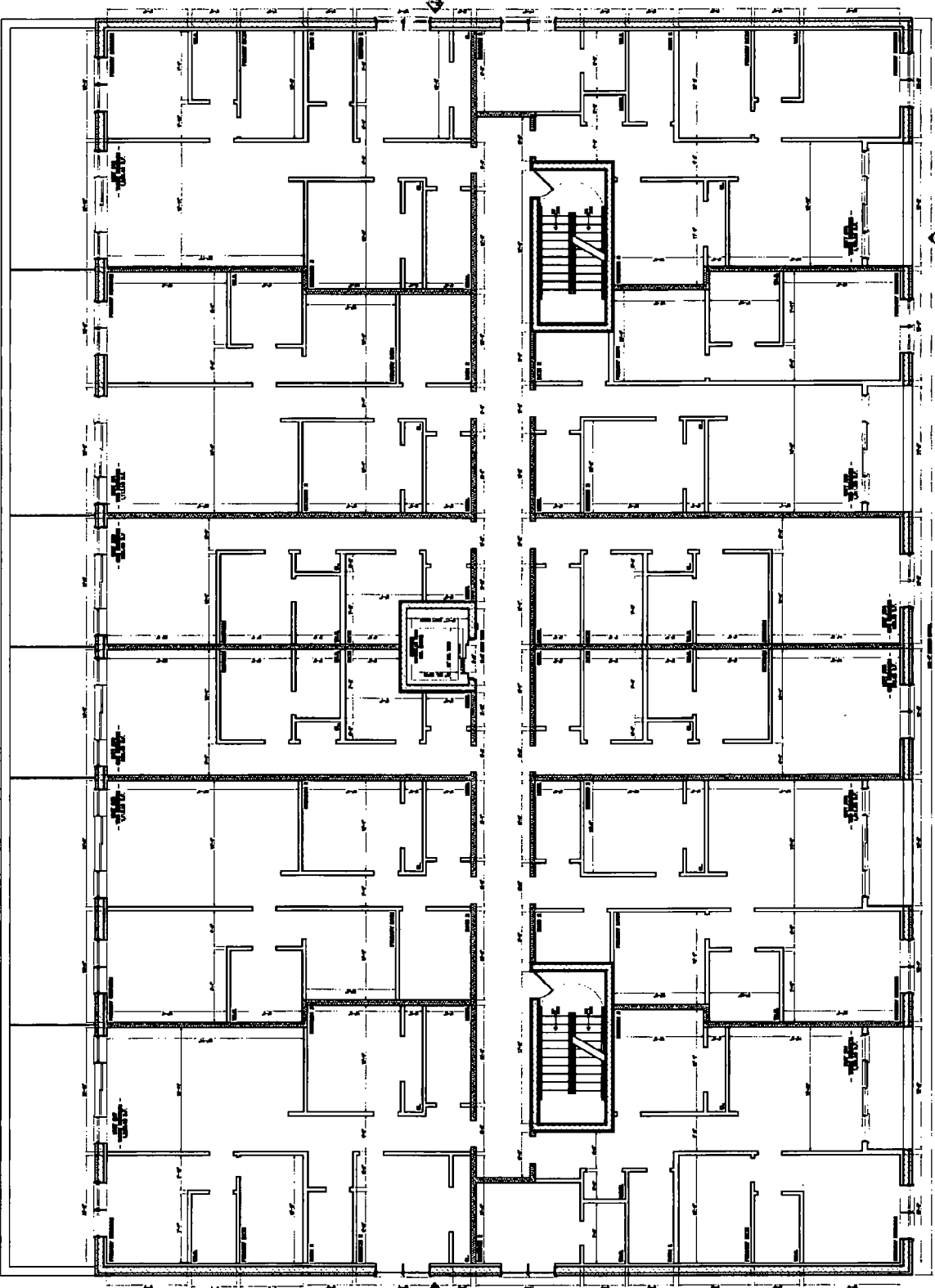


101.50'

DATE: 12/15/10 SCALE: 1/8" = 1'-0" DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN	PROJECT: 1434-48 W. FILLMORE ST. CHICAGO, IL 60607	ARCHITECTS DEPT ARCHITECTS	NO. 202
			NO. 201
PROPOSED FLOOR PLAN			A1.0



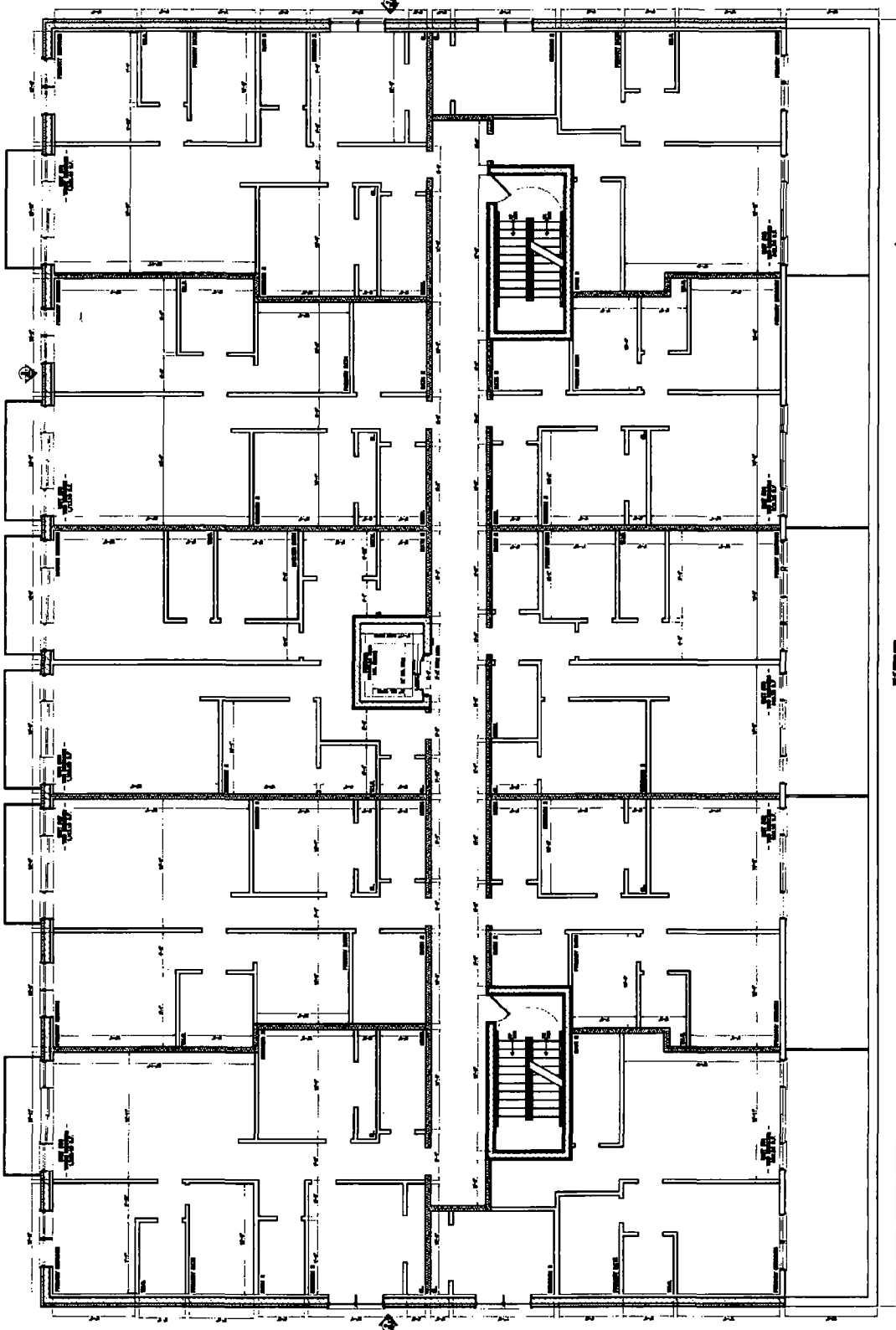
TYPICAL FLOOR PLAN (2ND-4TH FLOORS)



PROJECT 1434 W. FILLMORE ST. CHICAGO, IL 60607	ARCHITECT DETAILED ARCHITECTS 777 N. LAKE ST. CHICAGO, IL 60611	ARCHITECTURAL ENGINEERING 777 N. LAKE ST. CHICAGO, IL 60611	DATE NOV. 1997	SCALE 1/8" = 1'-0"	PROJECT NO. A1.1
PROPOSED FLOOR PLAN			A1.1		



5TH FLOOR PLAN



PROJECT 1434 W. FILLMORE ST. CHICAGO, ILLINOIS	ARCHITECT DEPT ARCHITECTS 202 S. CHICAGO AVE. CHICAGO, ILLINOIS 60607 TEL: 773.234.1111 WWW.DEPARCHITECTS.COM	DATE NOV. 1, 2011	SCALE 1/8" = 1'-0"	REVISED
PROPOSED FLOOR PLAN	1434 W FILLMORE ST CHICAGO, IL 60607	A1.2		1 1 1

BUILDING
ELEVATION

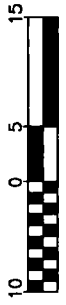
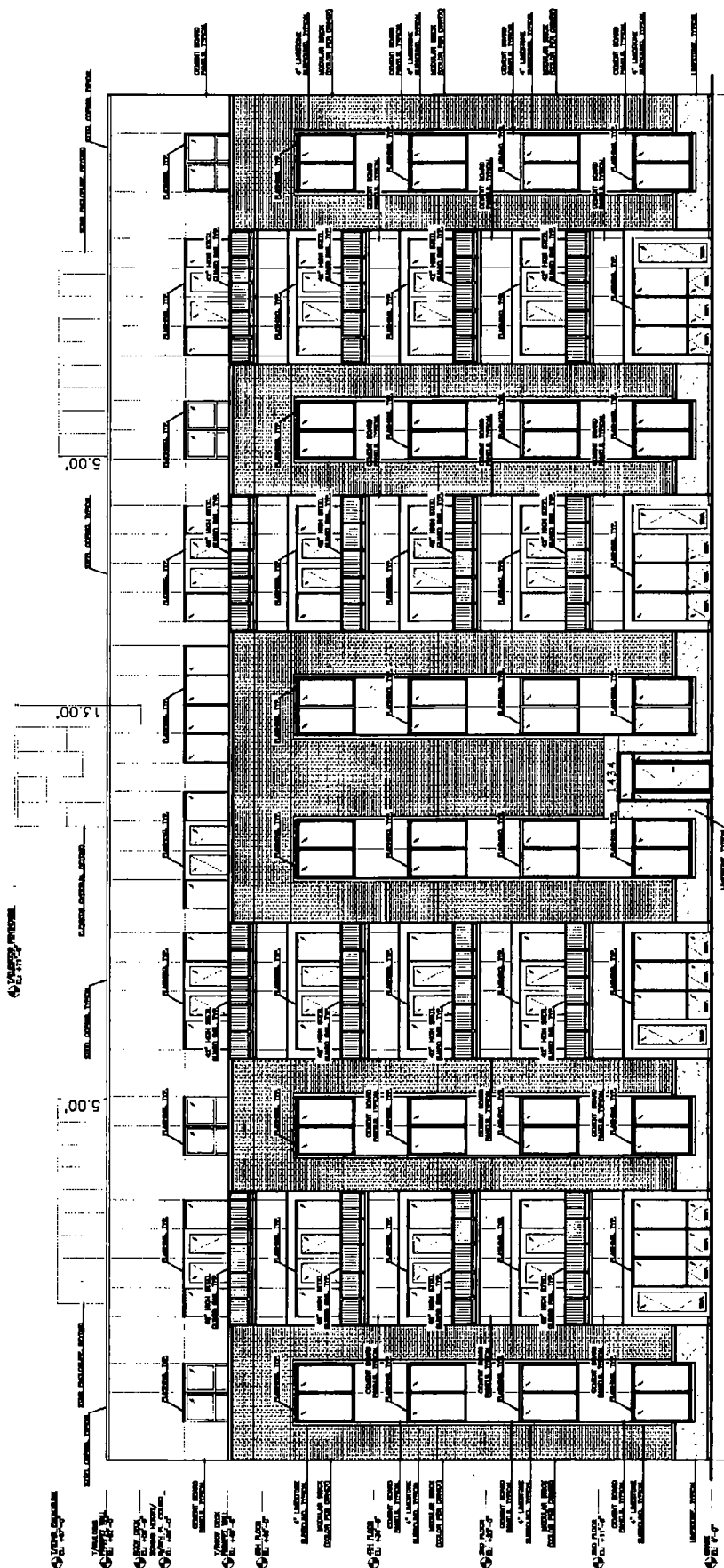
1434 48 W FILMORE ST
CHICAGO, IL 60607

ARCHITECTS
DITTMER

PROJECT
1434 48 W FILMORE ST
CHICAGO, IL 60607

DATE
NOV - 04
SCALE
AS SHOWN

SHEET
A2.0



A - SOUTH ELEVATION

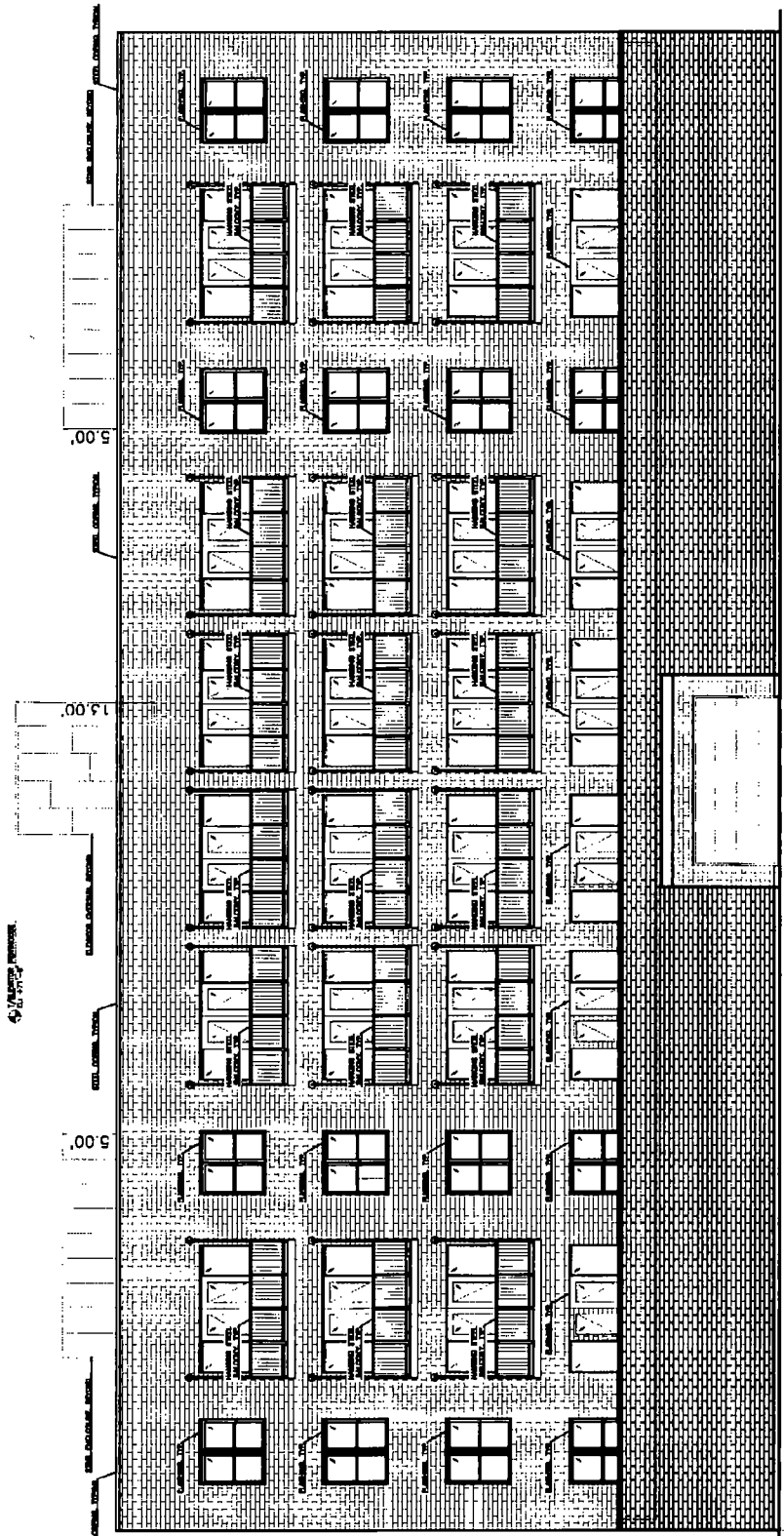
BUILDING
ELEVATION

1434-48 W FILMORE ST
CHICAGO, IL 60607

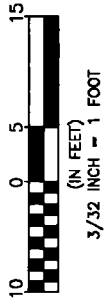
ARCHITECTS
DEPT
ARCHITECTURAL ENGINEERING
775 N. LAUREL ST.
CHICAGO, IL 60610

DATE
SCALE
PROJECT
DRAWN BY
CHECKED BY

A2.1



B - NORTH ELEVATION



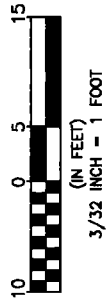
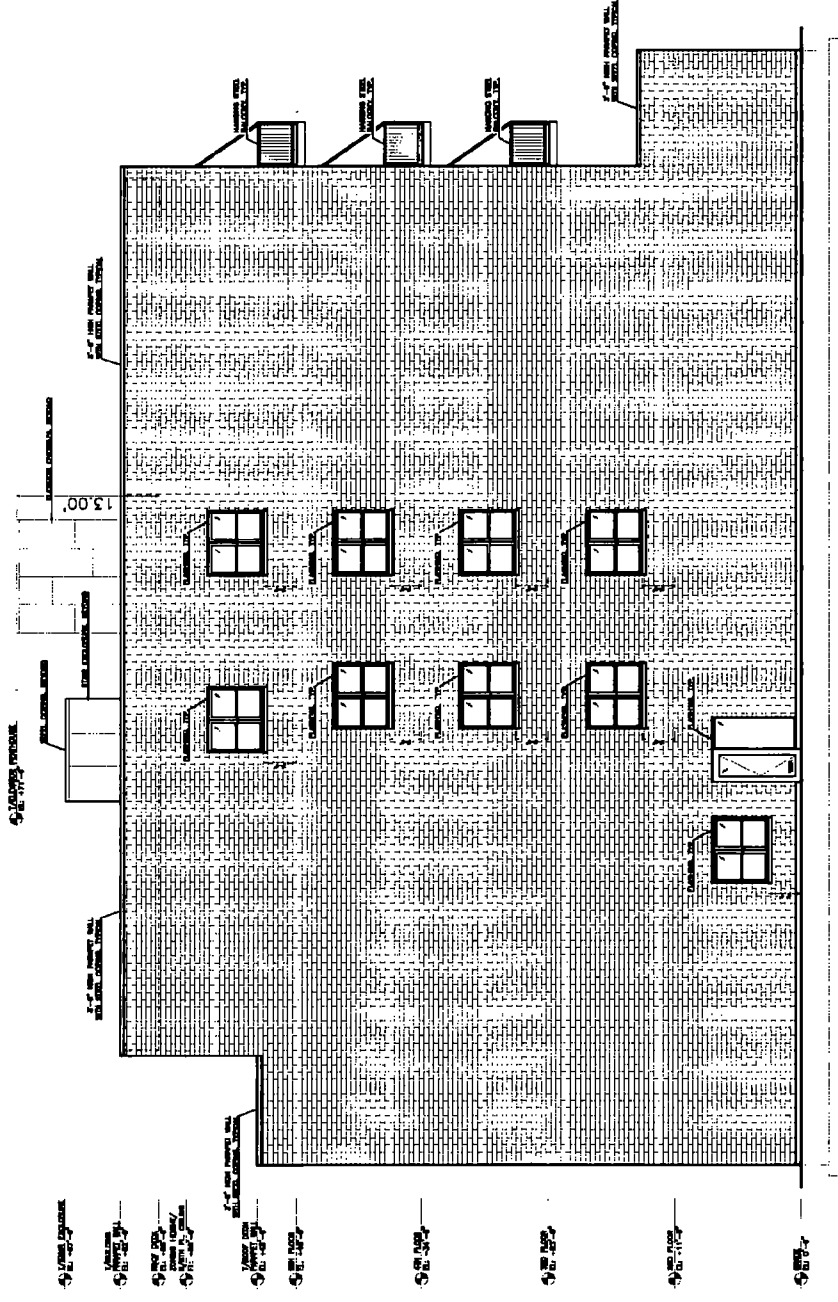
BUILDING
ELEVATION

1434 46 W FILLMORE ST
CHICAGO, IL 60607

ARCHITECTS
775 N. STATE ST.
CHICAGO, IL 60610

DATE: 11-11-11
SCALE: 1/8" = 1'-0"
PROJECT: 1434 46 W FILLMORE ST
SHEET: A2.2

A2.2



C - EAST ELEVATION

A2.3

DATE: 10/11/11
SCALE: 1/8" = 1'-0"
PROJECT: 1434 & W. FILLMORE ST.
ARCHITECT: DEEM ARCHITECTS
775 W. WASHINGTON ST.
CHICAGO, IL 60607

DEEM ARCHITECTS
INDUSTRIAL CAMPUS
775 W. WASHINGTON ST.
CHICAGO, IL 60607

**1434 & W FILLMORE ST
CHICAGO, IL 60607**

**BUILDING
ELEVATION**

D - WEST ELEVATION

