



# City of Chicago



SO2022-1331

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-I at 1433 N Fairfield Ave - App No. 21036T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

**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 current RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-I in the area bounded by:

A line 250.0 feet south of and parallel to West LeMoyne Street; the public alley next east of and parallel to North Fairfield Avenue; and a line 275.0 feet south of and parallel to West LeMoyne Street; and North Fairfield Avenue

to those of an RM-4.5, Residential Multi-Unit District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 1433 North Fairfield Avenue

**AMENDED TO BE A TYPE 1  
ZONING MAP AMENDMENT  
NARRATIVE AND PLANS  
Rezoning Attachment  
1433 North Fairfield Avenue  
From RS-3 to RM-4.5**

*FINAL FOR PUBLICATION*

**The Project**

Robert Bihlman II (the "Applicant") proposes to rezone the subject property, which is improved with a four story residential building with three dwelling units and a two car garage to allow the addition of one additional dwelling unit in the basement to convert the building from three to four dwelling units. No additional parking is proposed. The existing height of the building is approximately 42.0' to the top of the parapet. The proposed height of the building will remain.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a RS-3, Residential Single-Unit (Detached House) District to a RM-4.5, Residential Multi-Unit District. The Applicant is electing to file this rezoning as a Type 1 rezoning amendment application.

**The Site**

The subject property is located on the east side of North Fairfield Avenue between West LeMoynce Street and West Hirsh Street. The overall area is residential in nature and includes multi residential buildings. The subject site contains 3,125 square feet of land and is improved with a four story residential building with three residential dwelling units and a two car garage. The existing building height is approximately 42.0' to the top of the parapet. The Applicant proposes to rezone the property to add one additional dwelling unit in the basement to convert the building from three to four dwelling units. No additional parking is proposed. The existing height of the building will remain.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,125 square feet
FAR:	1.82
Floor Area:	5,688 square feet
Residential Dwelling Units:	4
MLA:	781.25 square feet
Height:	42.0' to the top of the parapet
Rear Yard Open Space:	552 square feet*
Bicycle Parking:	0
Automobile Parking:	2
Setbacks (existing):	Front (North Fairfield Avenue): 8'-6" North Side : 0.0' South Side: 0.0' Rear (Alley): 37'-7"

A set of plans is attached.

\*minimum diameter 10' circle

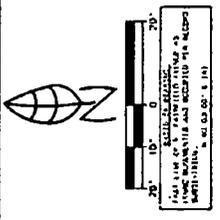
Scale: As Shown  
 1" = 10' - 0"

CREATED BY:  
 T. M. SMITH

BASEMENT UNIT RENOVATION  
 1433 N FAIRFIELD AVE  
 CHICAGO, IL 60622

SITE PLAN  
 / SURVEY

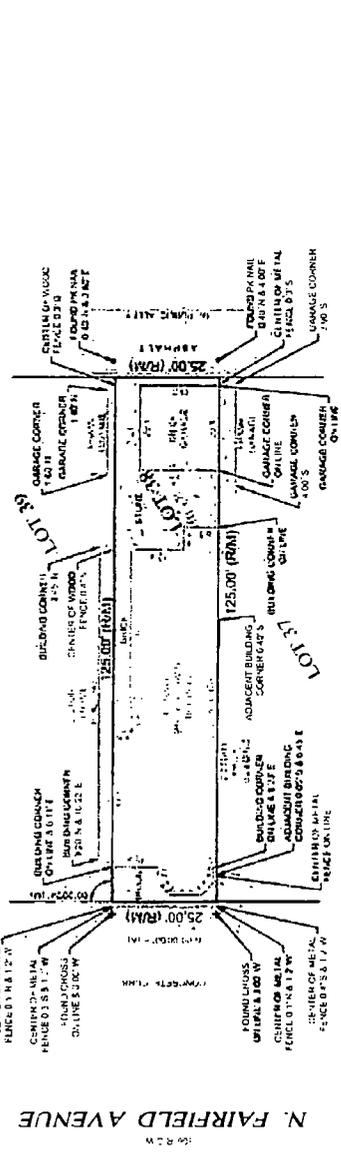
AS001



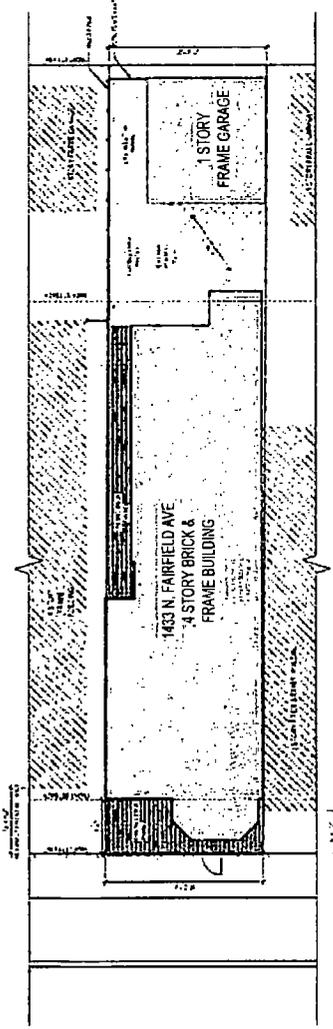
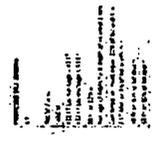
PLAT OF SURVEY  
 of

LOT 38 IN BLOCK 6 IN N.W. THOMPSON'S EMBODIMENT OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CONTAINING: 1.777 ACRES MORE OR LESS



REMARKS: ALL THIS SURVEY IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS, PASSED MARCH 27, 1837, AND MARCH 27, 1839, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS, PASSED MARCH 27, 1837, AND MARCH 27, 1839, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS, PASSED MARCH 27, 1837, AND MARCH 27, 1839.

FOR REFERENCE ONLY  
 NOT FOR CONSTRUCTION

FINAL FOR PUBLICATION

GENERAL NOTES - DEMO PLAN  
1. ALL DEMO WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEMOLITION CODE AND THE ILLINOIS CONSTRUCTION CODE.  
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LEGEND - DEMOLITION

- 1. DEMO WORK
- 2. DEMO WORK
- 3. DEMO WORK
- 4. DEMO WORK
- 5. DEMO WORK

NO.	DESCRIPTION
1	DEMOLITION
2	DEMOLITION
3	DEMOLITION
4	DEMOLITION
5	DEMOLITION

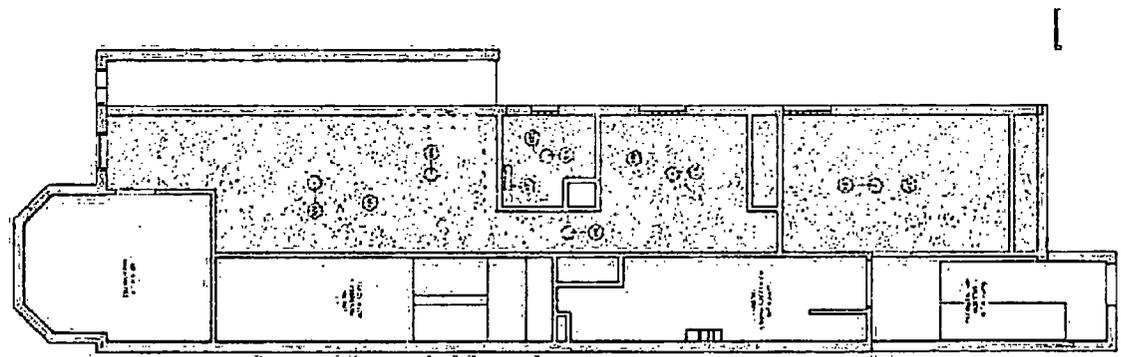
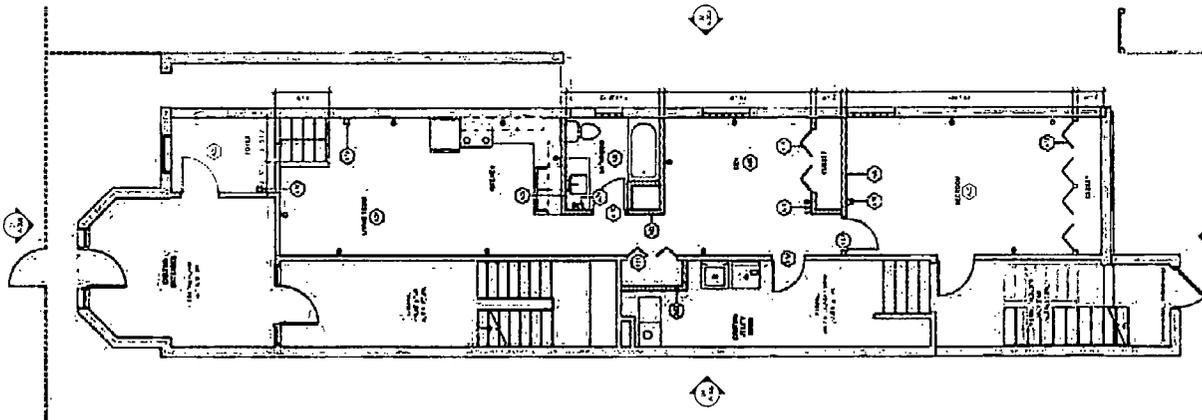
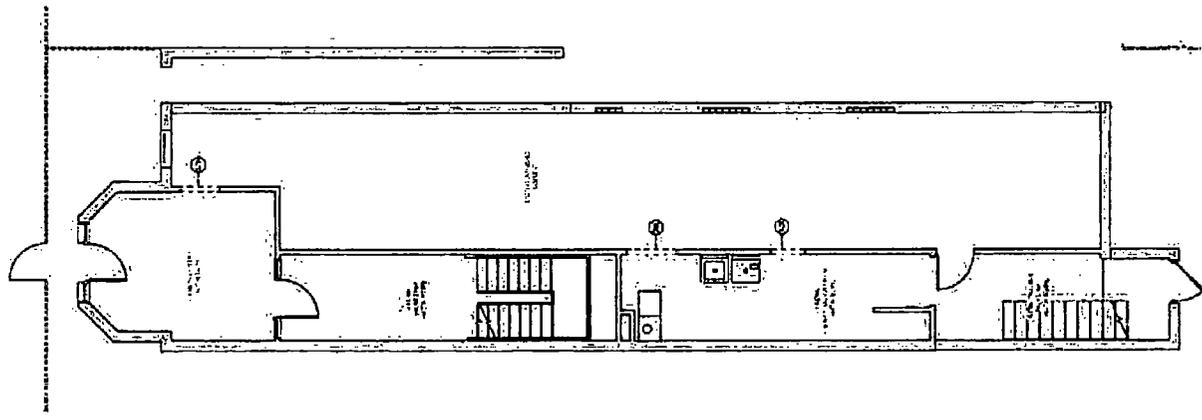
GENERAL NOTES - FLOOR PLAN

- 1. ALL WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEMOLITION CODE AND THE ILLINOIS CONSTRUCTION CODE.
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LEGEND - FLOOR PLAN

- 1. DEMO WORK
- 2. DEMO WORK
- 3. DEMO WORK
- 4. DEMO WORK
- 5. DEMO WORK

NO.	DESCRIPTION
1	DEMOLITION
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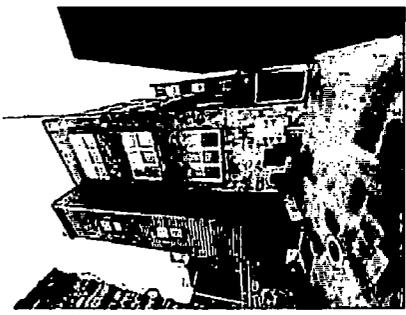
DEMOLITION FLOOR PLAN

PROPOSED FLOOR PLAN

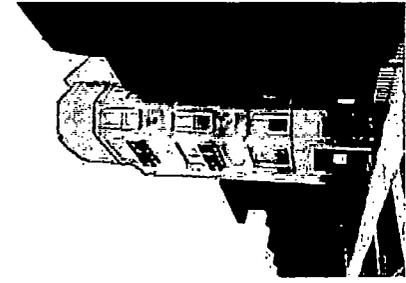
REFLECTED CEILING PLAN

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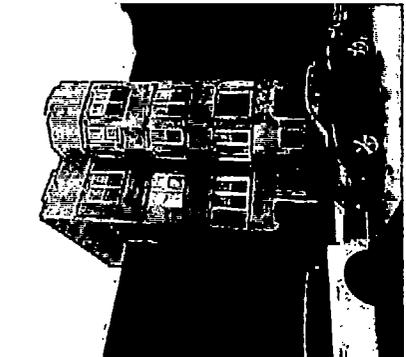
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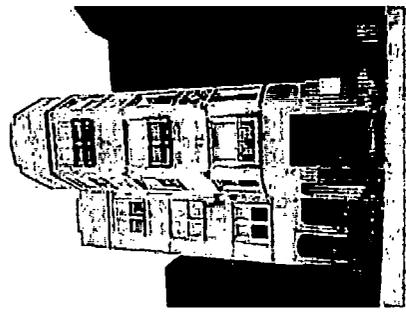
VIEW FROM NORTH



VIEW FROM EAST



VIEW FROM SOUTH



VIEW FROM WEST

