



City of Chicago



O2019-3219

Office of the City Clerk Document Tracking Sheet

Meeting Date:	4/10/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 842 N Fairfield Ave - App No. 20022T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-I in the area bounded by

A line 136 feet south of and parallel to West Iowa Street; North Fairfield Avenue; a line 161 feet south of and parallel to West Iowa Street; and the alley next west of and parallel to North Fairfield Avenue,

to those of a RM5 Residential Multi-Unit 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: 842 North Fairfield Avenue

Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis

842 North Fairfield Avenue, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 3,159.625 square feet

Proposed Land Use: The Applicant is seeking to establish a third dwelling unit within the existing principle (front) building at the subject property. The rear coach house that contains two (2) dwelling unit will remain without change. The height and footprint of the existing buildings will remain without change. No onsite parking is or will be provided, as only one (1) dwelling unit is being added to a building that is more than 50 years old.

(A) The Project's Floor Area Ratio: 2,900.0 square feet (0.918 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):
5 dwelling units (631.95 square feet of lot area per dwelling unit)

(C) The amount of off-street parking: 0 parking spaces

(D) Setbacks (Existing):
a. Front Setback (Existing): 17 feet-0 inches
b. Rear Setback (Existing): 0 feet-0 inches
c. Side Setbacks (Existing):
North: 0 feet-6.6 inches
South: 3 feet-0 inches

(E) Building Height (Existing):
26 feet-1 inch

Final for Publication

DATE	DESCRIPTION
XXX	FOR REVIEW

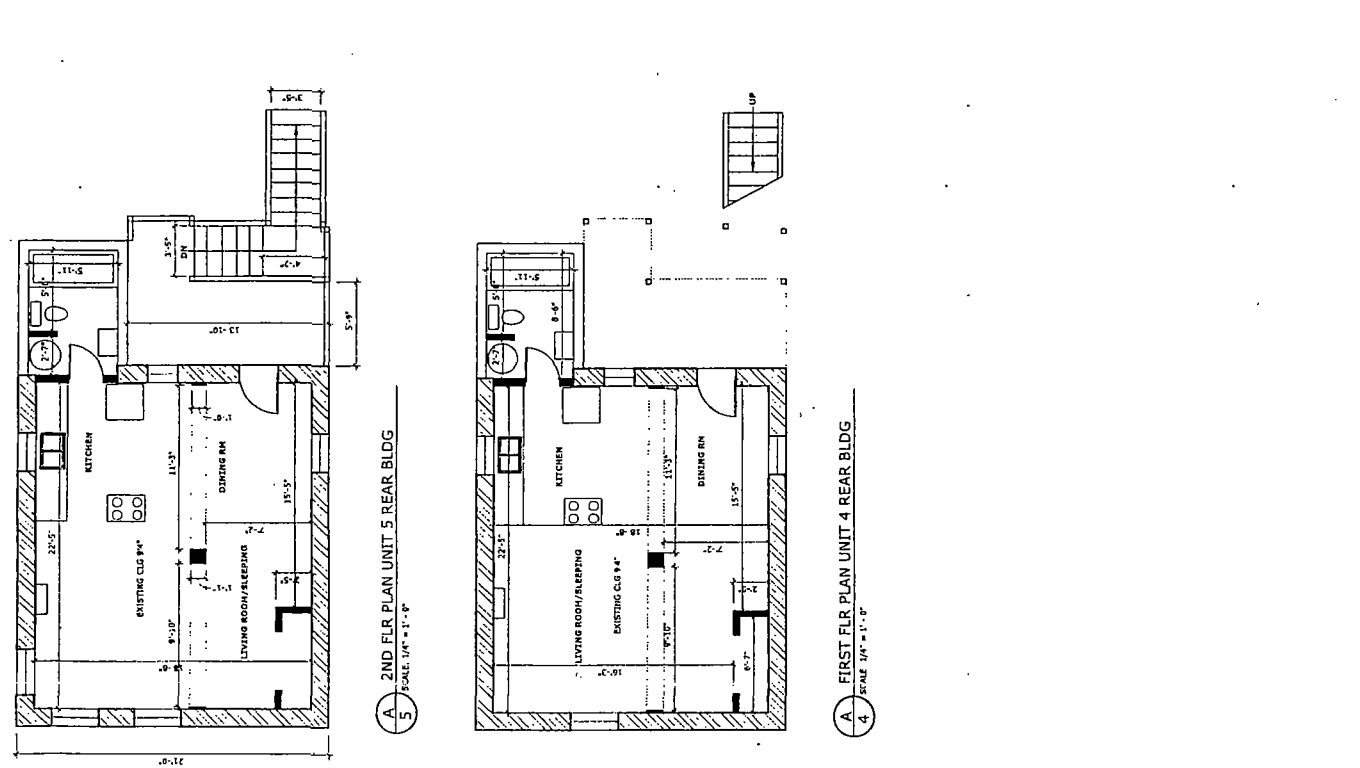
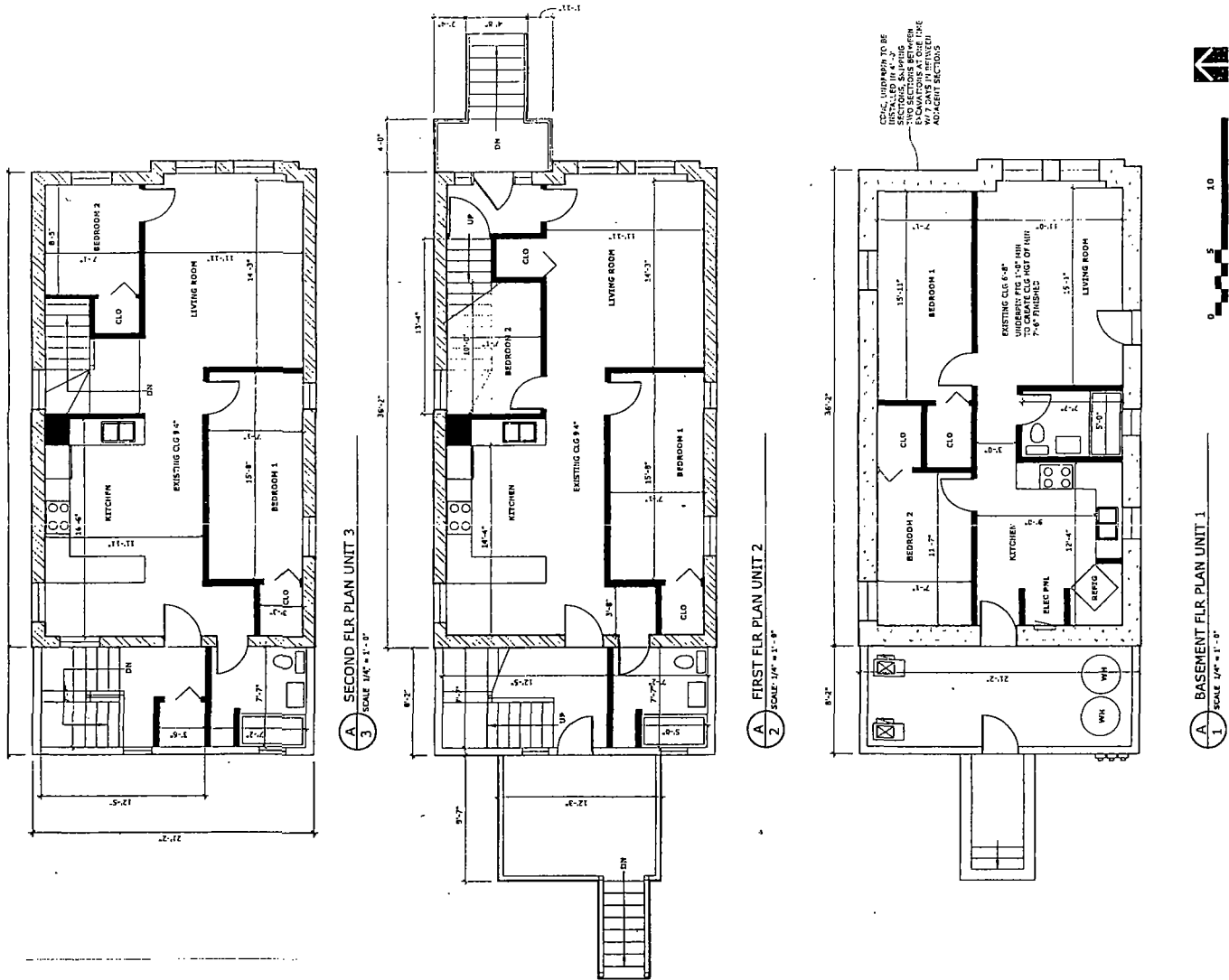
REMODEL EXISTING 3 STY
MULTI-UNIT BLDG
BLDG-INTERIOR REMODEL

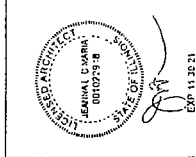
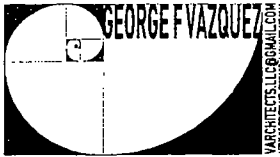
MR. LUIS CASTRO
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ISSUE DATE: 4.1.19
DESIGN BY: GPV
DRAWN BY: GPV

JOB NO: A-10, 842 FAR, 4.1.19
SHEET TITLE: EXISTING PLUS

A-1





DATE	DESCRIPTION
X.X.X	FOR REVIEW

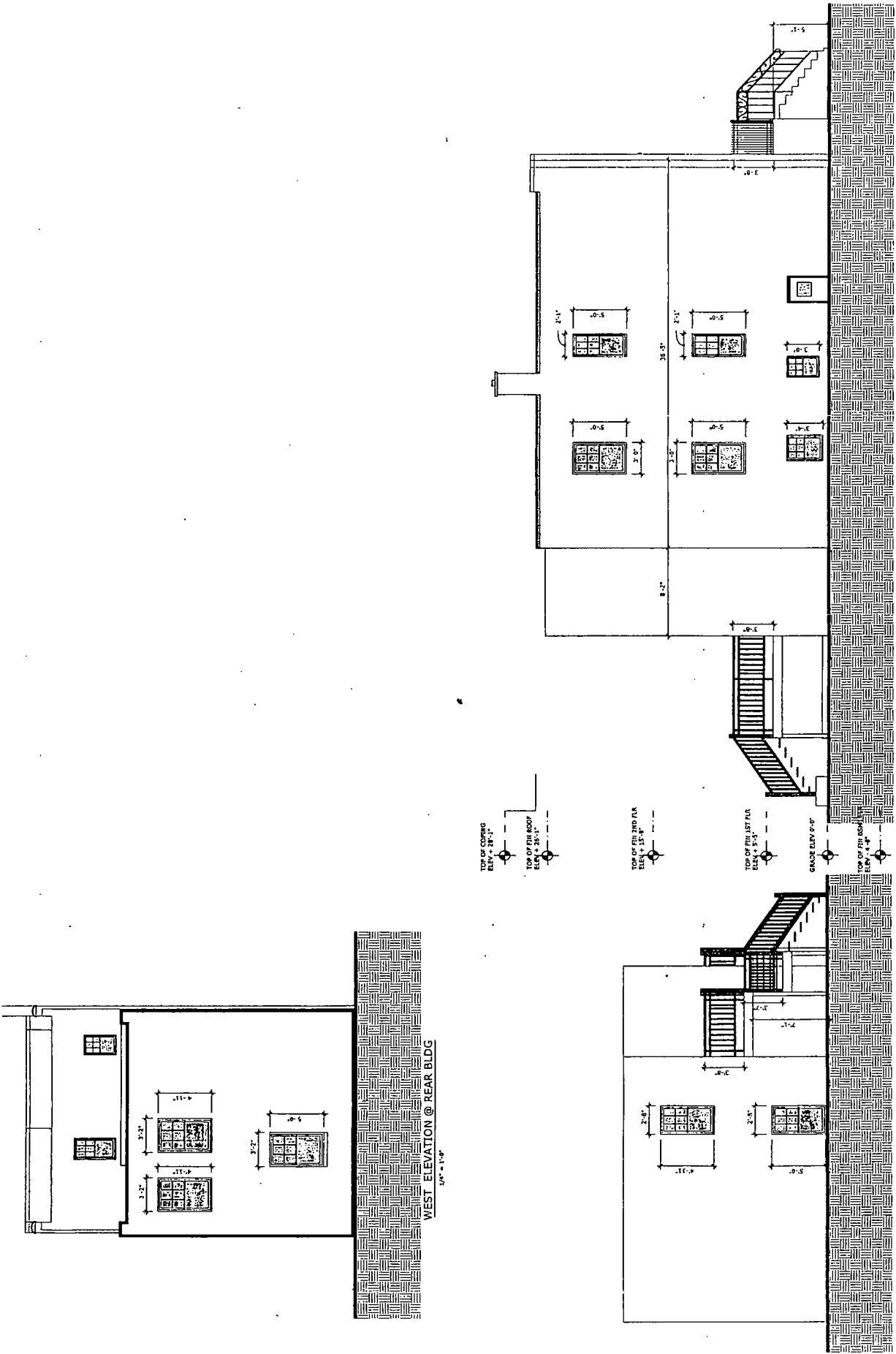
REMODEL EXISTING 3 STY
MASONRY BUILDING
MULTI-FAMILY UNIT
REMODEL
BOUTENOR REMODEL

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ISSUE DATE: 4.1.19
DESIGNED BY: GFV
DRAWN BY: GFV

FOR NO. A-10, 842 FAR, 4.1.19
SHEET TITLE
ELEVATIONS

A-3



Final for Publication