



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2022-1331  
**Type:** Ordinance **Status:** Passed  
**File created:** 5/23/2022 **In control:** City Council  
**Final action:** 6/22/2022  
**Title:** Zoning Reclassification Map No. 3-1 at 1433 N Fairfield Ave - App No. 21036T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-1  
**Attachments:** 1. O2022-1331.pdf, 2. SO2022-1331.pdf

| Date      | Ver. | Action By   | Action               | Result |
|-----------|------|---|----------------------|--------|
| 6/22/2022 | 1    | City Council  | Passed as Substitute | Pass   |
| 6/21/2022 | 1    | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass  |        |
| 5/23/2022 | 1    | City Council  | Referred             |        |

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#### 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. 3-1 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

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**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

#### 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 LeMoyne 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: FAR:

Floor Area:

Residential Dwelling Units:

MLA:

Height:

Rear Yard Open Space: Bicycle Parking: Automobile Parking: Setbacks (existing):

A set of plans is attached.

3,125 square feet 1.82

5,688 square feet 4

781.25 square feet

42.0' to the top of the parapet

552 square feet\*

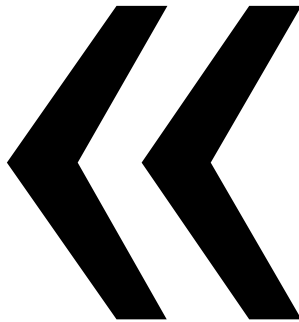
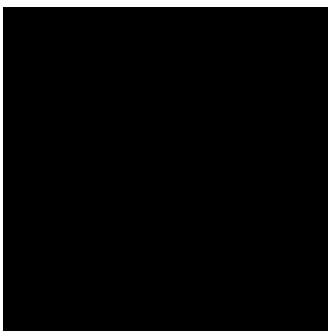
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Front (North Fairfield Avenue): 8'-6" North Side : 0.0' South Side: 0.0' Rear (Alley): 37'-7"

\*minimum diameter 10' circle

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