



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2022-357  
**Type:** Ordinance **Status:** Passed  
**File created:** 1/26/2022 **In control:** City Council  
**Final action:** 2/23/2022  
**Title:** Zoning Reclassification Map No. 5-I at 1932 N Fairfield Ave - App No. 20926T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2022-357 (V1).pdf, 2. SO2022-357.pdf

Date	Ver.	Action By	Action	Result
2/23/2022	1	City Council	Passed as Substitute	Pass
2/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/26/2022	1	City Council	Referred	

## 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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-1 in the area bounded by

a line 334 feet north of and parallel to West Cortland Street; North Fairfield Avenue; a line 303 feet north of and parallel to West Cortland Street; and the alley next west of parallel to North Fairfield Avenue,

to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District

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

Common Address of Property:

\*AMEND TO BE A TYPE-1 NARRATIVE AND PLANS FROM RS-3 TO RT-4 17-13~0303-C(1)

Narrative & Plans -1932 N. Fairfield, Chicago, IL

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District

Lot Area: 3,904 square feet (31 ft. x 125.94 ft.)

Proposed Land Use: The Applicant is proposing to establish a third residential unit at the subject property. The Applicant is also proposing to construct a partial third floor addition to the existing multi-unit building. The proposed third floor addition will contain approximately 545 sq. ft. of floor area. The proposed third floor addition will increase the building's height dimension to 36 ft. The existing building's footprint will otherwise remain without change. The Applicant is also proposing to construct a new detached two (2) car garage at the rear of the subject property that will replace an existing detached garage.

- A) The Project's Floor Area Ratio: 3,241 square feet (0.83 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 1,301.33 square feet per D.U.  
(3 dwelling units proposed)
- C) The amount of off-street parking: 2 vehicle parking spaces
- D) Setbacks:
  - a. Front Setback: 6.93 feet (existing)
  - b. Rear Setback: 63 feet 9 inches
  - c. Side Setbacks:  
North: 2.96 feet (existing) South: zero (existing)
- E) Building Height: 36 feet

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