Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

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-I at 1433 N Fairfield Ave - App No. 21036T1			
Sponsors:	Misc. Transmittal			
Indexes:	Map No. 3-I			
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	

mi FOR PUBUOAVm

<u>**ORDINANCE**</u>

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

*lftl*IC.*<*

**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

<u>**The Project**</u>

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 buildingfromthreetofourdwellingunits. No additional parking is proposed. The existing height ofthe building will remain.

The following are the relevant zoning paremeters 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
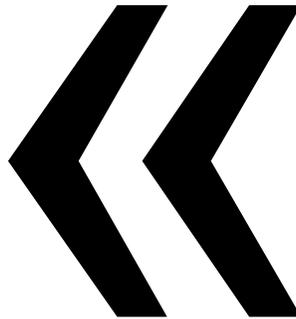
42.0' to the top of the parapet

552 square feet*

0

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

*minimumdiameter 10' circle

O
1%
5

LU
O

ı **I**

Ml

BAvaiauyivd n een

JJ9U9II 03V3IHD

NOIIVA0N3ld UNn 1N31/M3SV9

=3

z
5
o_ ar. O
?ii 3
1 £

LU
LLl Z 00 < < -l
m □.

o
o

>- z

° O
UJ 3

uj ca
DC
UJ
li.
HI 0£
0£ O