

Amended to be a Type 1
NARRATIVE AND PLANS
1429 North Fairfield Avenue

FINAL FOR PUBLICATION

The Project

The subject property contains 3,125 square feet of land and is improved with a three story residential building with three residential dwelling units and two rear surface parking spaces. The existing zoning building height is approximately 36'-4".

ABBASI REAL ESTATE, LLC (the "Applicant") filed the subject rezoning application with the City Clerk on June 22, 2022.

The Applicant seeks to rezone the property to add one additional dwelling unit in the basement to convert the building from three to four dwelling units. One additional parking space is proposed for a total of three surface parking spaces. The existing height of the building will remain.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RS-3, Residential Single-Unit (Detached House) District to a RM-4.5, Residential Multi-Unit District. **The subject application is being amended to be a Type-1 rezoning.**

The rezoning filed on June 22, 2022, included a clerical error that listed the Applicant as the property owner. The Applicant was a previous owner of the property and sold the property to the current property owner, IAAA PROPERTIES LLC and is located at 200 Marshall Drive, Des Plaines, Illinois 60016. The Applicant and the current owner have the same ownership. **The current property owner has authorized the Applicant to proceed with the proposed project previously filed on June 22, 2022 and to amend the application to be a Type-1 rezoning.**

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

| | |
|-----------------------------|---------------------------------|
| Lot Area: | 3,125 square feet (as recorded) |
| FAR: | 1.597 |
| Floor Area: | 4,991.32 square feet |
| Residential Dwelling Units: | 4 |
| Minimum Lot Area Per Unit: | 781.25 square feet |
| Height (existing): | 36'-4" |
| Automobile Parking: | 3 |
| Setbacks (existing): | Front (Fairfield Avenue): 6.69' |
| | North: 0.10' |
| | South: 0.0' |
| | East (rear): 53.29' |

A set of plans is attached.

NOT FOR PUBLICATION

LIC# 184.007984

ARCHITECTURE - DESIGN
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 CHICAGO, IL 60610
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LEGEND

- 1. CONCRETE
- 2. BRICK
- 3. GLASS
- 4. METAL
- 5. WOOD
- 6. STONE
- 7. CERAMIC TILE
- 8. CARPET
- 9. PAINT
- 10. PLASTER
- 11. GYP. BOARD
- 12. INSULATION
- 13. MECHANICAL
- 14. ELECTRICAL
- 15. PIPING
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- 903. ELEVATOR
- 904. MECHANICAL
- 905. ELECTRICAL
- 906. PIPING
- 907. ROOFING
- 908. FLOORING
- 909. CEILING
- 910. WALL
- 911. DOOR
- 912. WINDOW
- 913. STAIR
- 914. ELEVATOR
- 915. MECHANICAL
- 916. ELECTRICAL
- 917. PIPING
- 918. ROOFING
- 919. FLOORING
- 920. CEILING
- 921. WALL
- 922. DOOR
- 923. WINDOW
- 924. STAIR
- 925. ELEVATOR
- 926. MECHANICAL
- 927. ELECTRICAL
- 928. PIPING
- 929. ROOFING
- 930. FLOORING
- 931. CEILING
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- 980. ELEVATOR
- 981. MECHANICAL
- 982. ELECTRICAL
- 983. PIPING
- 984. ROOFING
- 985. FLOORING
- 986. CEILING
- 987. WALL
- 988. DOOR
- 989. WINDOW
- 990. STAIR
- 991. ELEVATOR
- 992. MECHANICAL
- 993. ELECTRICAL

NOT FOR PUBLICATION

LIC# 184.007984

ARCHITECTURE - DESIGN
 CHICAGO, IL 60630
 PHONE // 773.764.9725
 CELL // 773.764.8826

LEGEND

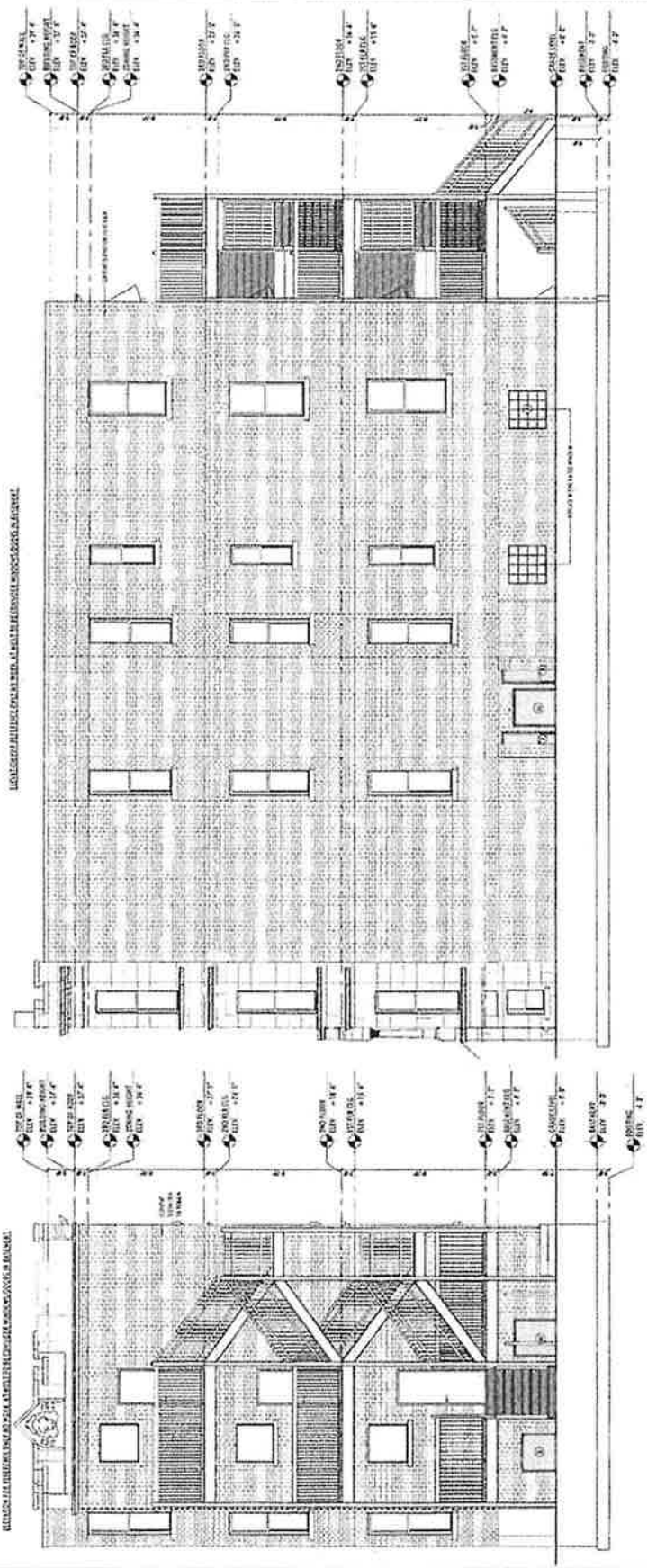
BRICK
 STONE
 TERRAZZO
 METAL
 GLASS

SPR 2019 CRE. AND (1) NEW CURB
 EAST SIDE OF 730 CH. TOTAL (4) ON ON
 3-5 STORY MASSHONEY BLDG
 149 N FAIRFIELD AVE, CHICAGO, IL
 60607

Project No. 184
 149 N FAIRFIELD AVE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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| | | |
| | | |

PROPOSED EAST & SOUTH ELEVATIONS
A-6.0
 Title



PROPOSED SOUTH ELEVATION 2
 1/4" = 1'-0"

PROPOSED EAST ELEVATION 1
 1/4" = 1'-0"



SUITABLE FOR PUBLICATION

PROJECT NO. 154-007984

ARCHITECT: J. J. BRENNAN
 448 N. BERTON AVE.
 CHICAGO, ILL. 60610
 PHONE // 773-784-8783
 CELL // 773-791-8824

LEGEND

□ BRICK
 □ CLAY
 □ STONE
 □ CONCRETE
 □ METAL
 □ GLASS

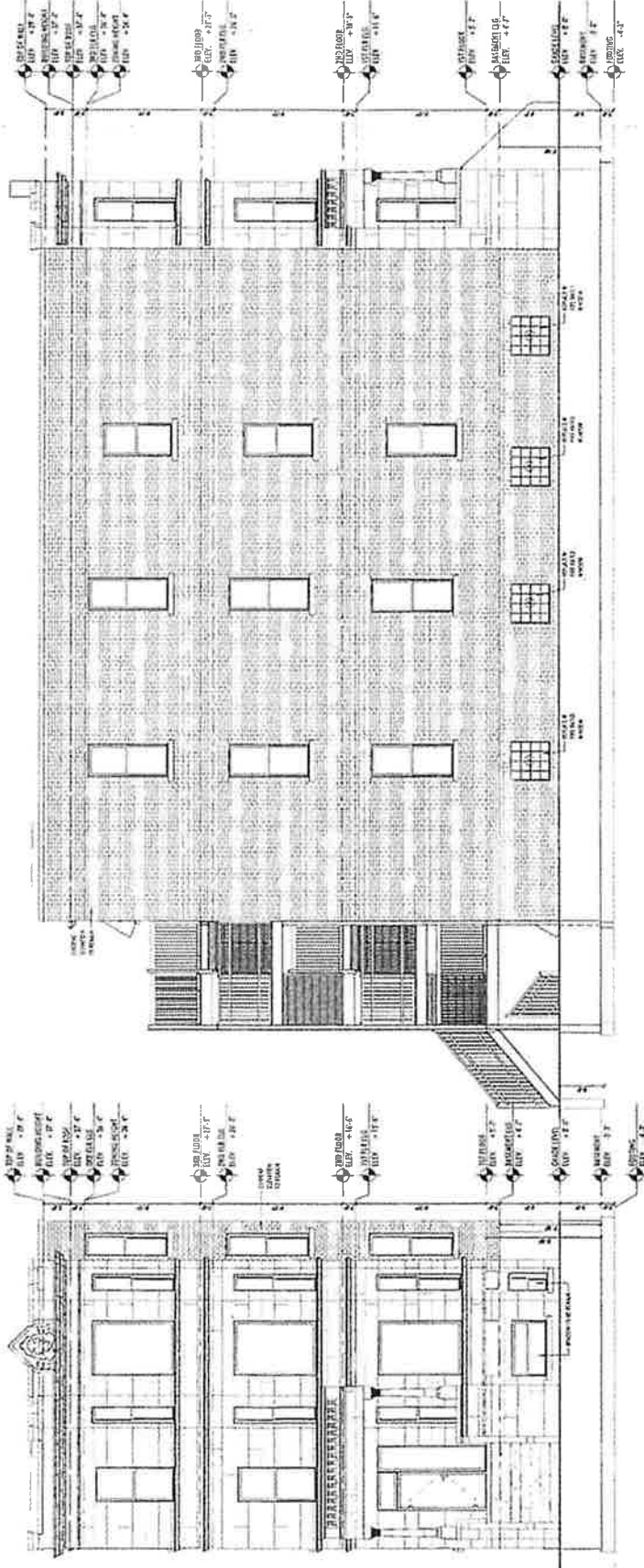


SPR. 2019 CIRC. (D) (1) NEW OR IN EXIST. PART OF (2) NEW; TOTAL (A) DU ON 5-STORY MASONRY BUILDING 149 N. FAIRFIELD AVE., CHICAGO, ILL. 60607

| | |
|-------------|-----------------------|
| Project No. | 154-007984 |
| Address | 149 N. FAIRFIELD AVE. |
| City | CHICAGO, ILL. |
| State | ILL. |
| Year | 2019 |
| Scale | 1/4" = 1'-0" |
| Sheet No. | A-6.1 |

ELEVATION PARTIAL FROM WEST, SUBJECT TO BE DIVIDED PROPORTIONALLY FROM WEST

ELEVATION PARTIAL FROM WEST, SUBJECT TO BE DIVIDED PROPORTIONALLY FROM WEST



PROPOSED NORTH ELEVATION 2
 1/4" = 1'-0"

PROPOSED WEST ELEVATION 1
 1/4" = 1'-0"

