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.

FINAL FOR PUBLICATION

SPR 2019 CBRC: ADD (1) NEW DU IN EXIST BSMT OF (3) DU; TOTAL (4) DU ON 3-STORY MASONRY BLDG

1429 N FAIRFIELD AVE., CHICAGO, IL 60607

CODE MATRIX

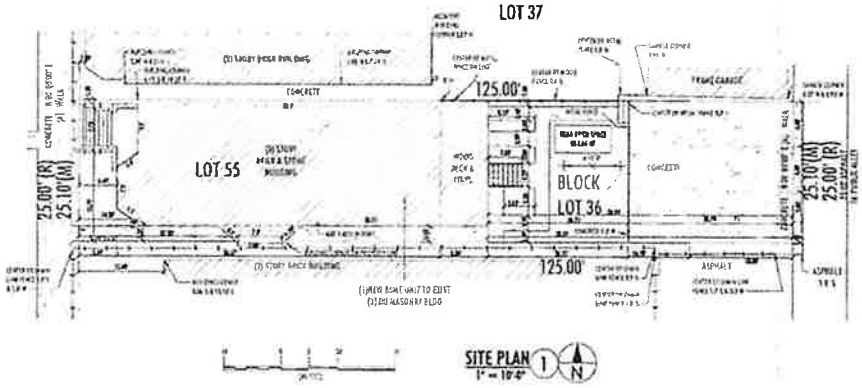
ADDRESS: 1429 N FAIRFIELD AVE.

WORK AREA	REAR PORCH 168.00 SF 00 UNIT 4993.00 SF TOTAL AREA 5161.00 SF
WORK TYPES	ADD
ADDITION AREA	N/A
WORK SPACE VOLUME	4950.00 SF
HEIGHT TO DETERIOR	3.5'
VIOLATIONS	NO

ITEM	ISSUE	CHAPTER/ARTICLE	ORD. REQ.	ACTUAL	DOC. REV.	DOC. SHEET NO.	AGENCY TEST NO.	REMARKS
PART 1	ZONING REQUIREMENTS							
2.01	ZONING DISTRICT	ZONING MAP	RM-4.5	RM-4.5				REZONING PER ARTS 2
2.02	EXISTING ZONING USE	17.17 ZONE		RESIDENTIAL				MULTI UNIT (3+ UNITS) RESIDENTIAL
2.03	PROPOSED ZONING USE	17.17 ZONE		RESIDENTIAL				MULTI UNIT (3+ UNITS) RESIDENTIAL
2.04	LOT AREA	17.17.0202	1650	7125	N/A			EXISTING
2.05	MAXIMUM FAR		1.7	1.5147	N/A			EXISTING
2.06	TOTAL FLOOR AREA	17.17.0205	12112.50 SF	10793.50 SF	N/A			EXISTING
2.07	BUILDING HEIGHT OF FIRST FLOOR	17.17.0211	45	28.4'/ 3 STL	N/A			EXISTING
2.08	FRONT SETBACK		15'	14.08'	N/A			EXISTING
2.09	COMBINED SIDE SETBACK		3.00'	3.19' (EXISTS)	N/A			EXISTING
2.10	REAR SETBACK		27.5'	13.29'	N/A			EXISTING
2.11	REAR YARD OPEN SPACE	17.2.307, 17.4.0410	224	183.44 SF				EXISTING
	MINIMUM LOT AREA PER UNIT	17.17.0204	750 SF	791.25				
2.12	NUMBER OF DWELLING UNITS		3	4				3 + 1 ADU
2.13	NUMBER OF OFF STREET PARKING	17.10.0203	3	3				EXISTING 3
PART 2	BUILDING REQUIREMENTS							
2.01.01	PROPOSED OCCUPANCY CLASSIFICATION	14B.3.302.1		R-2	N/A			
2.02.02	EXISTING OCCUPANCY CLASSIFICATION	14B.3.302.1, CH 14B.3		R-2	N/A			
2.03.01	GRADE PLANE	14B.5.202.1		0'	N/A			EXISTING
2.03.02	BUILDING HEIGHT IN FEET ABOVE GRADE PLANE	14B.5.202.1	55.00	37.33'				EXISTING
2.03.03	NUMBER OF STORIES ABOVE GRADE PLANE	14B.5.202	3	3				EXISTING
2.03.04	BUILDING AREA	14B.5.202.4	14000.00 SF	10793.50 SF				EXISTING
2.03.04	NUMBER OF BASEMENTS EXCLUDED FROM AREA	14B.5.202.4.3		1				EXISTING
2.04.01	CONSTRUCTION CLASSIFICATION	14B.6.602		V-A				EXISTING

FRONT VIEW

REAR VIEW



SITE PLAN 1
1" = 10'-0"

DRAWING INDEX

A 0.0	SITE PLAN & GENERAL INFORMATION
A 0.1	GENERAL NOTES
A 0.2	LANDSCAPE PLAN
A 1.1	FRONT & REAR AERIAL VIEW
A 1.2	FLOOR PLAN AERIAL VIEWS
A 1.3	FLOOR PLAN AERIAL VIEWS
A 2.0	EXISTING BASEMENT & 1ST FLOOR PLANS
A 2.1	EXISTING 2ND FLOOR & ROOF PLANS
A 3.0	EXISTING EAST & SOUTH ELEVATIONS
A 3.1	EXISTING WEST & NORTH ELEVATIONS
A 4.0	PROPOSED BASEMENT & 1ST FLOOR PLANS
A 4.1	PROPOSED 2ND FLOOR & 3RD FLOOR PLANS
A 4.0	PROPOSED EAST & SOUTH ELEVATIONS
A 4.1	PROPOSED WEST & NORTH ELEVATIONS

GENERAL NOTES

AS EXPECTED THE CONTRACT, THE CONTRACTOR & CONSULTANTS THAT HE HAS HIRED THE NEW AND FAMILIARIZE HIMSELF WITH THE LOCAL CONDITIONS, CODES AND OWNER REQUIREMENTS, SINCE IT IS HIS THE WORK IS TO BE PERFORMED AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THIS SHALL BE DONE PRIOR TO BID. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. SHOULD THE CONTRACT DOCUMENTS CONTRADICT EACH OTHER AT ANY POINT, OR REQUIRE CLARIFICATION, THE CONTRACTOR MUST CALL THE SAME TO THE ATTENTION OF THE ARCHITECT, AND HIS DECISION SHALL BE OBTAINED PRIOR TO SUBMISSION OF BIDS, OTHERWISE THE ARCHITECT'S INTERPRETATION WILL GOVERN THE PERFORMANCE OF THE WORK AND NO ALLOWANCE SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ERROR OR NEGLIGENCE DUE HIS PART FOR THE SAID CONDITIONS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS, THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, MUST CLEARLY BRING THE SAME TO THE ATTENTION OF THE ARCHITECT FOR PROPER ADJUSTMENT AND IN NO CASE SHALL PROCEED WITH THE WORK IN UNCERTAINTY. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS FOR THE PROPOSED CONSTRUCTION OR SITE. NO CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

DEMOLITION NOTES

NEW AND EXISTING CONDITIONS AND DIMENSIONS: EACH CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY NEW AND/OR EXISTING CONDITIONS AND NEW AND/OR EXISTING DIMENSIONS AT THE SITE FOR ALL WORK AND BOUND THAT OF OTHER TRADES AND NOTIFY THE ARCHITECT FOR ANY ADVERTISED AND/OR DISCREPANCIES PRIOR TO STARTING WORK.

CORRECTIONS OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OF STRUCTURE TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AND FAR AS PRACTICABLE.

HOWEVER, MINOR VARIATIONS WITHIN STRUCTURE MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF SELECTIVE DEMOLITION WORK.

PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OWNER AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

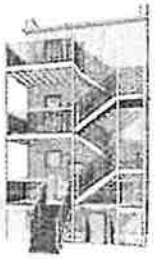
PROTECT INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE CONSERVED AND ADJACENT FACILITIES OR WORK TO REMAIN. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACE AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING. REMOVE PROTECTION AT COMPLETION OF WORK.

DAMAGE: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

FIRE CUTTING: DO NOT USE CUTTING TORCHES FOR REMOVAL WHERE MORE THAN A CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS OR BLOCK OF STUDS AND PIPE SPACE, VERIFY CONDITION OF INDOOR SPACE BEFORE STARTING FLAME OPERATIONS. MAINTAIN FOR TABLE FIRE EXTINGUISHER DURING FLAME OPERATIONS.

UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR IN USE FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.

AERIAL VIEW FRONT



AERIAL VIEW REAR

AERIAL MAP

ZONING MAP

LIC# 184.007984

ARCHITECTURE · DESIGN
4168 N ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.794.9735
CELL // 773.791.0824
WWW.BLDGPROJ.COM
INFO@BLDGPROJ.COM

STATEMENTS

SPR 2019 CBRC: ADD (1) NEW DU IN EXIST BSMT OF (3) DU; TOTAL (4) DU ON 3-STORY MASONRY BLDG
1429 N FAIRFIELD AVE, CHICAGO, IL 60607

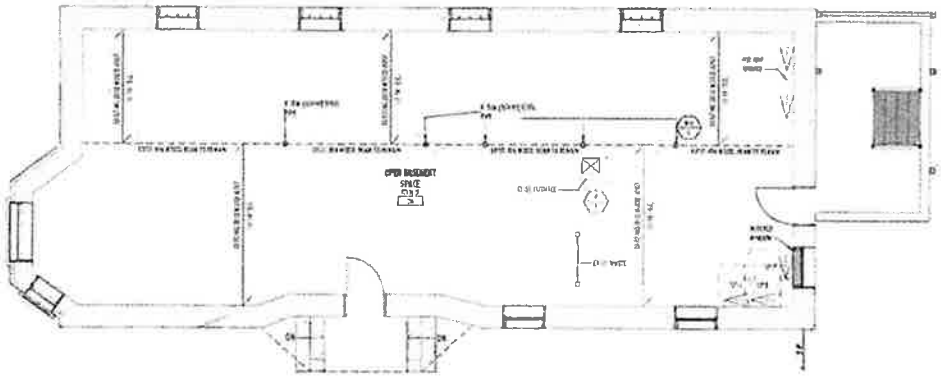
Project No. 100
1429 N FAIRFIELD AVE.

Revisions			
Revision			
Revision			
Revision			
Revision			
Revision			
Drawn			
Checked			
Approved			

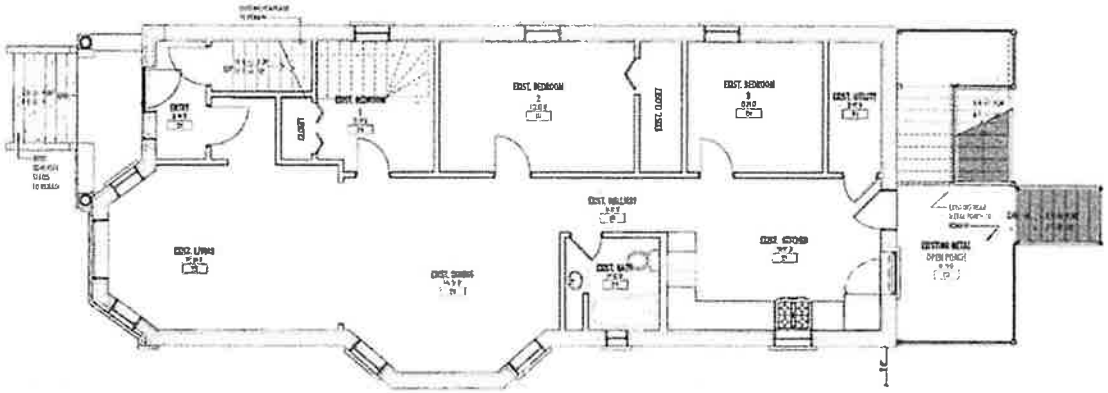
SITE PLAN & GENERAL INFORMATION — Title

A-0.0 — Sheet No

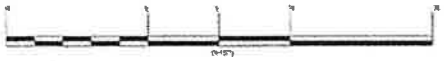
FINAL FOR PUBLICATION



EXISTING BASEMENT PLAN 1
1/4" = 1'-0"



EXISTING 1ST FLOOR PLAN 2
1/4" = 1'-0"



LIC# 184.007984

ARCHITECTURE + DESIGN
4448 N. ELLISON AVE
CHICAGO, IL 60630
PHONE // 773.764.9733
CELL // 773.791.6824

SPR 2019 CBRC ADD (1) NEW DU IN EXIST BSMT OF (3) DU; TOTAL (4) DU ON 3-STORY MASONRY BLDG
1429 N FAIRFIELD AVE, CHICAGO, IL 60647

Project No.
100
1429 N FAIRFIELD AVE.

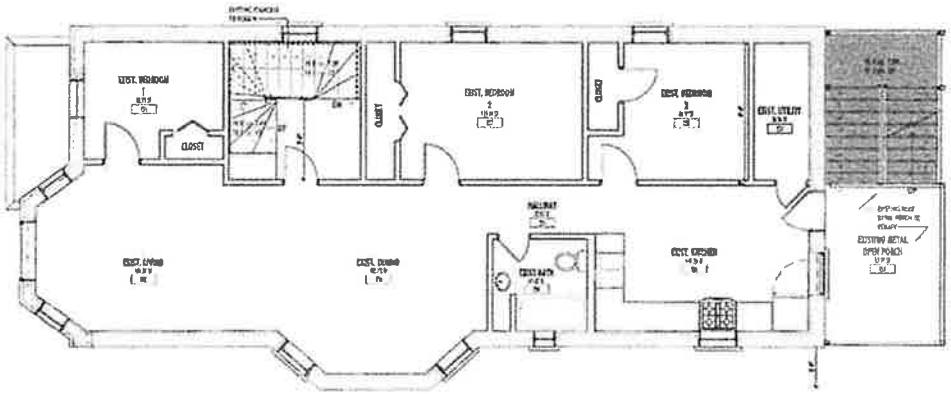
EXISTING BASEMENT & 1ST FLOOR PLANS

Title

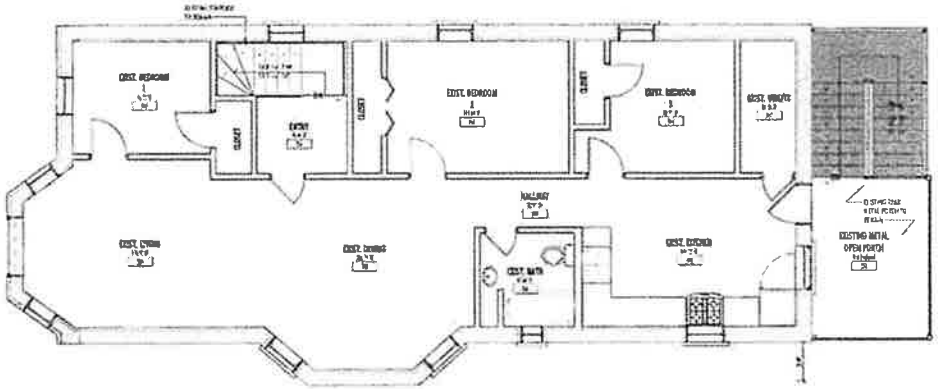
A-2.0.

Sheet No.

FINAL FOR PUBLICATION



EXISTING 2ND FLOOR PLAN 1 N
1/4" = 1'-0"



EXISTING 3RD FLOOR PLAN 2 N
1/4" = 1'-0"

LIC# 184.007984

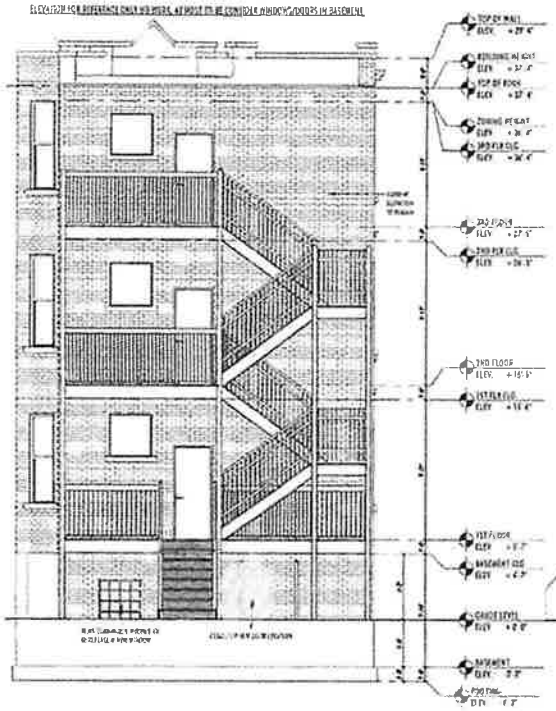
4464 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.784.9733
CELL // 773.791.6824

SPR 2019 CBRC: ADD (1) NEW DU IN EXIST BSMT OF (3) DU; TOTAL (4) DU ON 3-STORY MASONRY BLDG
1429 N FAIRFIELD AVE, CHICAGO, IL 60607

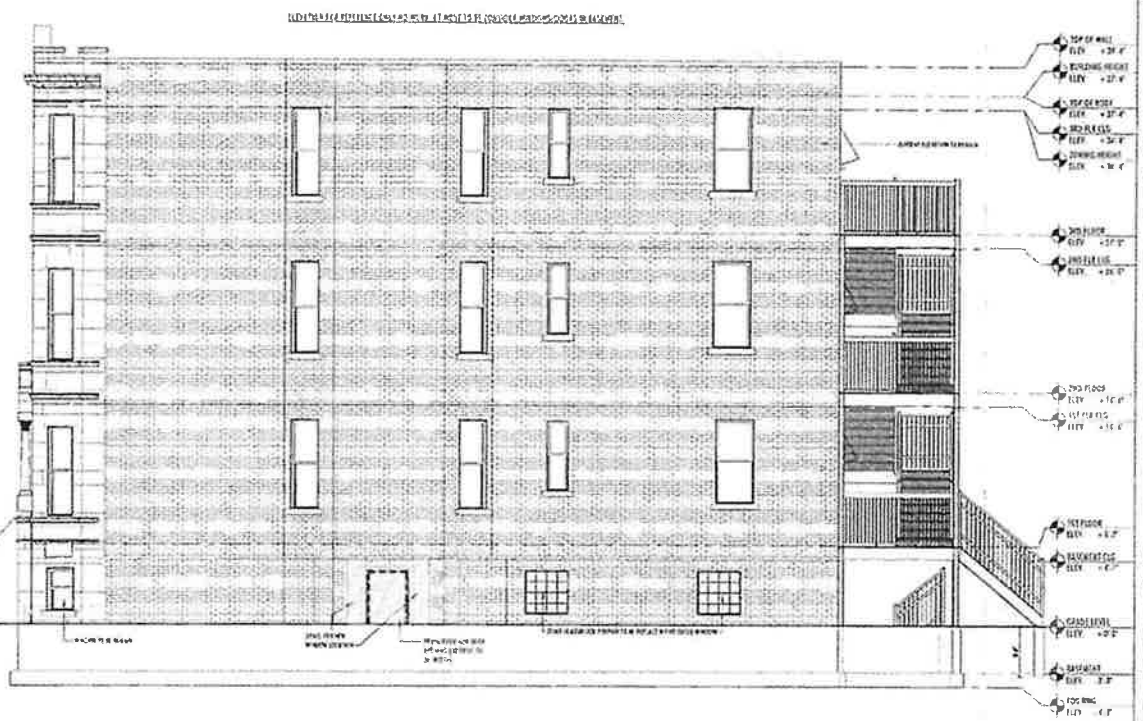
Project No.
100
1429 N FAIRFIELD AVE.

Issue	Date	Revision	Comments
Permit			
Permit			
Permit			

FINAL FOR PUBLICATION



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



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

LIC# 184.007984

ARCHITECTURE + DESIGN
4408 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.784.9755
CELL // 773.291.6824

LEGEND

SPR 2019 CHRC: ADD (1) NEW DU IN EXIST BSMT OF (3) DU, TOTAL (4) DU ON 3-STORY MASONRY BLDG
1429 N FAIRFIELD AVE , CHICAGO, IL 60607

Project No.
TBD
1429 N FAIRFIELD AVE.

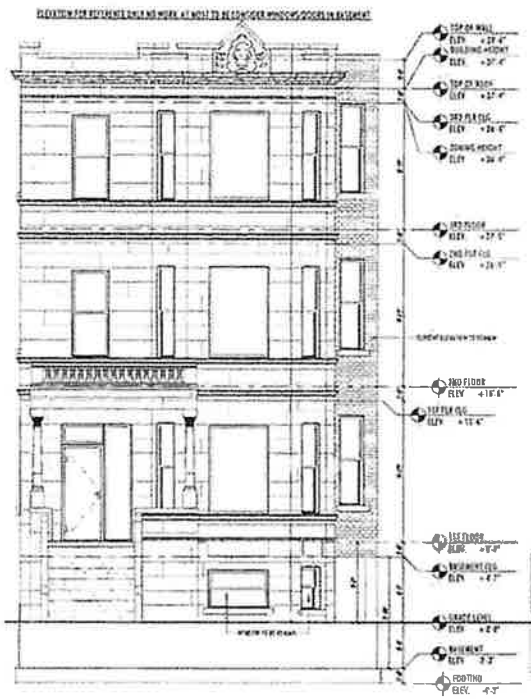
	Initial	Date	Remarks
Revision			
Revision			
Revision			
Revision			
Revision			
Drawn	AF	08.01.19	
Checked	AF	08.01.19	
Issued			
Approved	AF	08.01.19	

EXISTING EAST & SOUTH ELEVATIONS

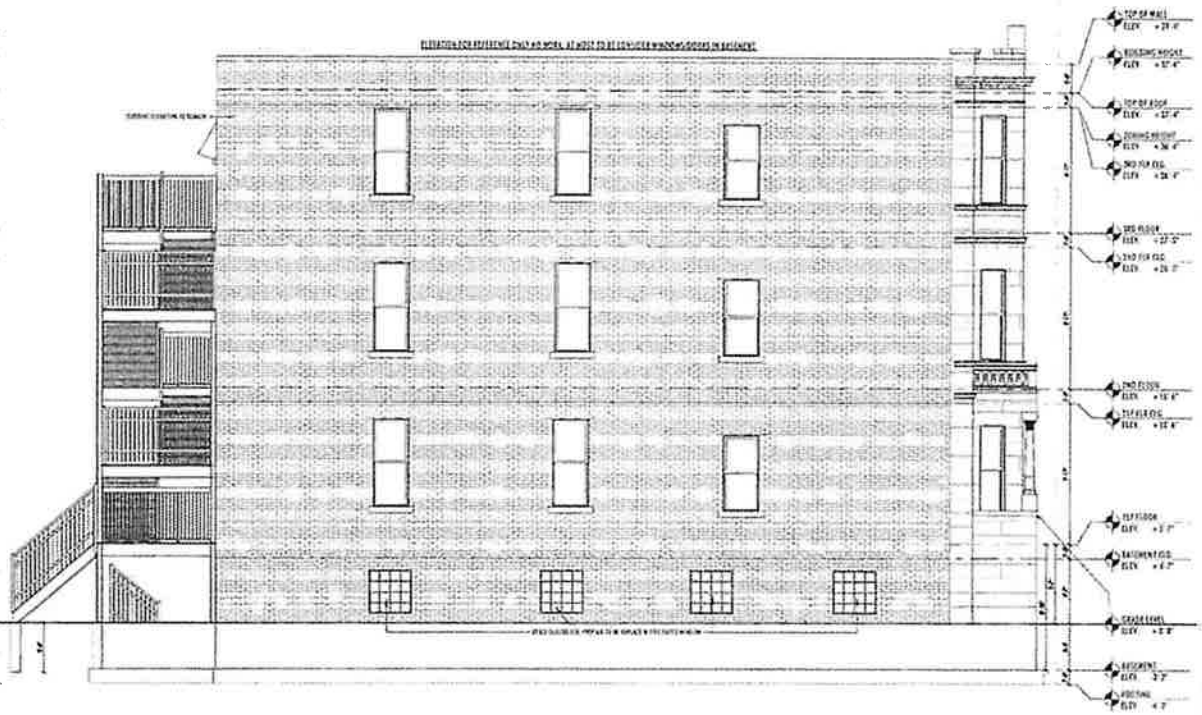
A-3.0

Date | Sheet No.

FINAL FOR PUBLICATION



EXISTING WEST ELEVATION (1)
1/4" = 1'-0"



EXISTING NORTH ELEVATION (2)
1/4" = 1'-0"

LICN 184.007984

ARCHITECTURE + DESIGN
4443 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.794.9753
CELL // 773.791.6824

LEGEND

EXISTING DWELLING TO REMAIN

ELEVATION DEMOLITION TO BE REMOVED

EXISTING DEMOLITION TO BE REMOVED

SPR 2019 ESBAC- ADD (1) NEW DU IN EXIST BSMT OF (3) DU, TOTAL (4) DU ON 3-STORY MASONRY BLDG
1429 W FAIRFIELD AVE , CHICAGO, IL 60607

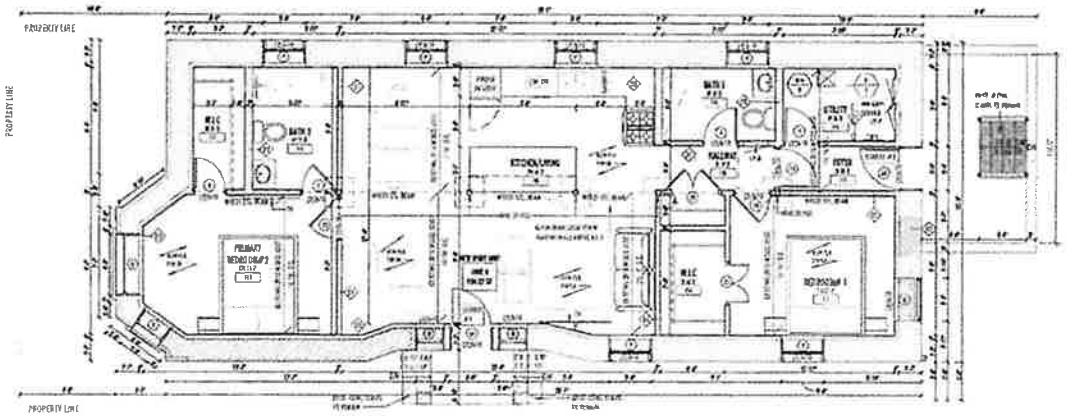
Project No
100
1429 W FAIRFIELD AVE.

Revisions	Date	Description
Revision		
Revision		
Revision		
Revision		
Revision		
Issued		
Issued		
Approved		

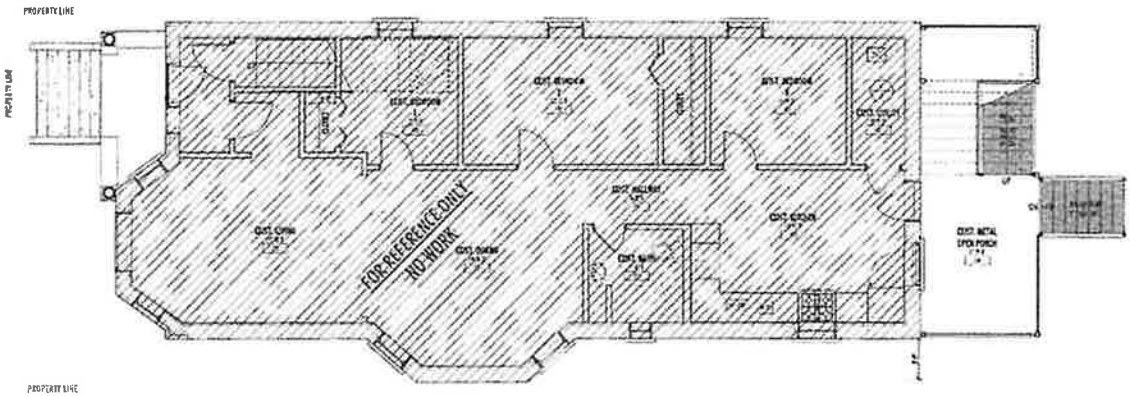
EXISTING WEST & NORTH ELEVATIONS — Title

A-3.1 — Sheet No.

FINAL FOR PUBLICATION



PROPOSED BASEMENT PLAN (1)
1/4" = 1'-0"



PROPOSED 1ST FLOOR PLAN (2)
1/4" = 1'-0"

LIC# 184.007984

ARCHITECTURE + DESIGN
4468 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.784.9735
CELL // 773.791.6934

LEGEND

SPR 2019 CHRC: ADD (1) NEW DU IN EXIST BSMT OF (3) DU, TOTAL (4) DU ON 3-STORY MASONRY BLDG
1429 N FAIRFIELD AVE, CHICAGO, IL 60607

Project No
100
1429 N FAIRFIELD AVE.

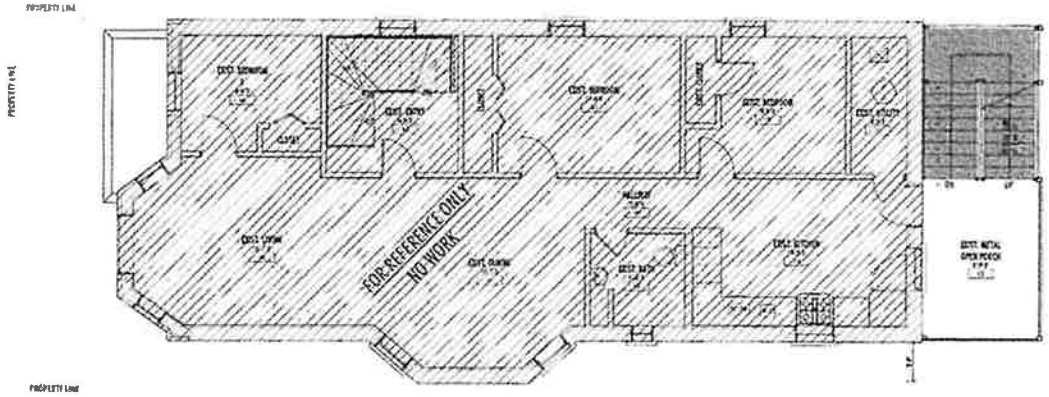
Revision	Date	Comment
Revision		
Revision		
Revision		
Revision		
Revision		
Drawn		
Checked		
Approved		

PROPOSED BASEMENT & 1ST FLOOR PLANS

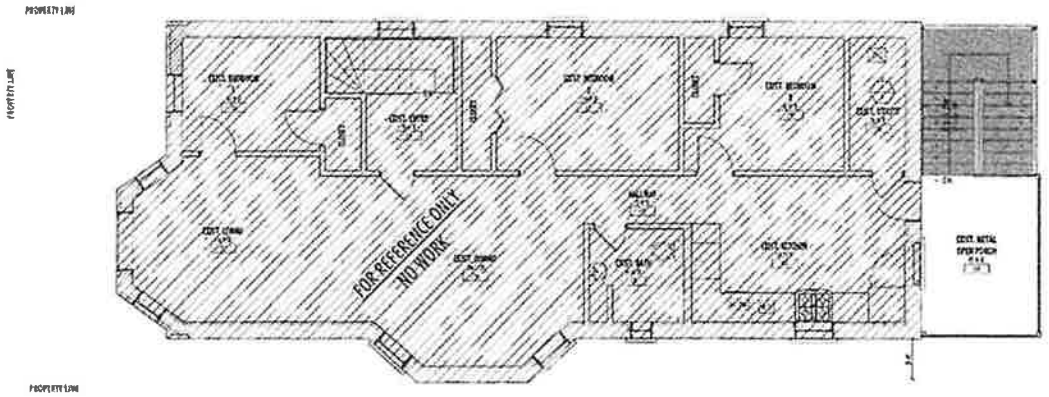
A-4.0

Title | Sheet No.

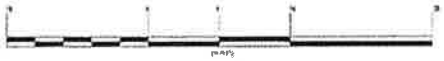
FINAL FOR PUBLICATION



PROPOSED 2ND FLOOR PLAN (1) N
1/4" = 1'-0"



PROPOSED 3RD FLOOR PLAN (2) N
1/4" = 1'-0"



LIC# 184.007984

ARCHITECTURE + DESIGN
4455 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.784.9753
CELL // 773.791.6824

LEGEND

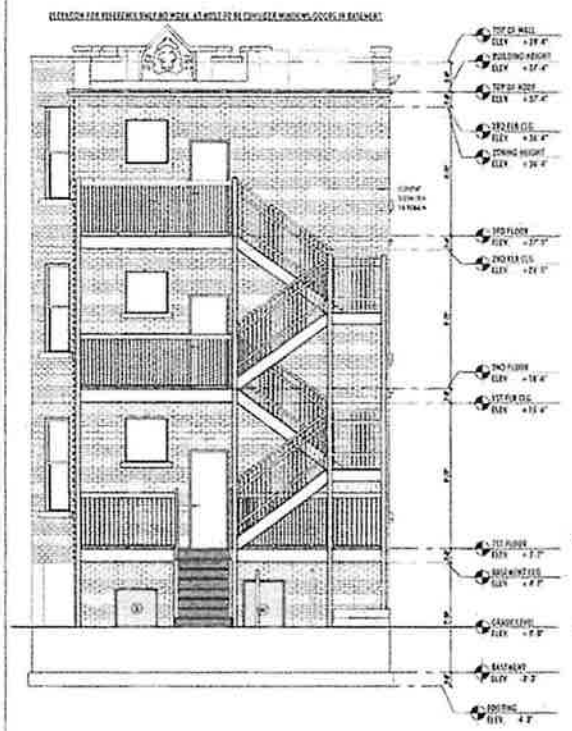
SPR 2019 CBRC- ADD (1) NEW DU IN EXIST BSMT OF (3) DU; TOTAL (4) DU ON 3-STORY MASONRY BLDG
1429 N FAIRFIELD AVE , CHICAGO, IL 60647

Project No.
100
1429 N FAIRFIELD AVE.

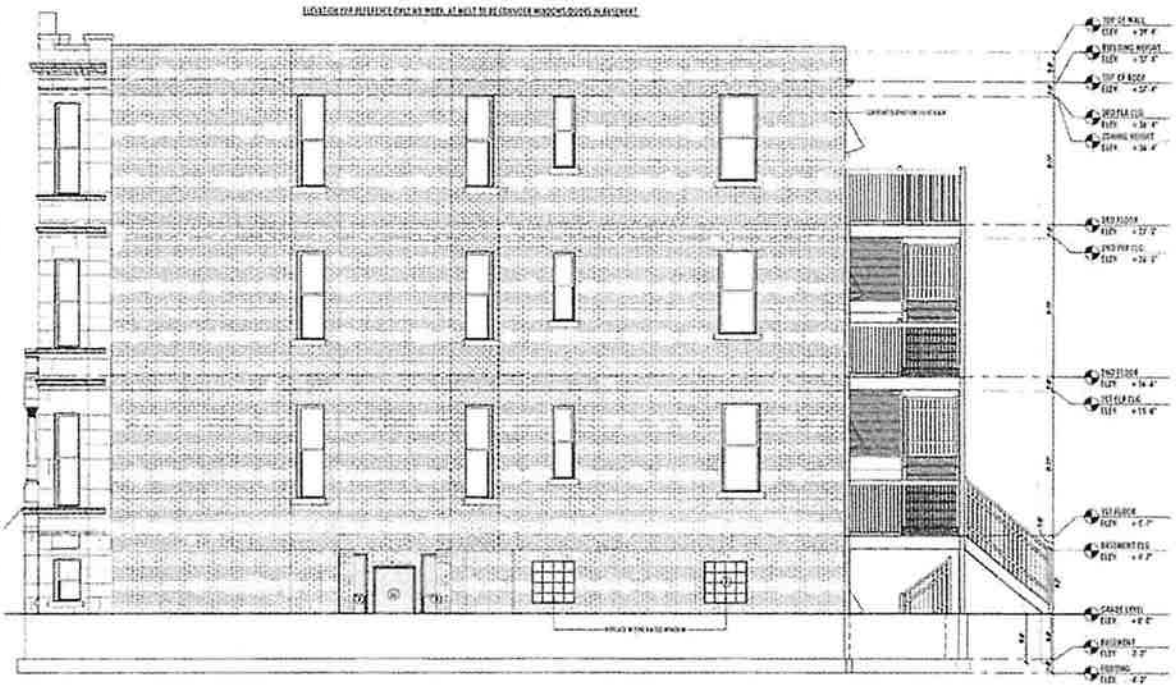
PROPOSED 2ND FLOOR & 3RD FLOOR PLANS

A-4.1

FINAL FOR PUBLICATION



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



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

LIC# 184.007984

4446 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.794.9733
CELL // 773.791.6824

LEGEND

SPR 2019 CERT. ADD (1) NEW DU IN EXIST BSMT OF (3) DU, TOTAL (4) DU ON 3-STORY MASONRY BLDG
1429 N FAIRFIELD AVE, CHICAGO, IL 60607

Project No.
170
1429 N FAIRFIELD AVE.

Initial	Date	Comments

PROPOSED EAST & SOUTH ELEVATIONS — Title

A-6.0 — Sheet No.

FINAL FOR PUBLICATION

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

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

LIC# 184.007984

ARCHITECTURE • DESIGN
4468 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.784.9753
CELL // 773.791.6824

LEGEND

EXISTING CONDITION
NEW CONDITION
NEW DEMOLISH/ DEMOLISH EXISTING

SPR 2019 CBRC: ADD (1) NEW DU IN EXIST BSMT OF (3) DU; TOTAL (4) DU ON 3-STORY MASONRY BLDG
1429 N FAIRFIELD AVE., CHICAGO, IL 60647

Project No.
150
1429 N FAIRFIELD AVE.

Issue	Date	Comments
Permit Set		
Permit Set		
Permit Set		