



# City of Chicago



SO2016-8643

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 1621 N Humboldt Blvd - App No. 19065T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE ORDINANCE 19065 T-1**

***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-I in the area bounded by

a line 52.50 feet north of and parallel to the alley next north of and parallel to West North Avenue; the alley next east of and parallel to North Humboldt Boulevard; the alley next north of and parallel to West North Avenue; and North Humboldt Boulevard,

to those of a RT4 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

Common address of properties:        1621 North Humboldt Boulevard

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**17-13-0303-C (1) Narrative Zoning Analysis – 1621 N. Humboldt**

Proposed Zoning: RT-4

Lot Area: 7,875 square feet

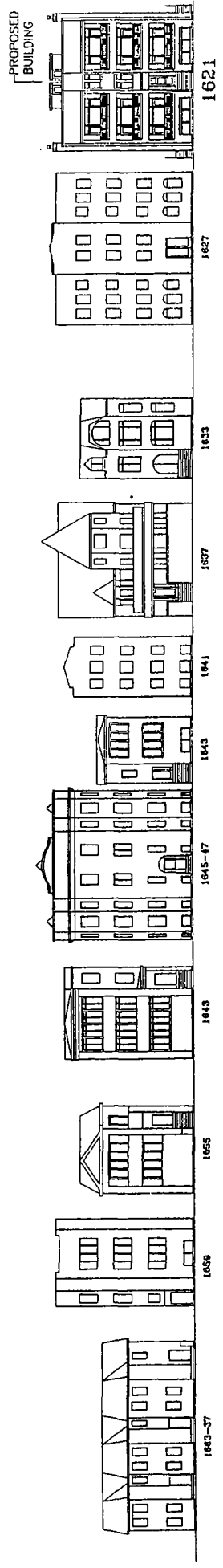
Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building containing seven (7) residential dwelling units. The proposed building will be masonry construction. The proposed building will be 37 feet 9 inches in height. Onsite parking for seven (7) cars will be located at the rear of the lot.

- (a) The Project's Floor Area Ratio: 1.2
- (b) The project's density (Lot Area per Dwelling Unit): 1,125 square feet
- (c) The amount of off-street parking: 7 parking spaces
- (d) Setbacks:
  - a. Front Setback: 15 feet
  - b. Rear Setback: 45 feet
  - c. Side Setbacks: North side – 6 feet 6 inches / South side – 4 feet
  - d. Rear Yard Open Space: 692 square feet
- (e) Building Height: 37 feet 9 inches

\*17-10-0207-A

\*17-13-0303-C(2) – Plans Attached.

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1621 N. HUMBOLDT BLVD.  
 STREETSCAPE ELEVATION  
 © HANNA ARCHITECTS, 2016



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**ZONING DATA**  
 LOT AREA = 53.90 \* 150.00 = 7,975.00 SF  
 MAX. BUILDABLE = 61,500 SF  
 BUILDING SQUARE FOOTAGE = 2,150.00 SF  
 1ST FLOOR = 2,150.00 SF  
 2ND FLOOR = 2,150.00 SF  
 3RD FLOOR = 2,150.00 SF  
 TOTAL = 7,450.00 SF

**A. HANNA ARCHITECTS**  
 (773) 790-1000  
 141 W. WASHINGTON  
 CHICAGO ILLINOIS 60601  
 FAX (773) 790-1001  
**PROFESSIONAL DESIGNATION:**  
 ARCHITECT CORPORA VISION  
 LICENSE NUMBER: 141-000100

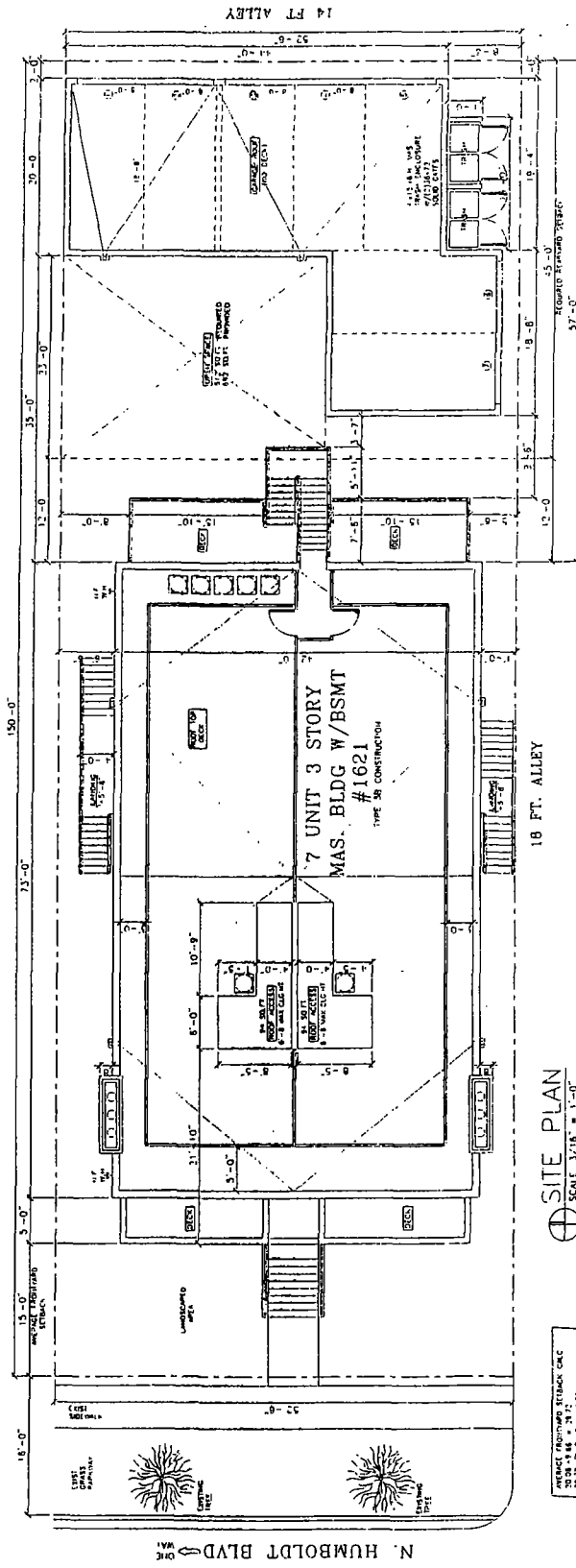
**PREPARED BY:**  
 MULTIFAMILY INC.  
 100 W. WASHINGTON, SUITE 1000  
 CHICAGO, ILLINOIS 60601  
 (773) 790-1000

**PROJECT NAME & ADDRESS:**  
 1621 N. HUMBOLDT  
 7 UNIT 3 STORY  
 APART BLDG W/BSMT  
 CHICAGO, ILLINOIS



**SHEET TITLE**  
 SITE PLAN & NOTES

**FIGURE**  
 SHEET NUMBER  
 A-1



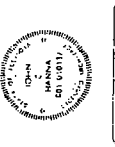
**⊕ SITE PLAN**  
 SCALE 3/16" = 1'-0"

ARCADIA ARCHITECTURAL RECORDS, INC.  
 2021 S. LAKE ST., SUITE 100  
 CHICAGO, IL 60608-1100

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**HANNA ARCHITECTS, P.C.**  
 1425 N. MIAMI  
 140 N. WASHINGTON  
 CHICAGO, ILLINOIS 60610  
 TEL: (312) 741-1000  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 031-081115

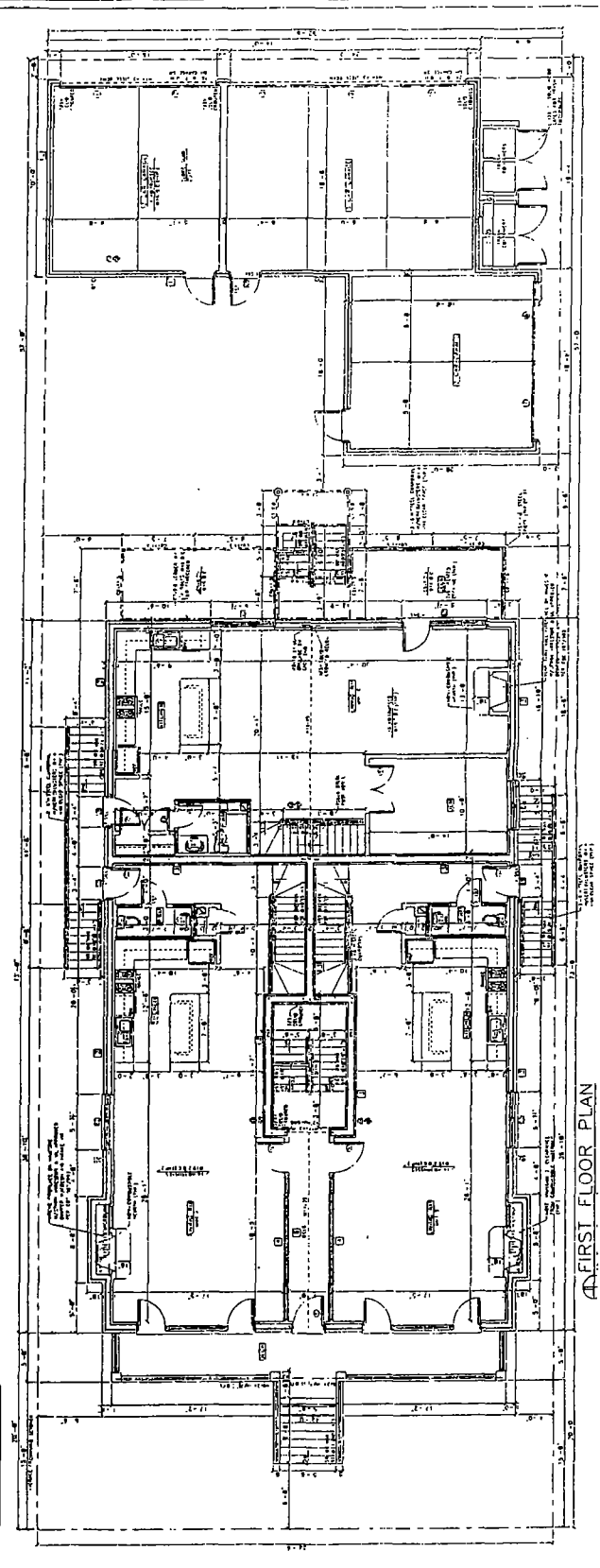
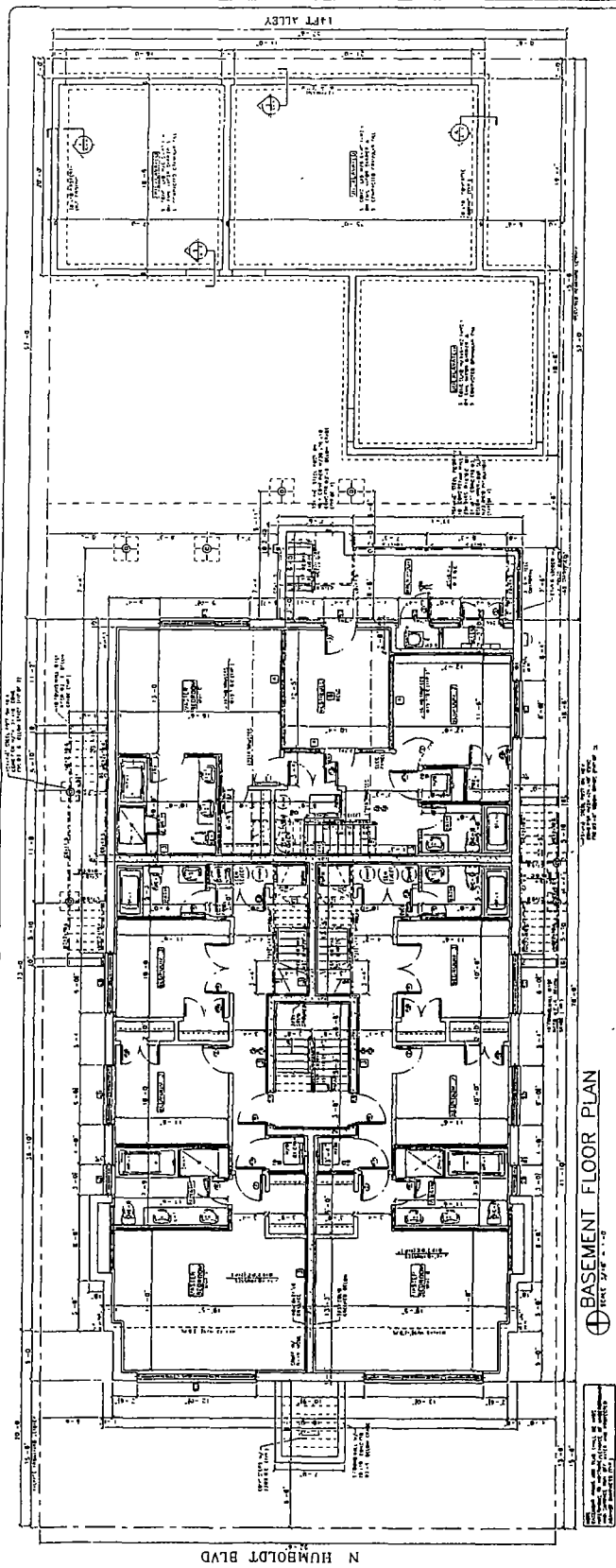
DESIGNED BY: HANNA ARCHITECTS, P.C.  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]



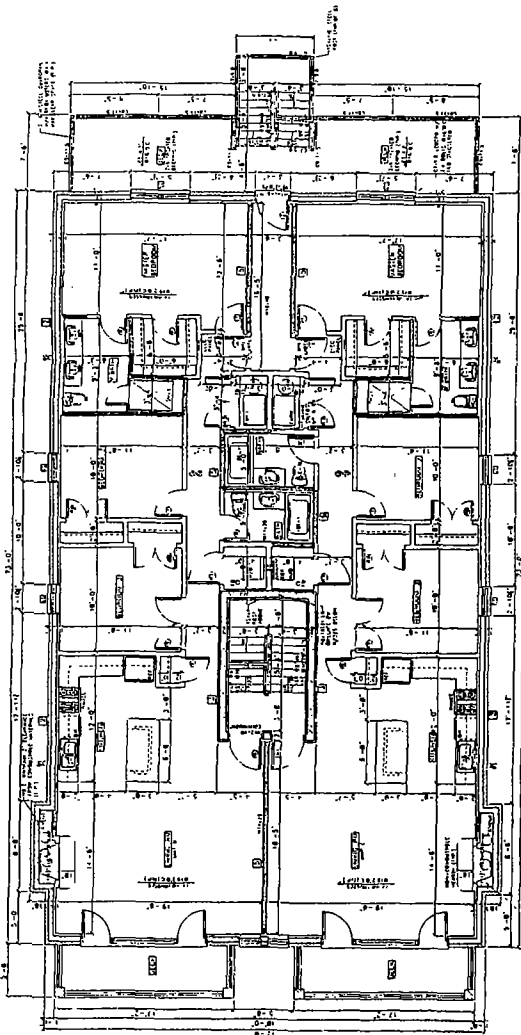
PROJECT: TRUMP C. ABBOTT'S  
 1821 N. HUMBOLDT  
 7 UNIT 3 STORY  
 APART BLDG W/BSMT  
 CHICAGO, ILLINOIS

SHEET TITLE  
**BASEMENT &  
 FIRST FLOOR PLANS**

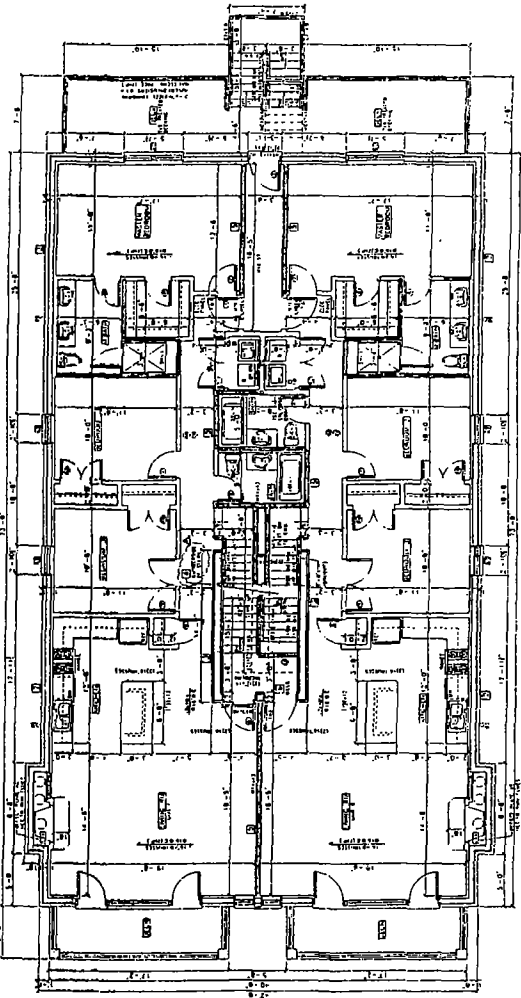
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**A-2**



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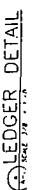
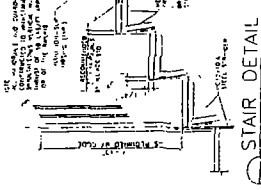
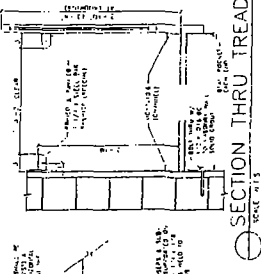
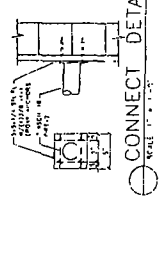
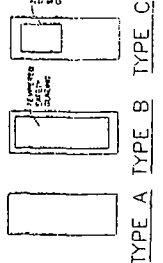
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



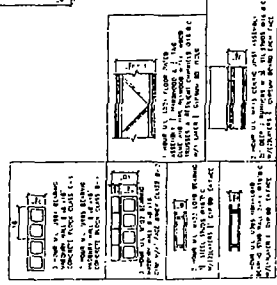
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**DOOR SCHEDULE**

NO.	ROOM	TYPE	SWING	FINISH	REMARKS
1	101	101	R	WOOD	ENTRANCE
2	102	102	L	WOOD	ENTRANCE
3	103	103	R	WOOD	ENTRANCE
4	104	104	L	WOOD	ENTRANCE
5	105	105	R	WOOD	ENTRANCE
6	106	106	L	WOOD	ENTRANCE
7	107	107	R	WOOD	ENTRANCE
8	108	108	L	WOOD	ENTRANCE
9	109	109	R	WOOD	ENTRANCE
10	110	110	L	WOOD	ENTRANCE
11	111	111	R	WOOD	ENTRANCE
12	112	112	L	WOOD	ENTRANCE
13	113	113	R	WOOD	ENTRANCE
14	114	114	L	WOOD	ENTRANCE
15	115	115	R	WOOD	ENTRANCE
16	116	116	L	WOOD	ENTRANCE
17	117	117	R	WOOD	ENTRANCE
18	118	118	L	WOOD	ENTRANCE
19	119	119	R	WOOD	ENTRANCE
20	120	120	L	WOOD	ENTRANCE



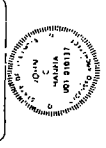
- NOTES:**
1. ALL DOORS SHALL BE 2'-0" HIGH AND 3'-0" WIDE UNLESS OTHERWISE NOTED.
  2. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  3. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  4. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  5. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
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  11. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  12. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  13. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  14. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  15. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  16. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  17. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  18. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  19. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
  20. ALL DOORS SHALL BE 1-1/2" THICK UNLESS OTHERWISE NOTED.



**A HANNA**  
ARCHITECTS INC.  
1431 N. HALSTED  
CHICAGO, ILL. 60610  
TEL: 312.329.1100  
FAX: 312.329.1101  
PROFESSIONAL DESIGNER  
LICENSE NUMBER: 041 00145

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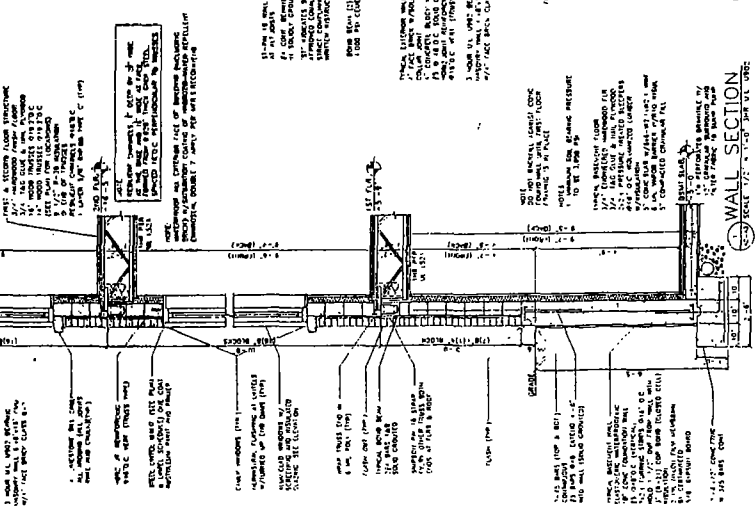
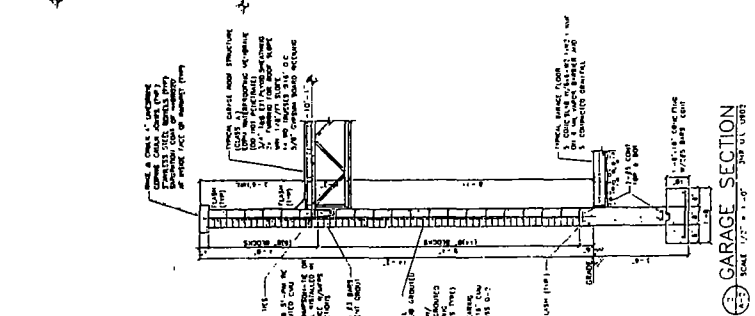
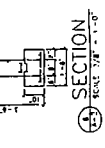
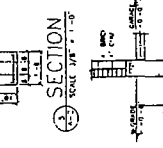
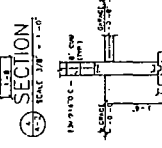
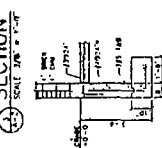
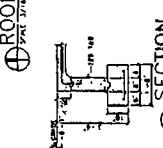
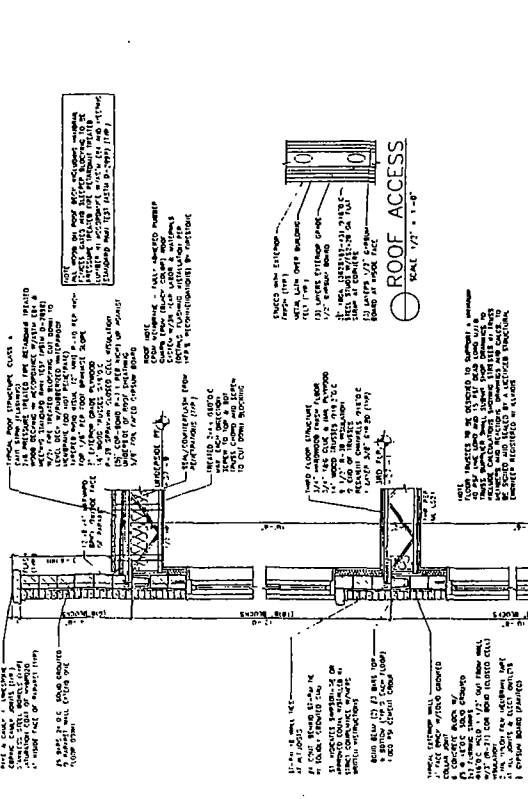
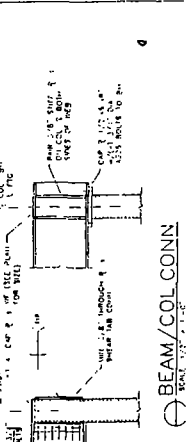
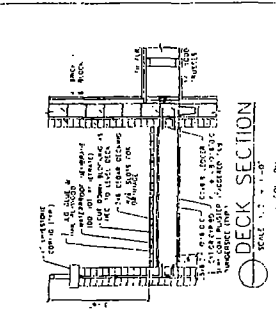
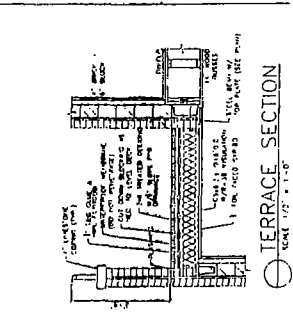
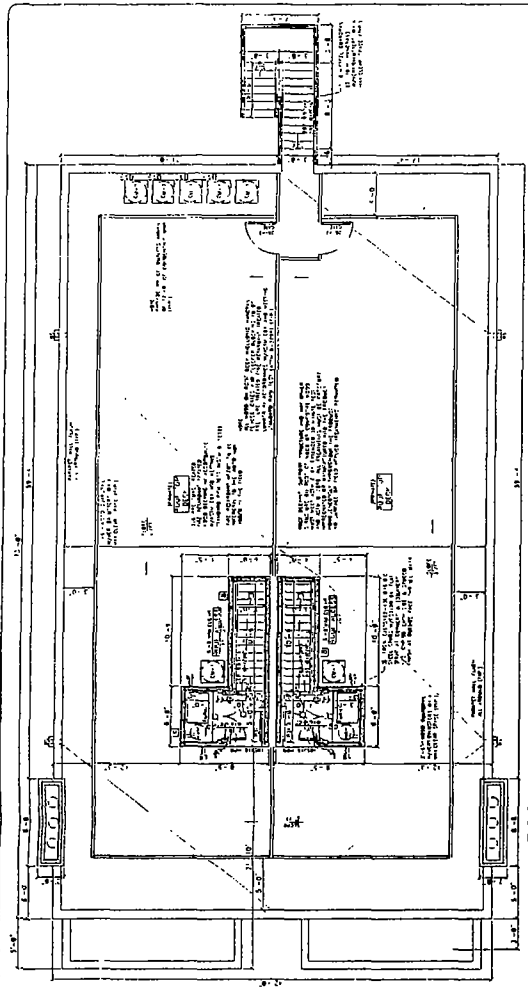
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FOUNDATION PLAN: ...  
FOUNDATION ID: ...



PROJECT NAME: ...  
1001 N. HUMBOLDT  
7 UNIT 3 STORY  
APART. BLDG. W/RESNT  
CHICAGO, ILLINOIS

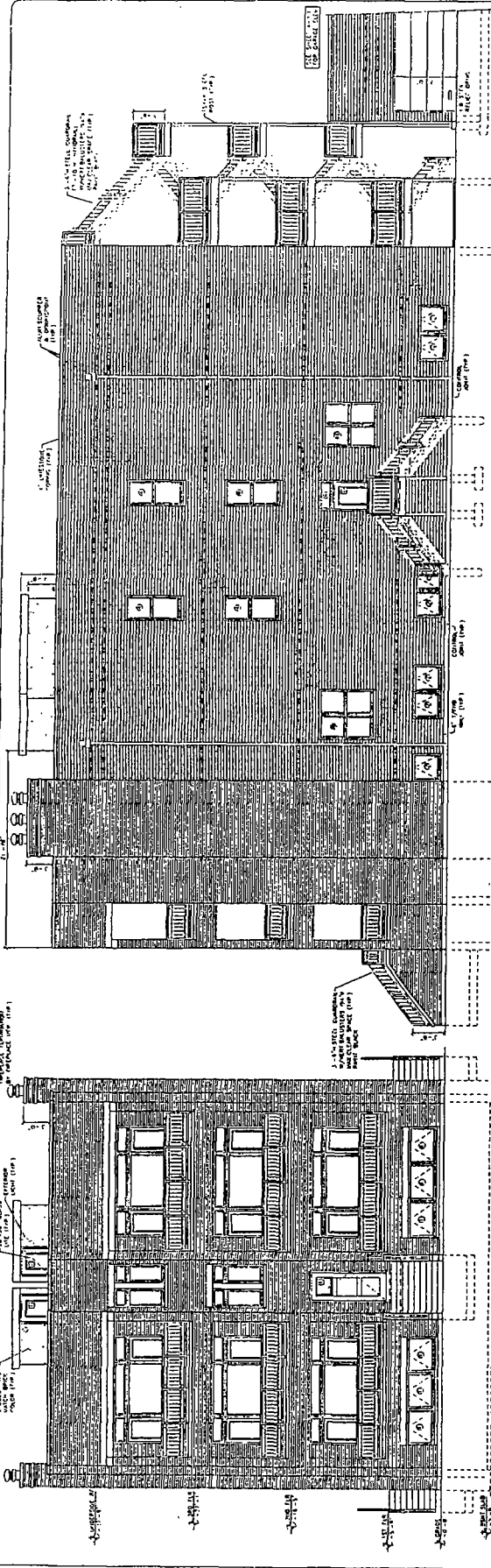
SHEET TITLE:  
ROOF DECK &  
WALL SECTIONS

SHEET NUMBER:  
A-4



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**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

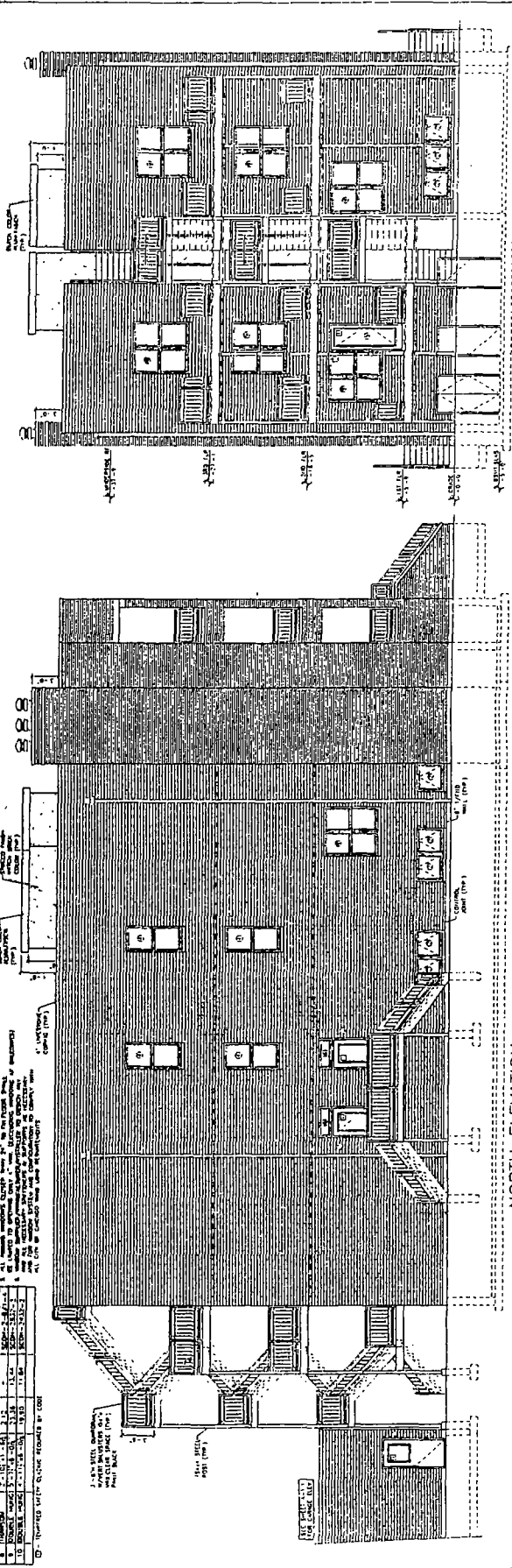
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**WINDOW SCHEDULE**

TYPE	NO.	SYMBOL	WIDTH	HEIGHT	GLASS	FINISH
1	1	(Symbol)	3'-0"	4'-0"	1/2" CLEAR GLASS	WOOD GRANT
2	2	(Symbol)	2'-0"	3'-0"	1/2" CLEAR GLASS	WOOD GRANT
3	3	(Symbol)	3'-0"	3'-0"	1/2" CLEAR GLASS	WOOD GRANT
4	4	(Symbol)	2'-0"	2'-0"	1/2" CLEAR GLASS	WOOD GRANT
5	5	(Symbol)	3'-0"	3'-0"	1/2" CLEAR GLASS	WOOD GRANT
6	6	(Symbol)	2'-0"	2'-0"	1/2" CLEAR GLASS	WOOD GRANT
7	7	(Symbol)	3'-0"	3'-0"	1/2" CLEAR GLASS	WOOD GRANT
8	8	(Symbol)	2'-0"	2'-0"	1/2" CLEAR GLASS	WOOD GRANT
9	9	(Symbol)	3'-0"	3'-0"	1/2" CLEAR GLASS	WOOD GRANT
10	10	(Symbol)	2'-0"	2'-0"	1/2" CLEAR GLASS	WOOD GRANT

D: Spacing within elevation provided by owner.

1. 1/2" CLEAR GLASS  
WOOD GRANT  
2. 1/2" CLEAR GLASS  
WOOD GRANT  
3. 1/2" CLEAR GLASS  
WOOD GRANT  
4. 1/2" CLEAR GLASS  
WOOD GRANT  
5. 1/2" CLEAR GLASS  
WOOD GRANT  
6. 1/2" CLEAR GLASS  
WOOD GRANT  
7. 1/2" CLEAR GLASS  
WOOD GRANT  
8. 1/2" CLEAR GLASS  
WOOD GRANT  
9. 1/2" CLEAR GLASS  
WOOD GRANT  
10. 1/2" CLEAR GLASS  
WOOD GRANT



**NORTH ELEVATION**

**EAST ELEVATION**

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