



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-4769  
**Type:** Ordinance **Status:** Passed  
**File created:** 6/22/2016 **In control:** City Council  
**Final action:** 9/14/2016  
**Title:** Zoning Reclassification Map No. 3-G at 1739 N Humboldt Blvd - App No. 18851T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-G  
**Attachments:** 1. O2016-4769.pdf, 2. SO2016-4769.pdf

Date	Ver.	Action By	Action	Result
9/14/2016		City Council	Passed as Substitute	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
8/24/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
6/22/2016	1	City Council	Referred	

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### 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, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.3-G in the area bounded by

a line 300 feet north of and parallel to West Wabansia Avenue; the alley next east of and parallel to North Humboldt Boulevard; a line 250 feet north of and parallel to West Wabansia Avenue; and North Humboldt Boulevard,

**to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding uses 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.

1739 North Humboldt Boulevard

**17-13-0303-C (1) Narrative Zoning Analysis - 1739 N. Humboldt**

**SUBSTITUTE PLANS AND NARRATIVE**

Zoning: RT-4

Lot Area: 7,500 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 in a detached garage with roof deck will be located at the rear of the lot.

- a) The Project's Floor Area Ratio: 9,000 square feet (1.2 FAR)
- b) The project's density (Lot Area per Dwelling Unit): 1,071.43 square feet
- c) The amount of off-street parking: 7 parking spaces
- d) Setbacks:
  - a. Front Setback: 11 feet 6 inches
  - b. Rear Setback: 47 feet 6 inches (The Applicant will seek a Variation to permit an open stair to a proposed roof deck above the detached garage).
  - c. Side Setbacks: North side - 5 feet / South side - 5 feet
  - d. Rear Yard Open Space: 488 square feet (The Applicant will seek a Variation to reduce the rear yard setback).
- (e) Building Height: 37 feet 9 inches

- 17-10-0207-A
- 17-13-0303-C(2) - Plans Attached.

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