



Office of the City Clerk

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Legislation Text

File #: SO2016-4769, Version: 1

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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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FINN. FOR PWUWnOH