



# 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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