



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-5488  
**Type:** Ordinance  
**File created:** 7/26/2017  
**Status:** Passed  
**In control:** City Council  
**Final action:** 10/11/2017  
**Title:** Zoning Reclassification Map No. 5-I at 1717 N Humboldt Blvd - App No. 19305T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. SO2017-5488.pdf, 2. O2017-5488.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/26/2017	1	City Council	Referred	

**19305T1**

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**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 of the RS3 Residential Single-Unit (Detached House)**

**District symbols as shown on Map No. 5-1 in the area bounded by:**

**A line 100 feet North of and parallel to West Wabansia Avenue; the public alley next East of and parallel to North Humboldt Boulevard; a line 50 feet North of and parallel to West Wabansia**

**Avenue; North Humboldt Boulevard.**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 1717 North Humboldt Boulevard, Chicago IL.**

**NARRATIVE FOR TYPE 1 REZONING FOR 1717 NORTH  
HUMBOLDT BOULEVARD, CHICAGO**

The subject property is currently vacant. The Applicant intends to build a new three-story residential building with 6 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change an RS3 Residential Single-Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	Residential Building with 6 Dwelling Units
Floor Area Ratio:	1.2
Lot Area:	7,500 square feet
Building Floor Area:	9,000 square feet
Density:	1,250 square feet per DU
Off- Street parking:	Parking spaces: 9
Set Backs:	Front: 11 feet 6 inches North Side: 5 feet / South Side: 5 feet Rear: 47 feet Rear Yard Open space: 489 square feet
Building height:	37 feet 9 inches

•=>N. HUMBOLDT BLVD