



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2016-8643, Version: 1

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### **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. 5-1 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

#### **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)

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