



# Office of the City Clerk

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

## Legislation Text

---

File #: SO2017-5488, Version: 1

---

*1°i3o5Tl*

**5(/«> ro a-**

**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