



# City of Chicago



SO2015-3695

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/6/2015
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 462 N May St - App No. 18370T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18370T1  
INTRO DATE:  
MAY 06, 2015

## 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 M2-2 Light Industry District Districts symbols and indications as shown on Map No.1-G in the area bounded by

a line 74.7 feet south of and parallel to West Grand Avenue;  
North May Street; a line 98.7 feet south of and parallel to  
West Grand Avenue; and the alley next west of and parallel  
to North May Street,

to those of a B2-3 Neighborhood Shopping 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.

Common address of property:           462 North May Street

**SUBSTITUTE NARRATIVE AND PLANS**

**17-13-0303-C (1) Narrative Zoning Analysis**

462 North May Street, Chicago, Illinois - App. No. 18370-T1

Proposed Zoning: B2-3 Neighborhood Shopping District

Lot Area: 2,784 square foot (Total Lot Area)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, at the subject property. The existing two-story frame building will be razed. The proposed new building will contain three (3) dwelling units, between the basement and 4<sup>th</sup> floors. There will be (outdoor) parking for three (3) vehicles located at the rear of the lot. The new building will be masonry in construction, with glass and metal accents, and will measure 46'-4" in height.

- (a) The Project's Floor Area Ratio:  
6,341 square feet (2.28 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit):  
3 dwelling units (928 square feet per unit)
- (c) The amount of off-street parking:  
3 spaces
- (d) Setbacks:
  - a. Front Setback: 2
  - b. ' -0"
  - c. Rear Setback: 30'-0"
  - d. Side Setbacks:
    - North: 3'-4"
    - South: 0'-0"
- (e) Building Height: 46'-4"

**FINAL FOR PUBLICATION**

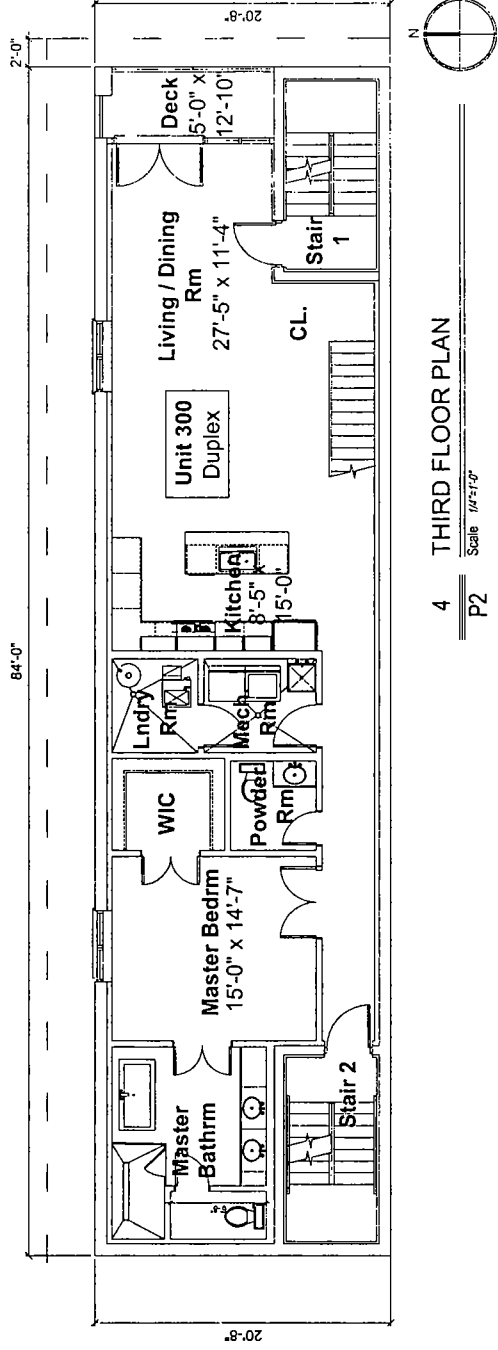
**\*17-13-0303-C(2) Plans Attached.**



# 462 N. MAY STREET

Illinois

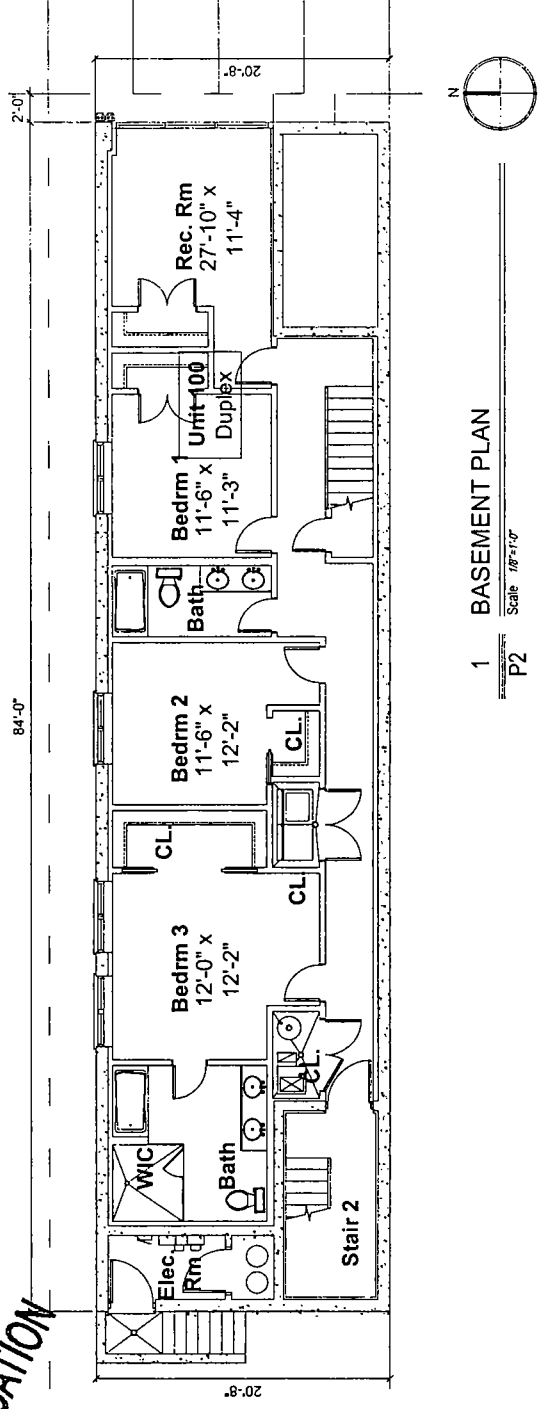
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4 THIRD FLOOR PLAN

Scale 1/8"=1'-0"  
P2

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1 BASEMENT PLAN

Scale 1/8"=1'-0"  
P2



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700 N. WELLS  
CHICAGO, ILLINOIS 60610

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FAX: 312.252.1233

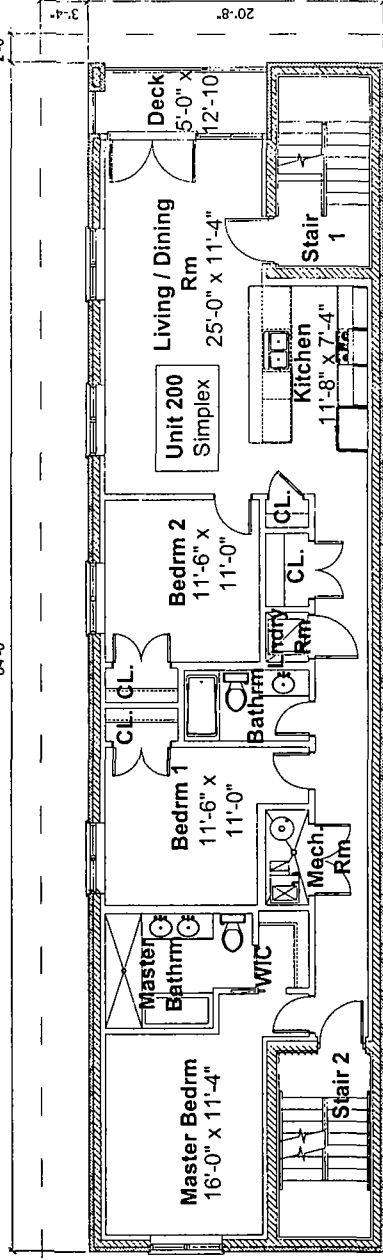
JULY 16TH 2015

P2

# 462 N. MAY STREET

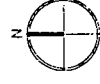
Chicago

Illinois

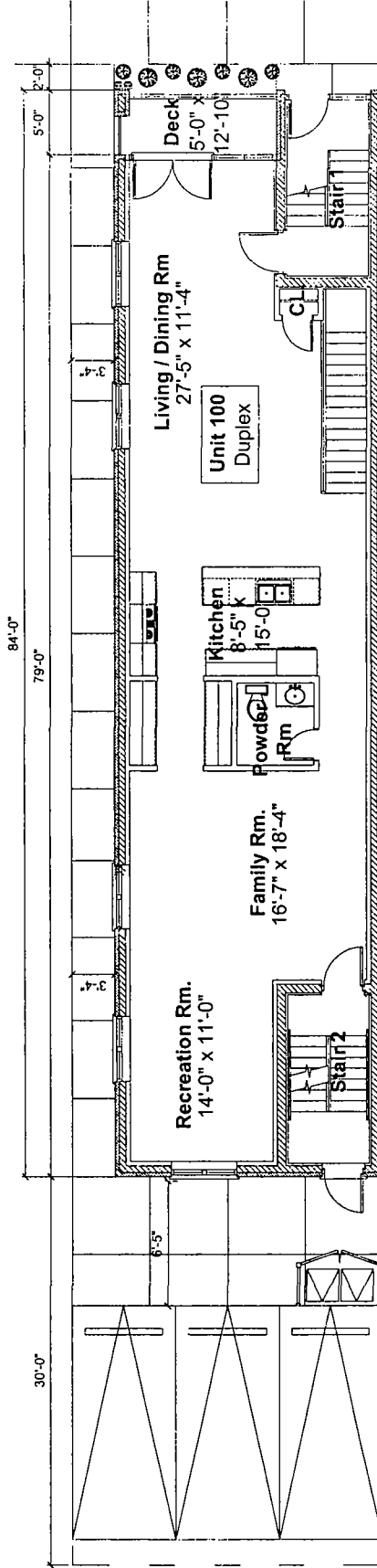


3 SECOND FLOOR PLAN

P2 Scale: 1/4"=1'-0"



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2 FIRST FLOOR PLAN

P2 Scale: 1/4"=1'-0"



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111 N. WELLS  
CHICAGO, ILLINOIS 60606  
P: 312.556.3333  
F: 312.556.1333

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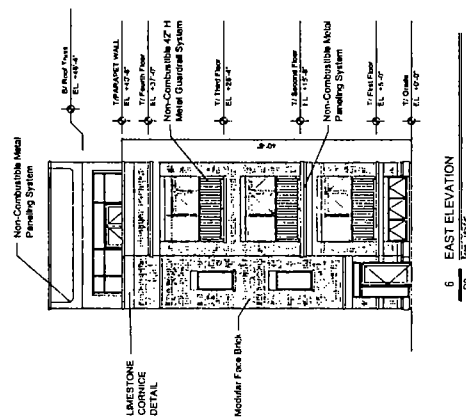
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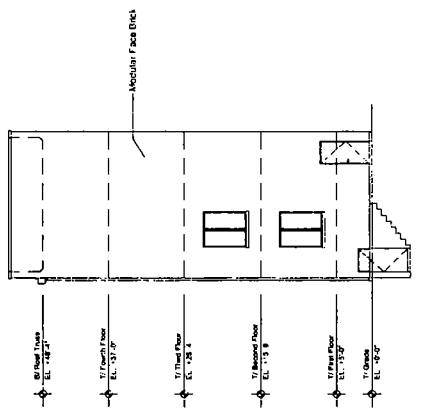
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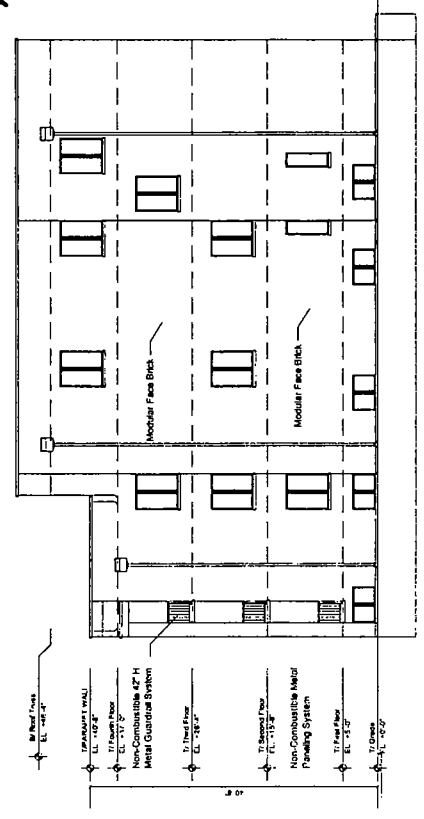


6 EAST ELEVATION  
Scale: 1/8" = 1'-0"

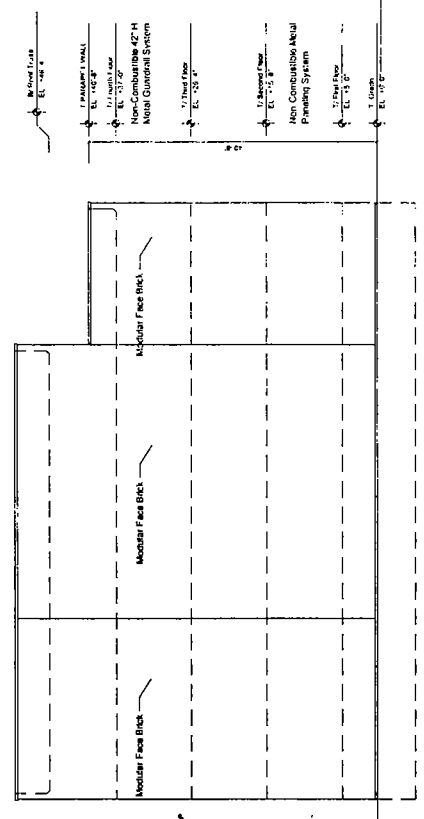


3 WEST ELEVATION  
Scale: 1/8" = 1'-0"

FINAL FOR PUBLICATION



1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



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184 N. WELLS  
CHICAGO, ILLINOIS 60606  
PH: 312.755.1332  
FAX: 312.755.1335

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