



City of Chicago



O2015-7807

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/28/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 458 N Noble St - App No. 18564T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18564 T1

INTRO DATE:
OCT. 28, 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 of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1-G in the area bounded by

A line 186.50 feet north of and parallel to West Hubbard Street; North Noble Street; a line 161 feet north of and parallel to West Hubbard Street; a line 135 feet west of and parallel to North Noble Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 458 N. Noble Street

Narrative

458 N Noble
Zoning Amendment
Type 1 Rezoning Supplemental Submittal

Project Description:

The applicant seeks to rezone the above mentioned property from zoning district M1-2 to B2-3. The applicant seeks to change the use of the land from manufacturing to residential. The applicant is seeking a zoning change to permit construction of a new four story, four dwelling unit residential building with a 4-story rear open porch, 180 SF balconies at four floors, and four parking spaces are rear.

Proposed Land Use:

Residential

Floor area ratio:

2.00

Lot Area = 3442.5 sf

Building Area = 6,900 sf

Project Density:

4 units, 860.6 square feet per dwelling unit

Off street parking provided:

Four automobile parking spaces at rear

Rear Yard Open Space:

0

Setbacks:

North Setback: 4'-0", East: 0'-8", South: 1'-0"

West Rear Setback: 34'

Building Height:

45'-0" (bottom of ceiling joists at fourth floor)

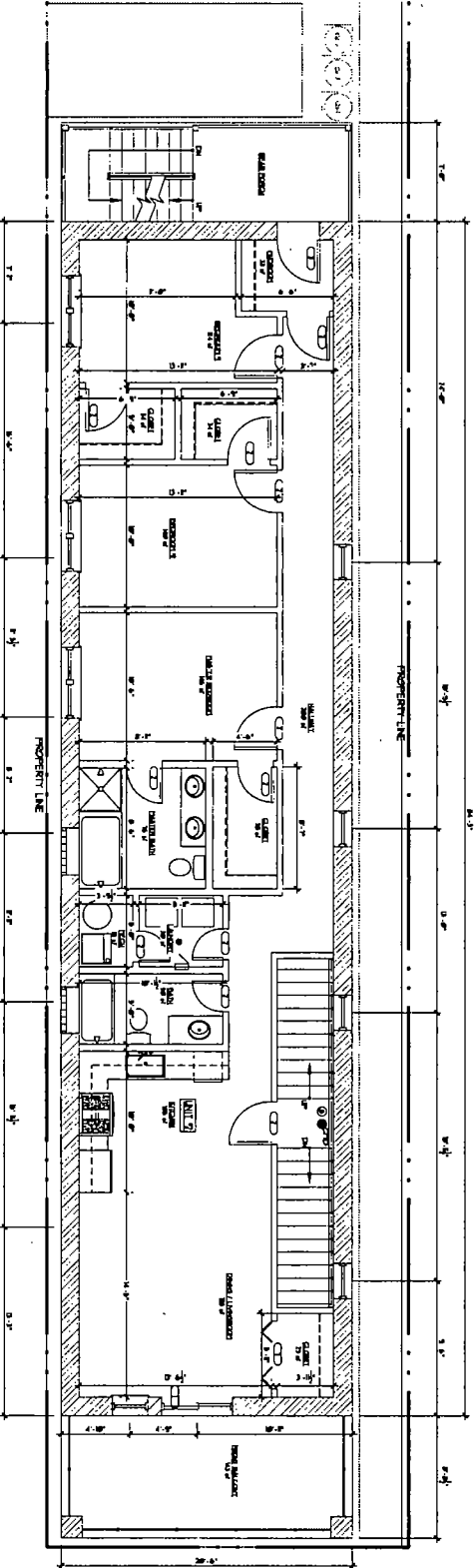
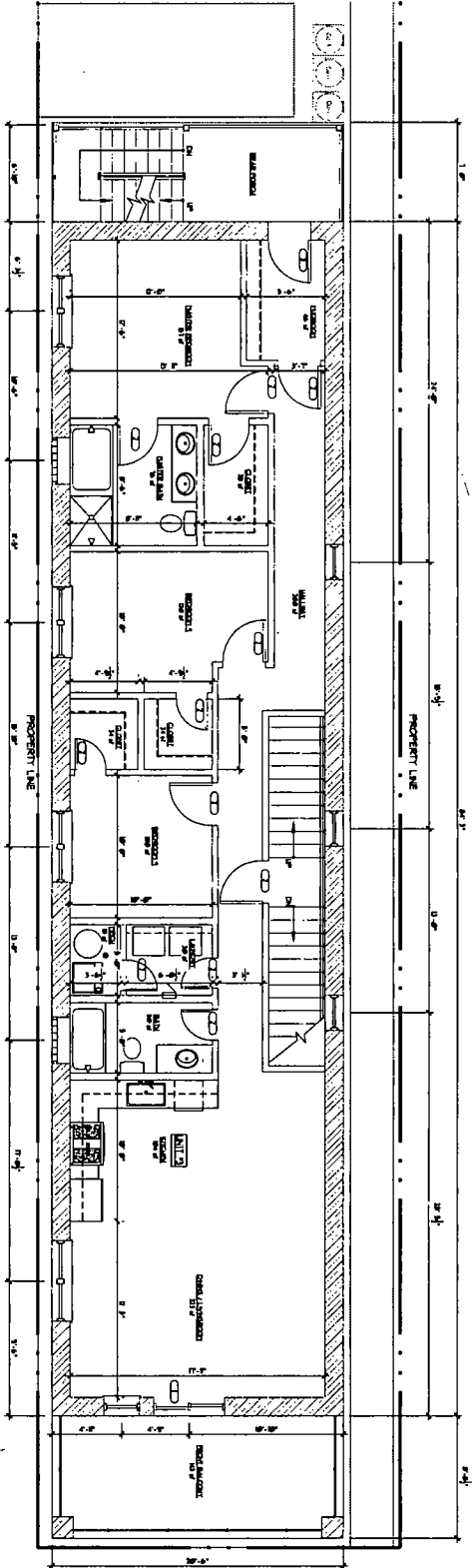
FINAL FOR PUBLICATION

100 APPROXIMATE
NOT FOR CONSTRUCTION

IPSA

Architecture & Design

ARCHITECTURAL CONSULTING SERVICES
 1184 WEST GRAND AVENUE
 CHICAGO, ILLINOIS 60642
 PHONE # (312) 243-2500
 FAX # (312) 243-9970



REVISIONS

#	DATE	DESCRIPTION

NEW 4-STORY,
 4-DU RESIDENCE

Andy Roman
 438 N NOBLE ST
 CHICAGO, IL 60642

DATE: 06/05/2015
 DRAWN BY: JC
 CHECKED BY: ABL
 PROJECT #: 20150310

FINAL FOR PUBLICATION

A1.2

