



City of Chicago



SO2014-6798

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 602 N May St - App No. 18157T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18157-T1

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1-G in the area bound by

a line 50.5 feet north of and parallel to West Ohio Street; North May Street; a line 25.5 feet north of and parallel to West Ohio Street ; and the alley next west of and parallel to North May Street

to those of a RM5 Residential Multi-Unit 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:

602 North May Street

FILED
MAY 11 1981
CRAWFORD
CLERK

SUBSTITUTE NARRATIVE

1815777

17-13-0303-C (1) Narrative Zoning Analysis – 602 North May Street

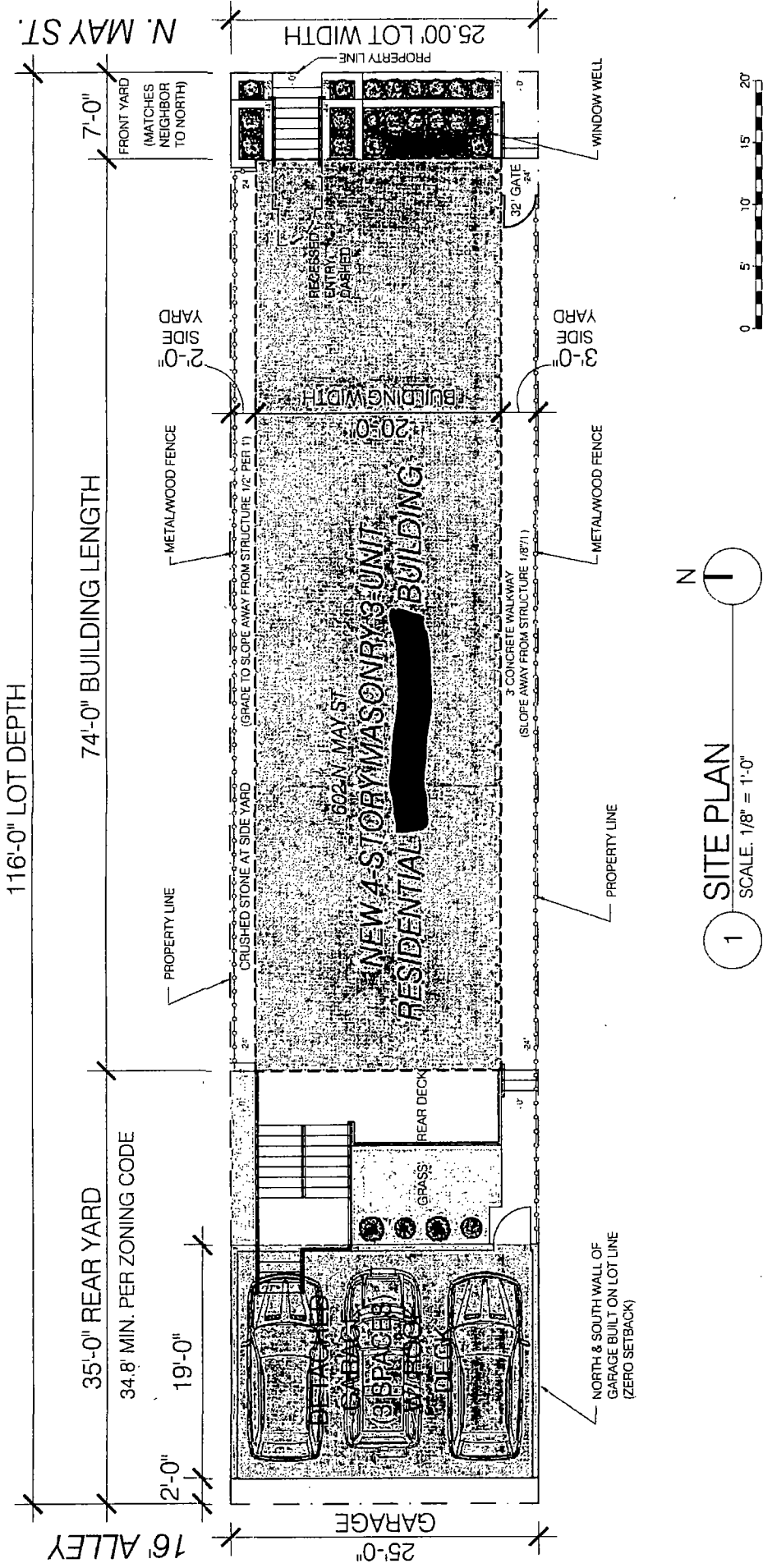
Proposed Zoning: RM5 Residential Multi-Unit District

Lot Area: 116' x 25' totaling 2,900 sq. ft.

The applicant seeks a zoning change to permit a new three dwelling unit building with on-site parking for three vehicles. There will be no commercial space, and the building will be 44'-4" in height.

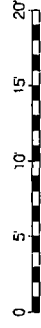
- (a) Floor area ratio: 1.83 FAR (5,300 sq. ft.)
- (b) Lot Area Per Dwelling Unit 966.66 sq. ft. per D.U. (3 D.U.'s)
- (c) The amount of off-street parking: 3
- (d) Setbacks:
 - a. Front Setback: 7'-0"
 - b. Rear Setback: 35'-0"
 - c. Side Setbacks:
 - North Side: 2'-0"
 - South Side: 3'-0"
 - Combined: 5'-0"
 - d. Rear Yard Open Space: 153 square feet
- (e) Building Height: 44'-4"

FINAL FOR PUBLICATION



1 SITE PLAN
SCALE: 1/8" = 1'-0"

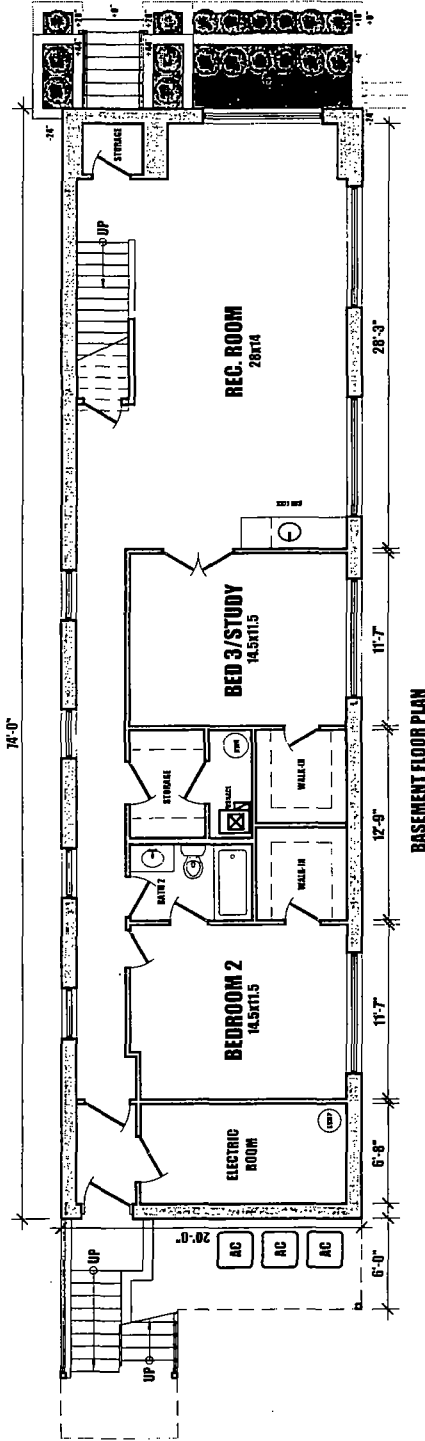
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FINAL FOR PUBLICATION

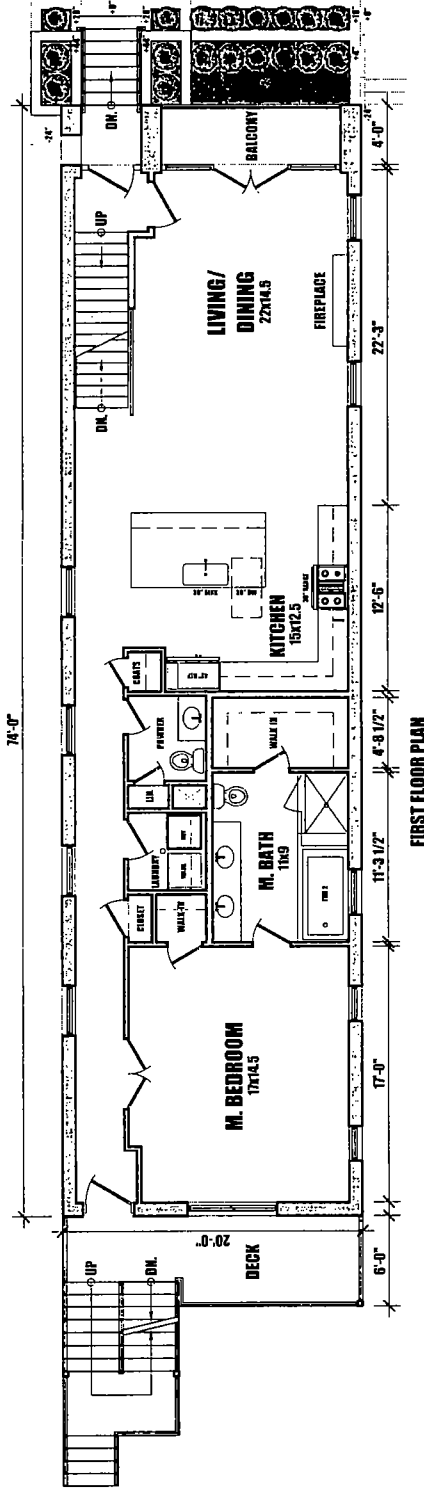
	602 N. MAY ST.	CHICAGO, IL	PROPOSED SITE PLAN PER CHICAGO ZONING CODE	ARCHITECT: MCGRATH ARCHITECTS, P.C.
	3-UNIT RESIDENTIAL BUILDING	5/15/14		DEVELOPER: MARQUETTE NORTHERN, LTD.

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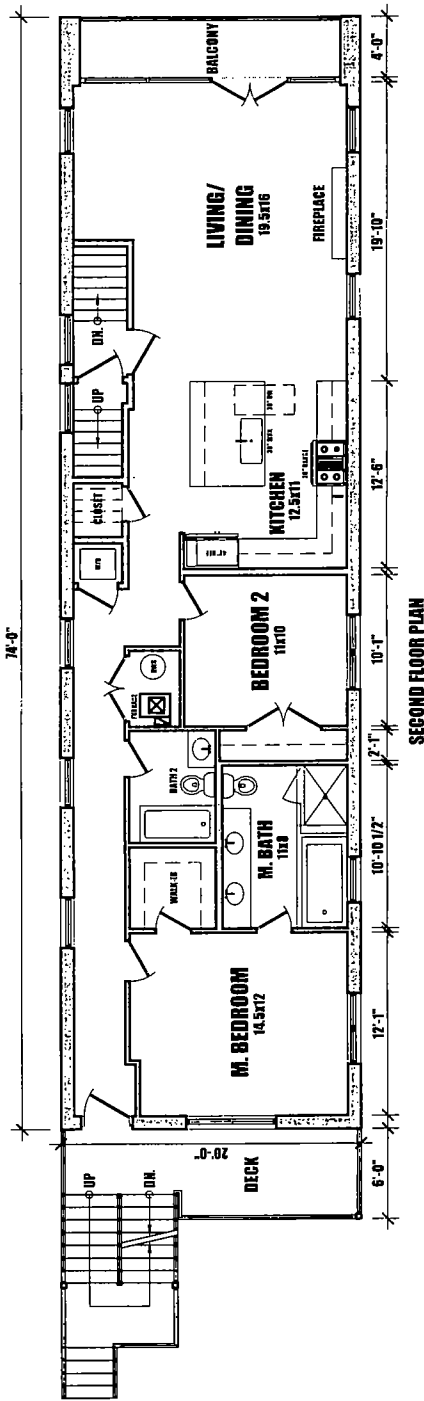
FINAL FOR PUBLICATION

 602 N. MAY ST. 3-UNIT RESIDENTIAL BUILDING	CHICAGO, IL 5/15/14	ARCHITECT: MCGRATH ARCHITECTS, P.C. DEVELOPER: MARQUETTE NORTHERN, LTD. CONTRACTOR: SLATE G.C., LTD.
	FLOOR PLANS 1/8" = 1'-0"	



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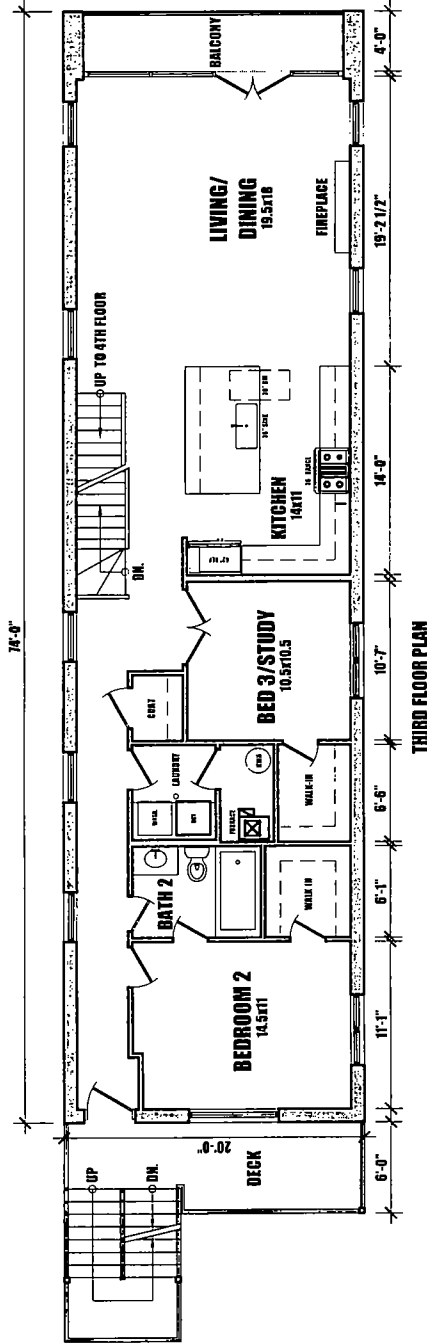
 MCGRATH ARCHITECTS	602 N. MAY ST.	CHICAGO, IL	FLOOR PLANS 1/8" = 1'-0"	ARCHITECT: MCGRATH ARCHITECTS, P.C. DEVELOPER: MARQUETTE NORTHERN, LTD. CONTRACTOR: SLATE G.C., LTD.
	3-UNIT RESIDENTIAL BUILDING	5/15/14		



SECOND FLOOR PLAN

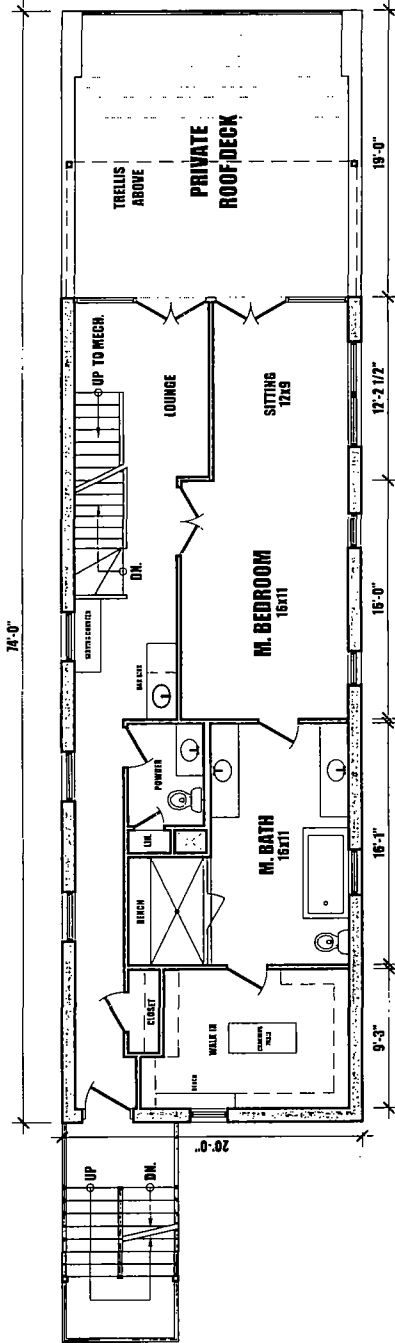
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 MCGRATH ARCHITECTS ARCHITECTS	602 N. MAY ST. 3-UNIT RESIDENTIAL BUILDING	CHICAGO, IL 5/15/14	ARCHITECT: MCGRATH ARCHITECTS, P.C. DEVELOPER: MARQUETTE NORTHERN, LTD. CONTRACTOR: SLATE G.C., LTD.
	FLOOR PLANS 1/8" = 1'-0"		



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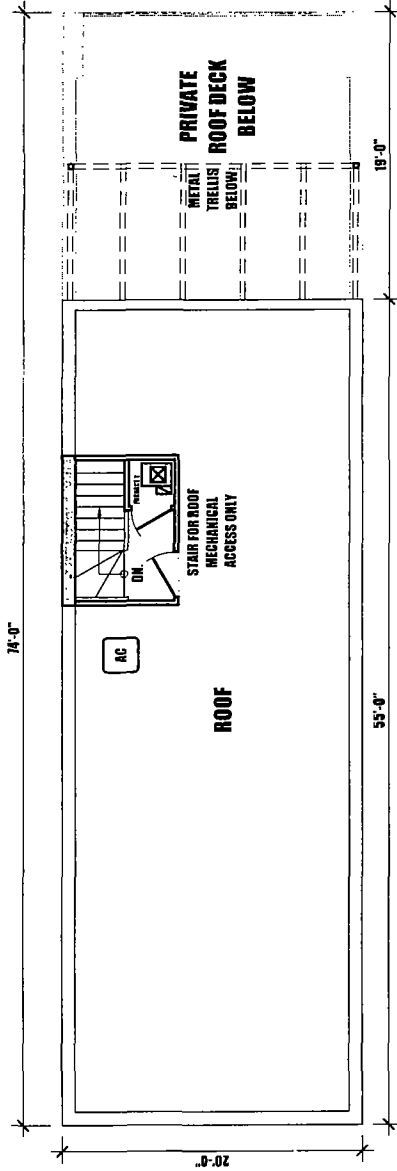


FOURTH FLOOR PLAN

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FINAL FOR PUBLICATION

 MCGRATH ARCHITECTS, P.C. ARCHITECTS	602 N. MAY ST. CHICAGO, IL	ARCHITECT: MCGRATH ARCHITECTS, P.C. DEVELOPER: MARQUETTE NORTHERN, LLC. CONTRACTOR: SLATE G.C., LTD.
	3-UNIT RESIDENTIAL BUILDING	
FLOOR PLANS 1/8" = 1'-0"		



ROOF PLAN

FINAL FOR PUBLICATION

 602 N. MAY ST. 3-UNIT RESIDENTIAL BUILDING	CHICAGO, IL 8/20/14	ARCHITECT: MCGRATH ARCHITECTS, P.C. DEVELOPER: MARQUETTE NORTHERN, LLC. CONTRACTOR: SLATE G.C., LTD.
	FLOOR PLANS 1/8" = 1'-0"	