

Common addresses of property. 460 North May Street
17-13-0303-C (1) - SUBSTITUTE PLANS & NARRATIVE

460 North May Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 2,784 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new one-story detached garage, at the rear of the subject property, which will serve the existing three-story multi-unit residential building. The new proposed garage will provide off-street parking for two (2) vehicles, as well as a roof deck - above. The existing multi-unit residential building, which measures approximately 40 feet-8 inches in height and is masonry in construction, will remain - unchanged. The new detached garage will be masonry in construction, to match the architectural character of the existing residential building, and will measure approximately 14 feet-8 inches in height.

A) The Project's Floor Area Ratio: 4,563 square feet (1.6 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

3 dwelling units (928 square feet)

C) The amount of off-street parking: 2 parking spaces

D) Setbacks:

a. Front Setback: 1 feet-7 inches

b. Rear Setback: 43 feet-5 inches

c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches

E) Building Height:

40 feet-8 inches

Garage Height:

14 feet-8 inches

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