



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2015-3695, Version: 1

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 4th 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"

Rear Setback: 30'-0"

Side Setbacks: North: 3'-4"
South: 0'-0"
- (e) ***Building Height: 46'-4" 'Qlf***

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

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