



Office of the City Clerk

City Hall
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Legislation Text

File #: O2015-7807, **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 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 MI-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)