



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2017-898, Version: 1

ORDINANCE

£E JJ ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO;

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 symbols and indications as shown on Map No. 1-G in the area bounded by

a line 98.7 feet south of and parallel to West Grand Avenue; North May Street; a line 122.7 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 Mixed -Use District and ?. 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 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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