



City of Chicago



SO2015-2591

Office of the City Clerk
Document Tracking Sheet

Meeting Date: 4/15/2015
Sponsor(s): City Clerk (transmitted by)
Type: Ordinance
Title: Zoning Reclassification Map No. 1-G at 513 N May St - App No. 18339T1
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

18339 TL
WTRD DTE
04-15-2015

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 be 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 bounded by

a line 24.53 feet north of and parallel to the alley next north of and parallel to West Grand Avenue; the alley next east of and parallel to North May Street; the alley next north of and parallel to West Grand Avenue; and North May Street,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use 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: 513 North May Street

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) Narrative Zoning Analysis

513 North May Street, Chicago, Illinois – **App. No. 18339-T1**

Proposed Zoning: B2-2 Neighborhood Shopping District

Lot Area: 3,066.3 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, with detached garage, at the subject property. The existing two-story frame building will be razed and the existing detached garage will be restored and re-used to match the new proposed primary building. The proposed new building will contain three (3) dwelling (duplex) units, between the basement and 4th floors. There will be garage 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 44'-6" in height.

- (a) The Project's Floor Area Ratio:
6,007.6 square feet (1.96 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit):
3 dwelling units (1,025.4 square feet per unit)
- (c) The amount of off-street parking:
3 (garage) spaces
- (d) Setbacks:
 - a. Front Setback: 5'-0"
 - b. Rear Setback: (38.74')
 - c. Side Setbacks:
 - North: 4'-8 3/8"
 - South: 0'-0"
- (e) Building Height: 44'-6"

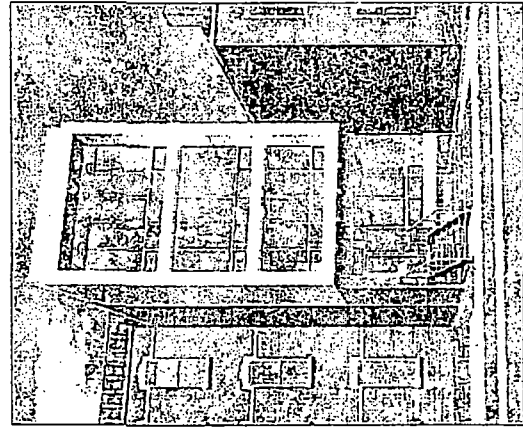
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***17-13-0303-C(2) Plans Attached.**

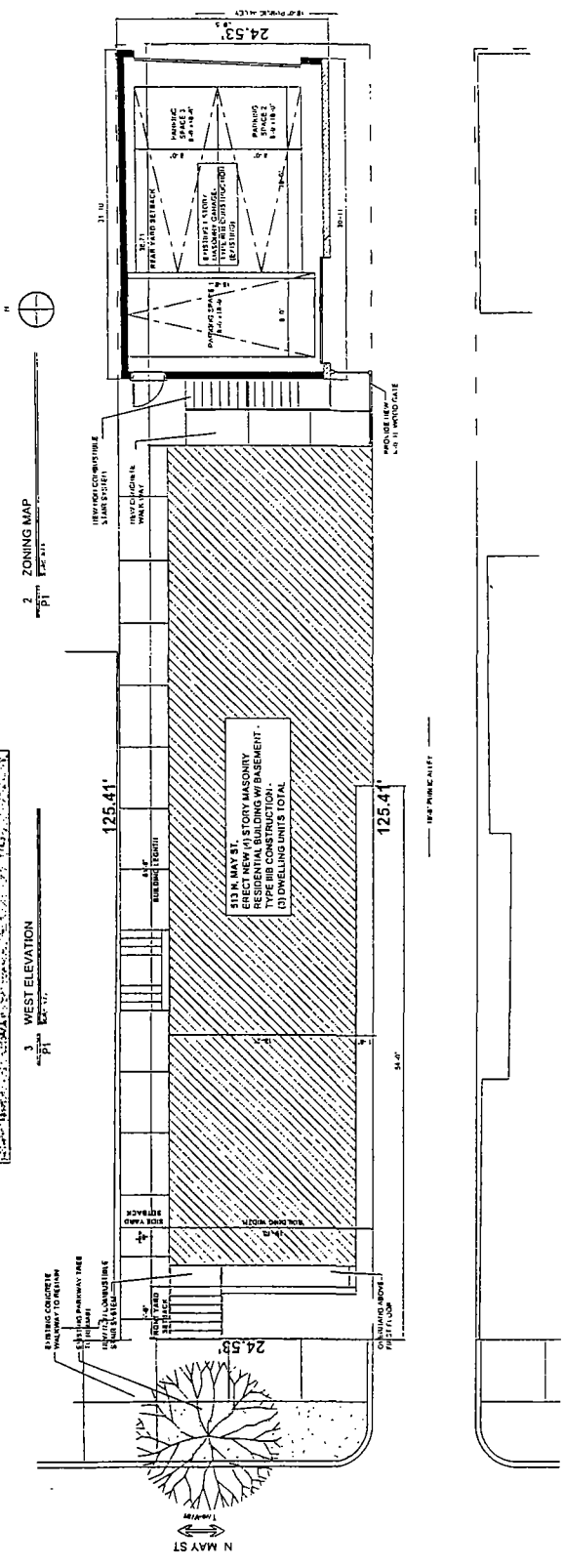
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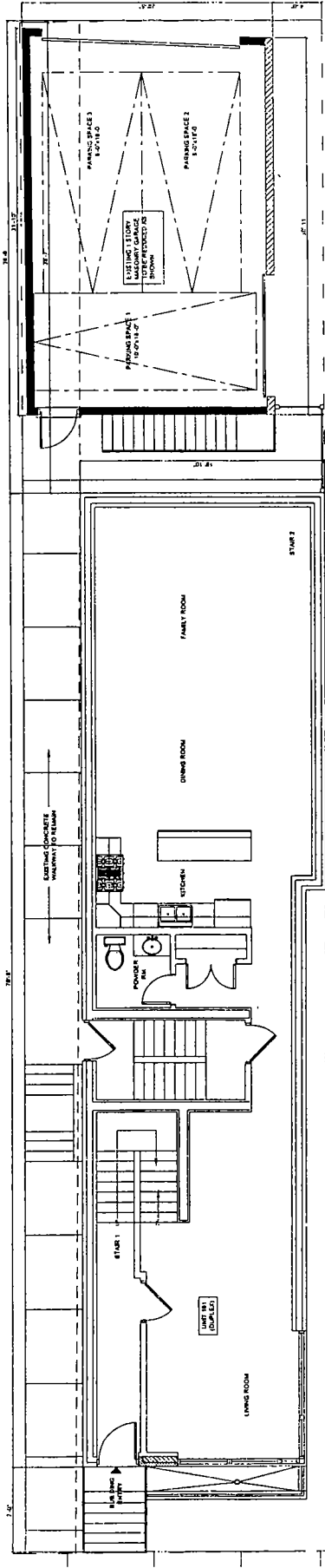
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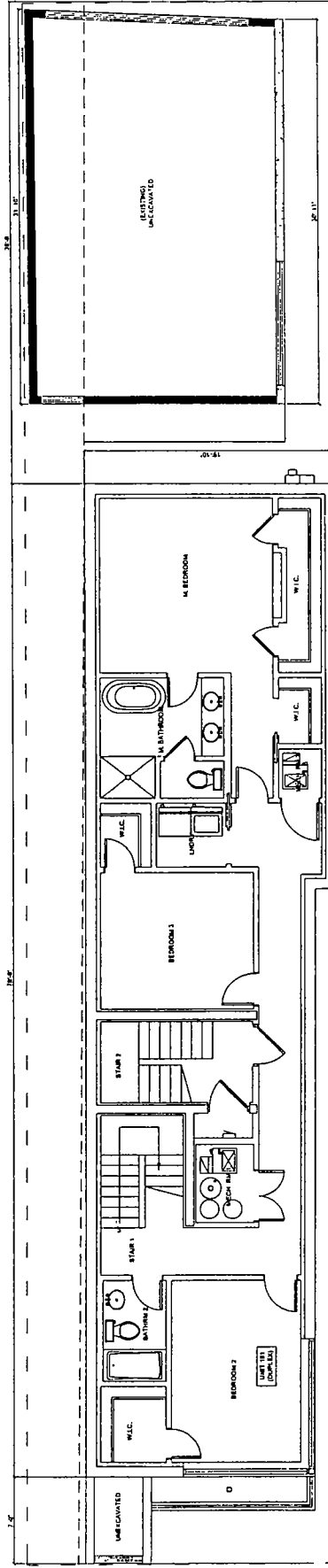
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2 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



1 BASEMENT PLAN
Scale: 1/8" = 1'-0"



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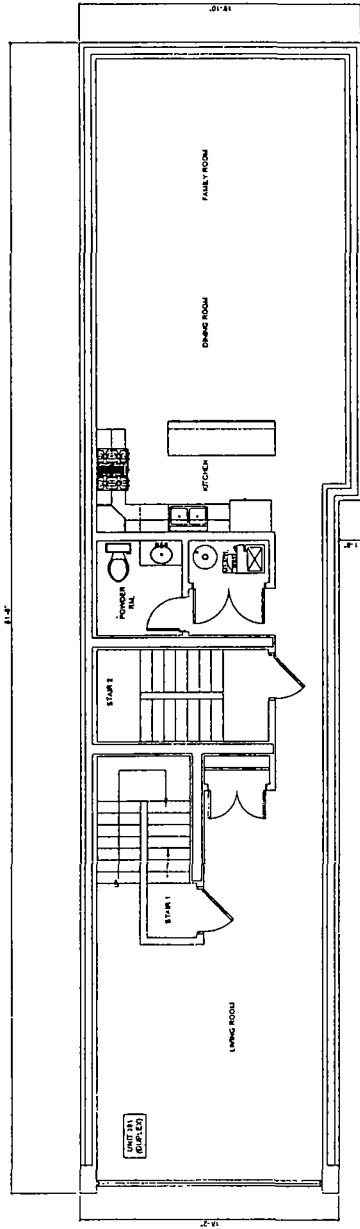
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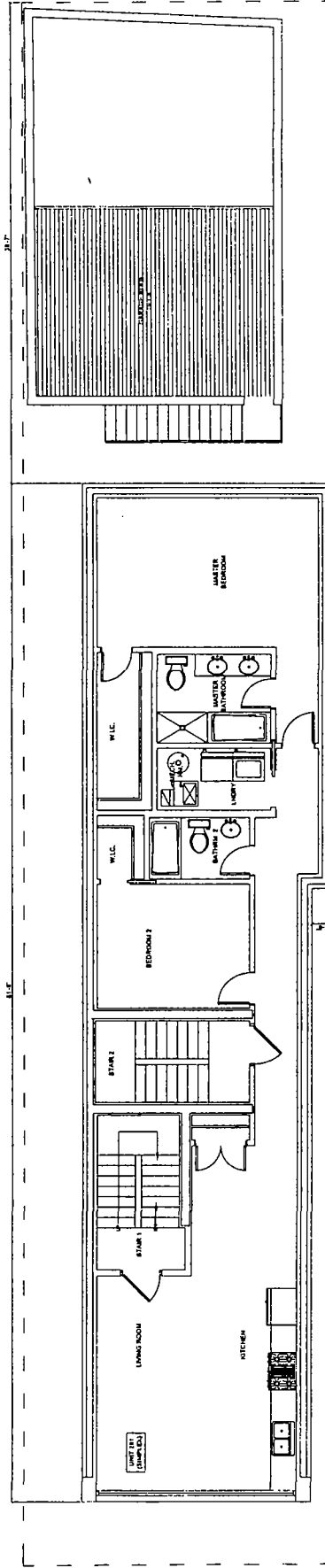
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2 THIRD FLOOR PLAN



1 SECOND FLOOR PLAN



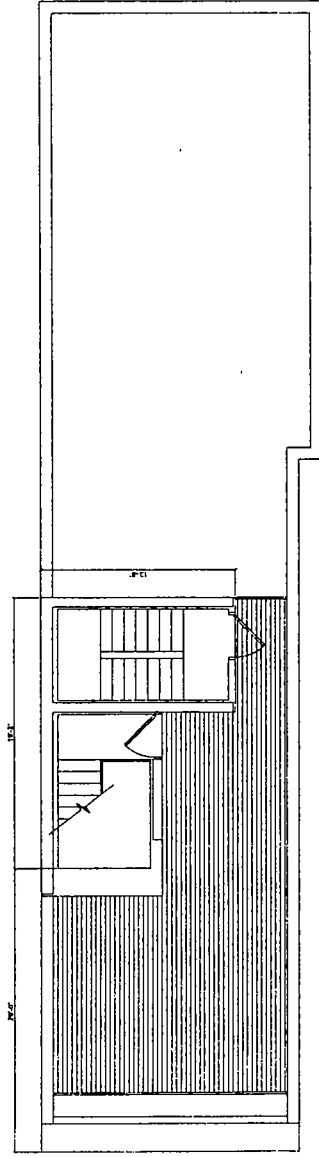
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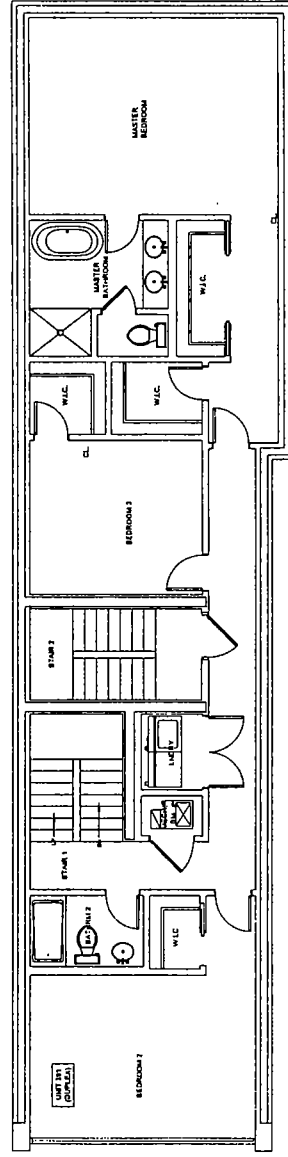
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2 ROOF PLAN
P4 1/8" = 1'-0"



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1 FOURTH FLOOR PLAN
P4 1/8" = 1'-0"



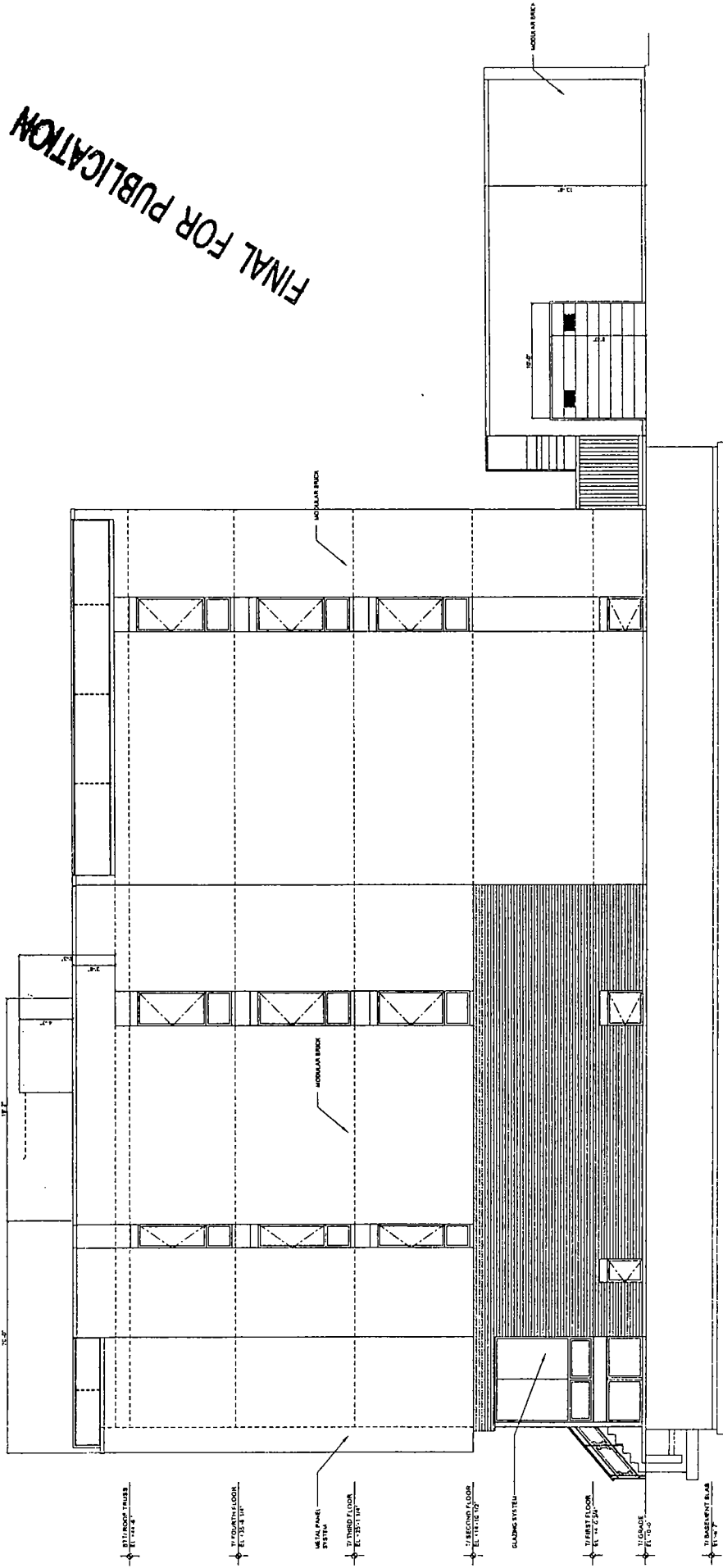
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1 SOUTH ELEVATION
1/8" = 1'-0"



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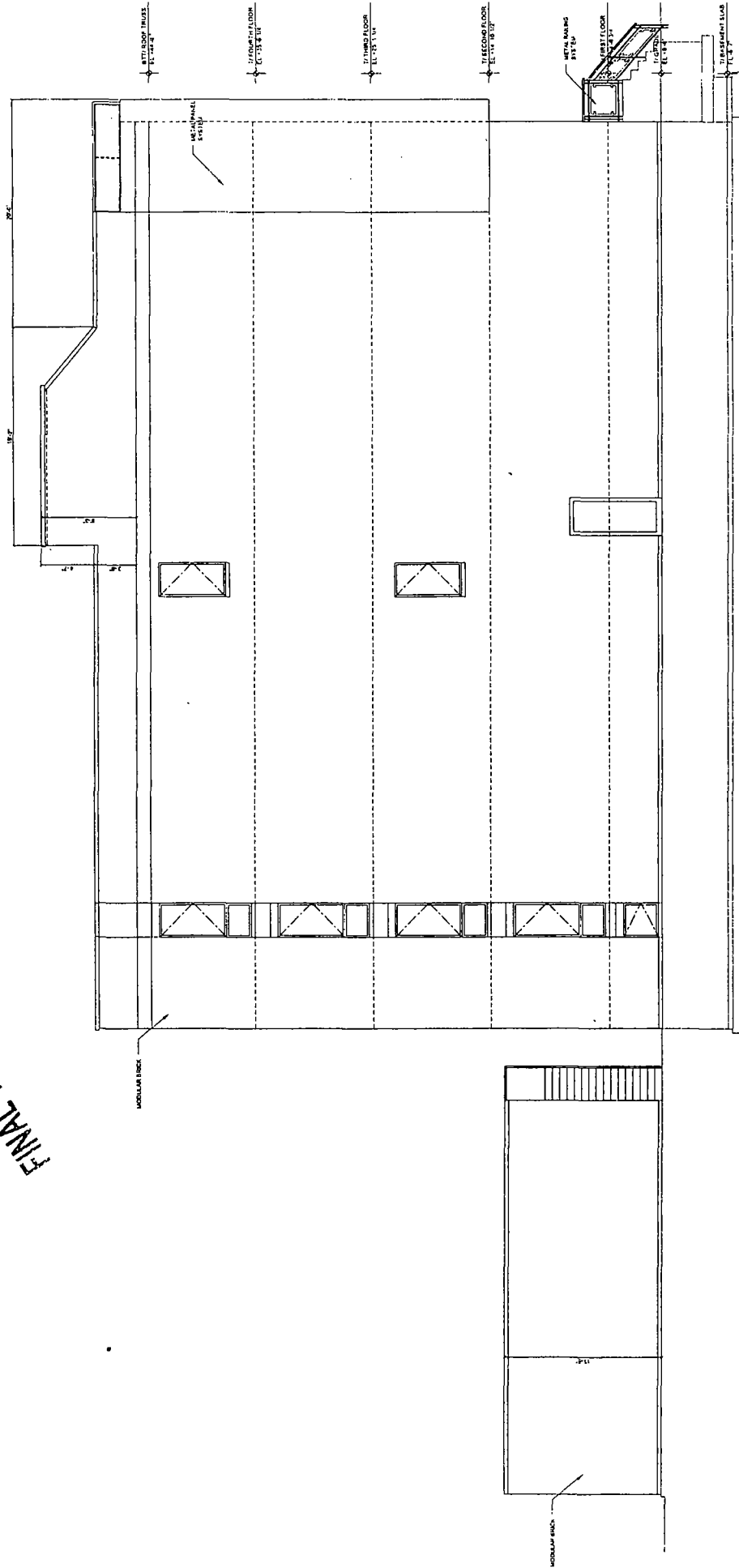
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3 N. MAY STREET

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1 NORTH ELEVATION
1/8" = 1'-0"



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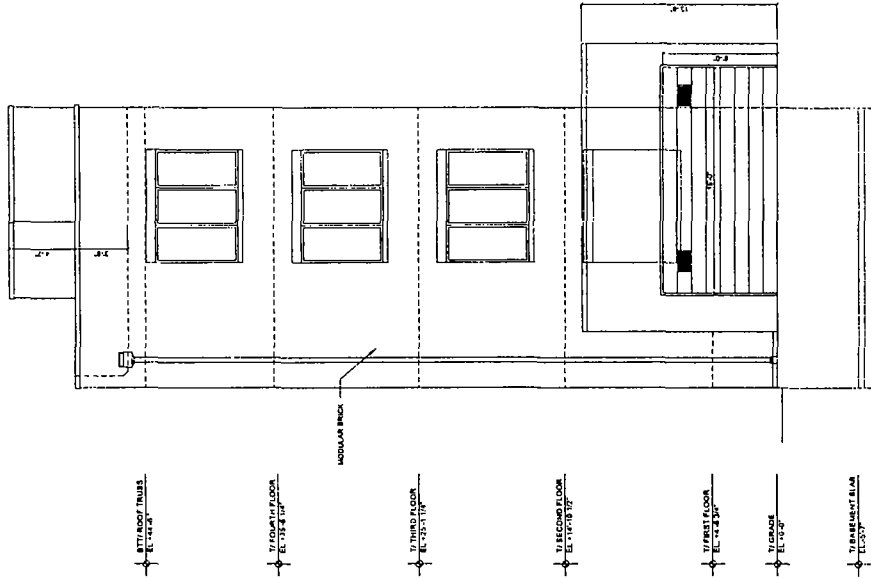
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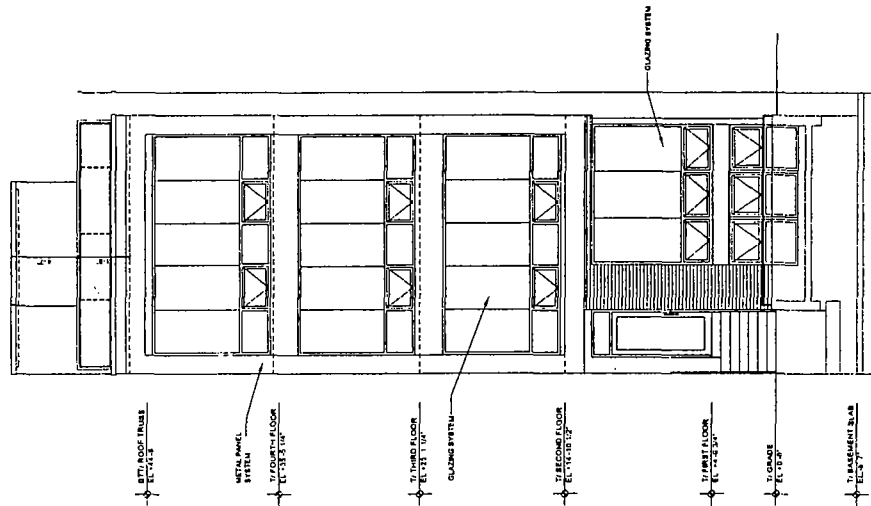
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1 EAST ELEVATION
P7



2 WEST ELEVATION
P7



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