



City of Chicago



O2016-4784

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 513 N May St - App No. 18865T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18865 T1
INTRO. DATE:
JUNE 22, 2016

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 B2-2 Neighborhood Mixed-Use 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 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

FILE #
MAY 10
LITE #

17-13-0303-C (1) Narrative Zoning Analysis
513 North May Street, Chicago, Illinois

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Proposed Land Use: The Applicant is seeking to amend the previously approved Type I Rezoning (App. No. 18339T1 – June 3, 2015), in order to redevelop the subject property with a new three-story (with basement), three-unit, all residential building and a new detached (three-car) garage, pursuant to a new set of plans. The new proposed building will be masonry and glass, in construction, and measure 37 feet -9½ inches in height.

Lot Area: 3,076.30 square feet

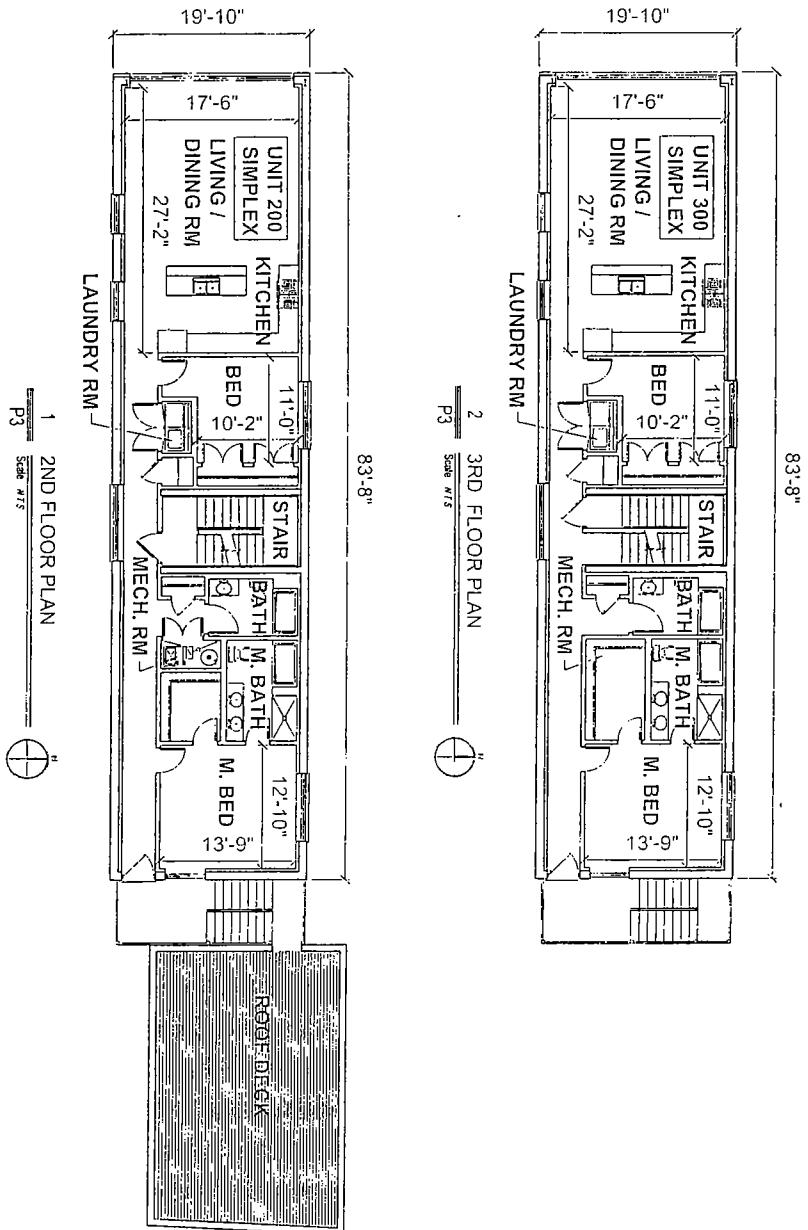
- (A) The Project's Floor Area Ratio:
4,969.00 square feet (1.6 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit: 1,025 square feet)
- (C) The amount of off-street parking:
3 parking spaces
- (D) Setbacks:
 - a. Front Setback: 5 feet-0 inches
 - b. Rear Setback: 36 feet-8⅞ inches
 - c. Side Setbacks:
North: 4 feet-8⅜ inches
South: 0 feet-0 inches

**The Applicant will seek Zoning Variation(s), for setback reductions, should such relief be required and necessary.*

- (E) Building Height:
37 feet-9½ inches

FINAL FOR PUBLICATION

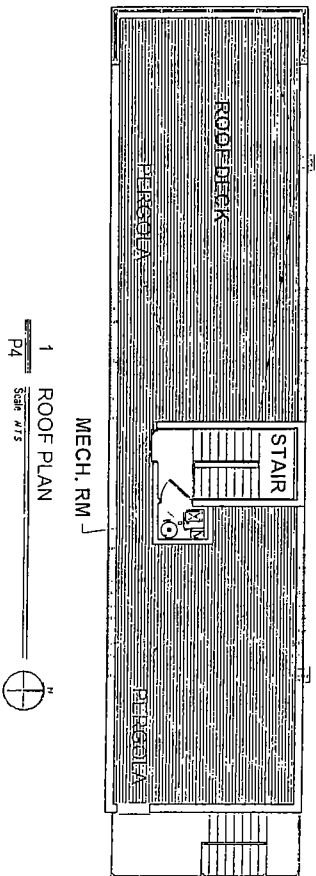
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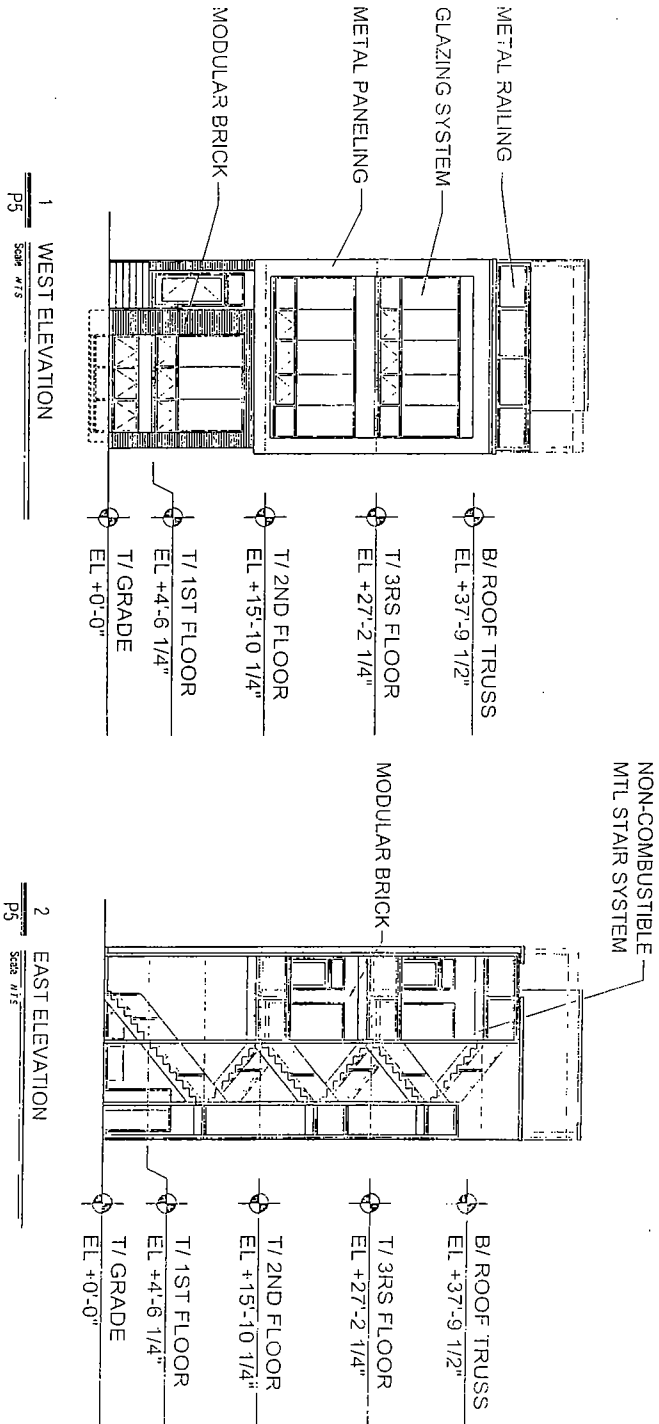
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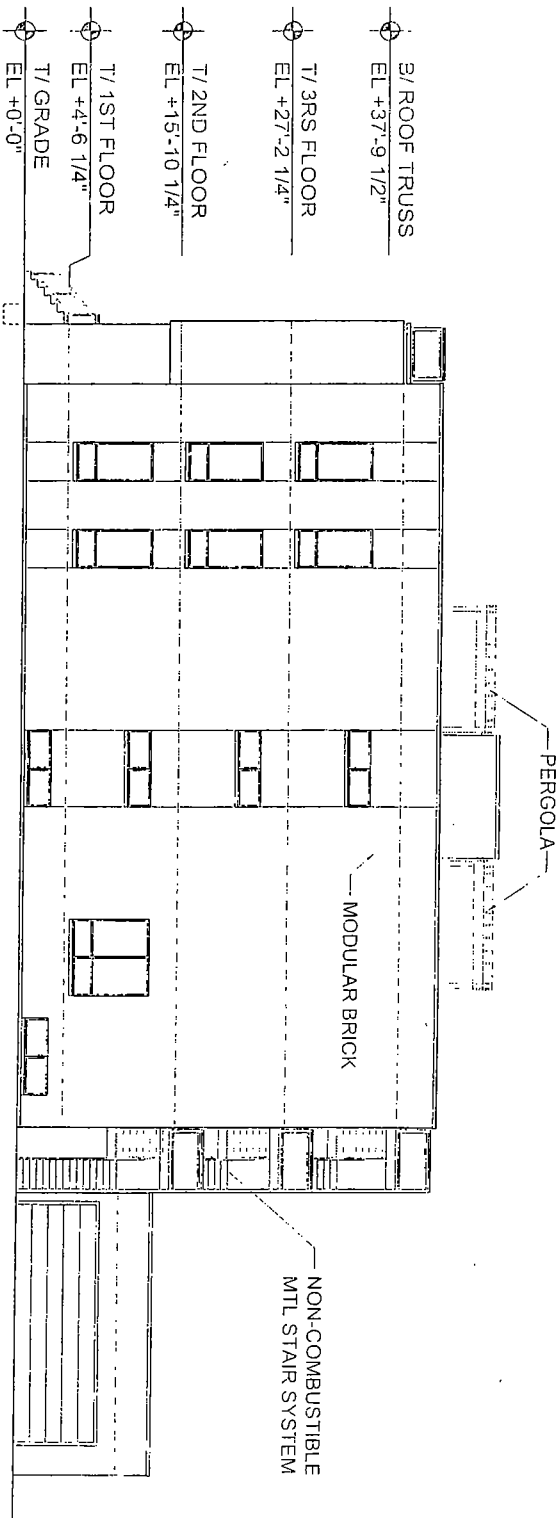
1 ROOF PLAN
P4 Scale NTS



1 0 3 ARCHITECTS AND CONSULTANTS LTD
100 N. LAKE STREET, SUITE 100
CHICAGO, ILLINOIS 60601



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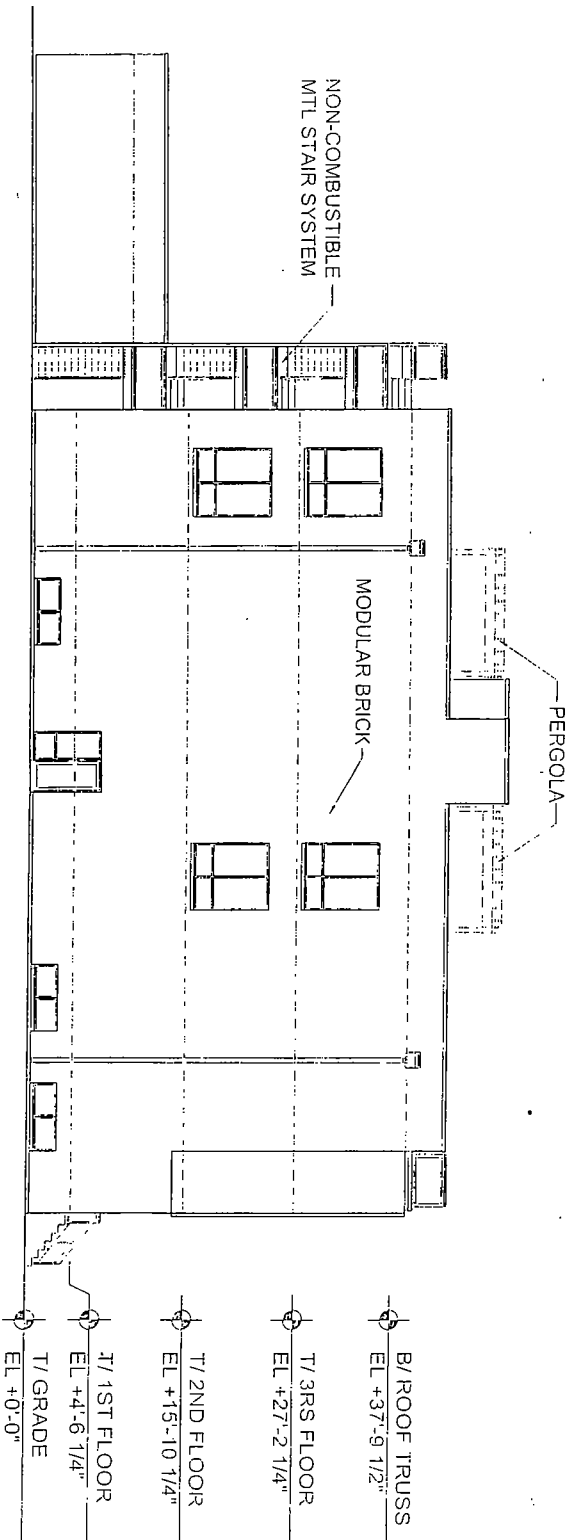


1 SOUTH ELEVATION
P6 Scale: 1/8\"/>



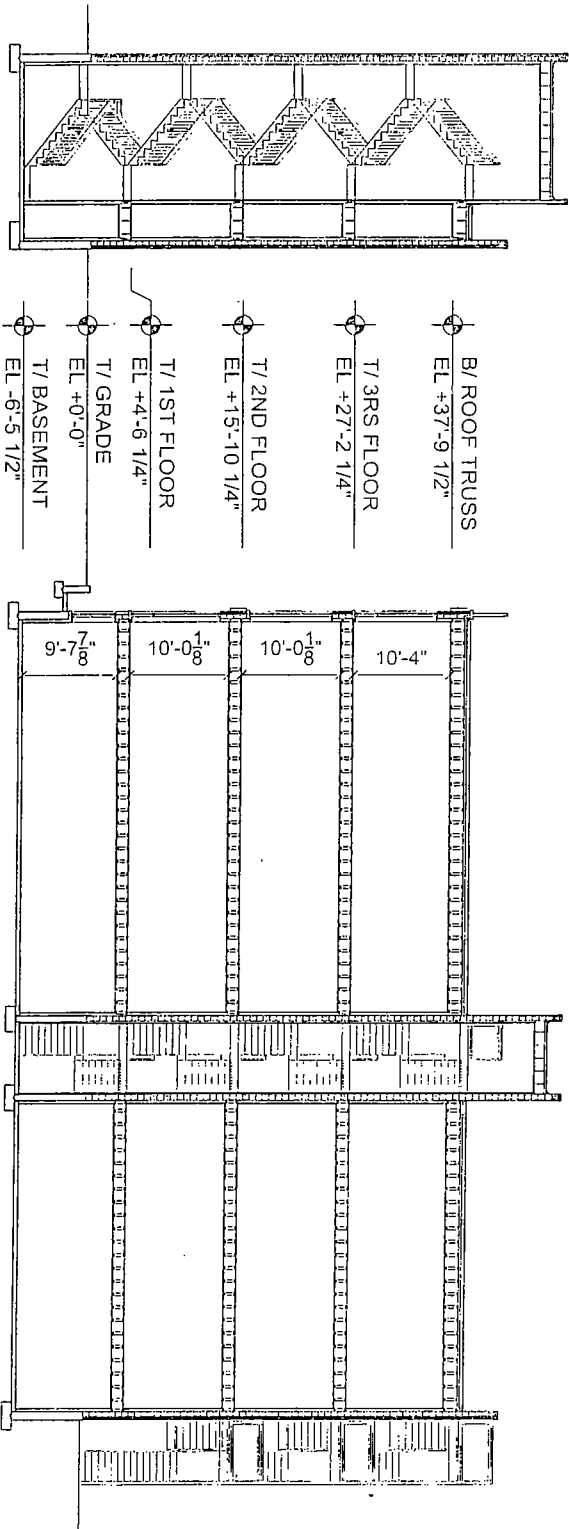
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1 BUILDING SECTION
P8
Scale: NTS

2 BUILDING SECTION
P8
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