



City of Chicago



O2017-8290

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/15/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 513 N May St - App No. 19448T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 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 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

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

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 3,076.30 square feet

Proposed Land Use: The Applicant is seeking to amend the previously approved 'Type 1' Zoning Change Application (No. 18865T1), in order to permit the construction of a new *four-story* (with basement), three-unit, all residential building, pursuant to a modified set of architectural plans. The existing three-car detached garage will remain to service the proposed new multi-unit building. The new proposed building will be masonry in construction and measure 44 feet-9 inches in height.

(A) The Project's Floor Area Ratio: 6,767.86 square feet (2.2 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):
3 dwelling units (1,025.4 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-7 3/8 inches
- c. Side Setbacks:
North: 4 feet-8 3/8 inches
South: 0 feet-0 inches

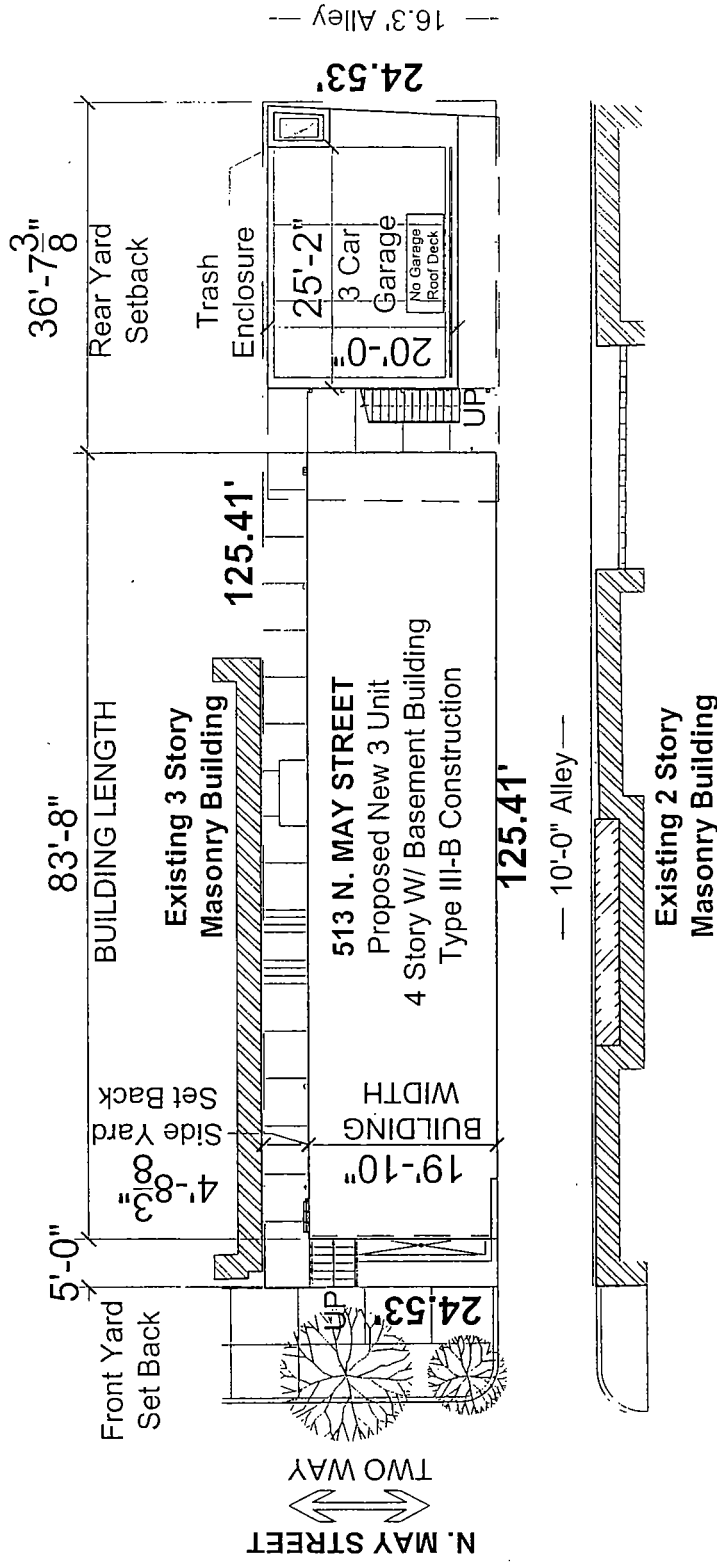
(E) Building Height:
44 feet-9 inches

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513 N. MAY STREET

Chicago

Illinois



Master Site Plan

Scale: not to scale

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A I O S ARCHITECTS & CONSULTANTS

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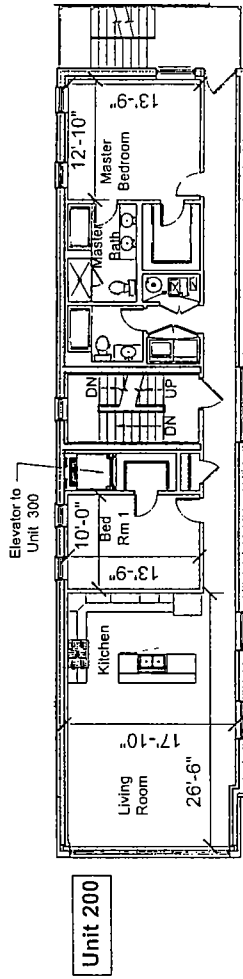
OCTOBER 19, 2017

JAMES W. HIGGINS
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513 N. MAY STREET

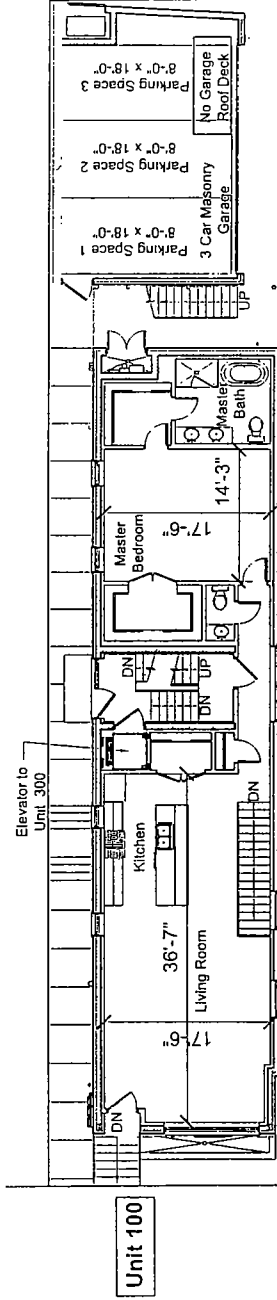
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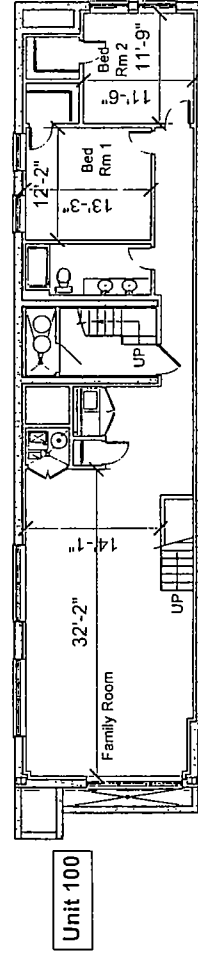
Second Floor Plan

Scale: not to scale



First Floor Plan

Scale: not to scale



Basement Plan

Scale: not to scale



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NIO ARCHITECTS & CONSULTANTS

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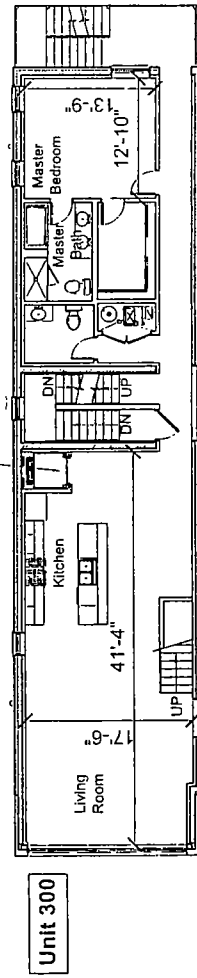
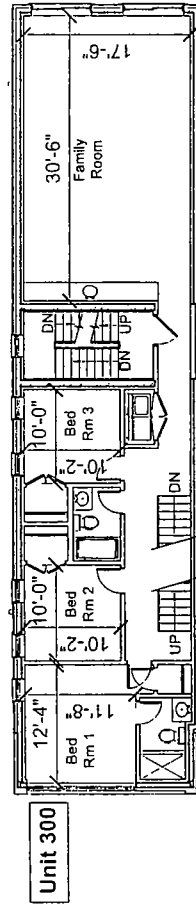
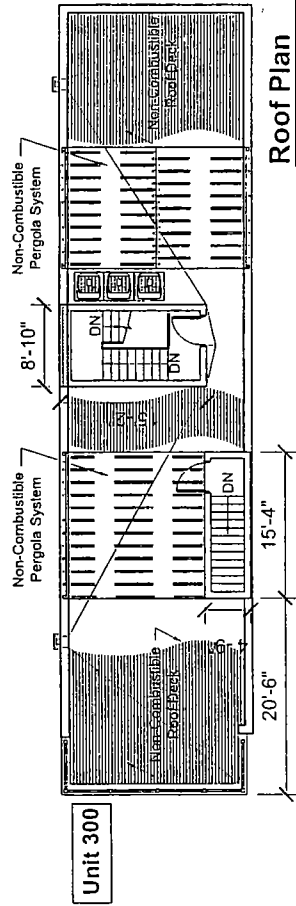
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1000 N. LAKE STREET
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513 N. MAY STREET

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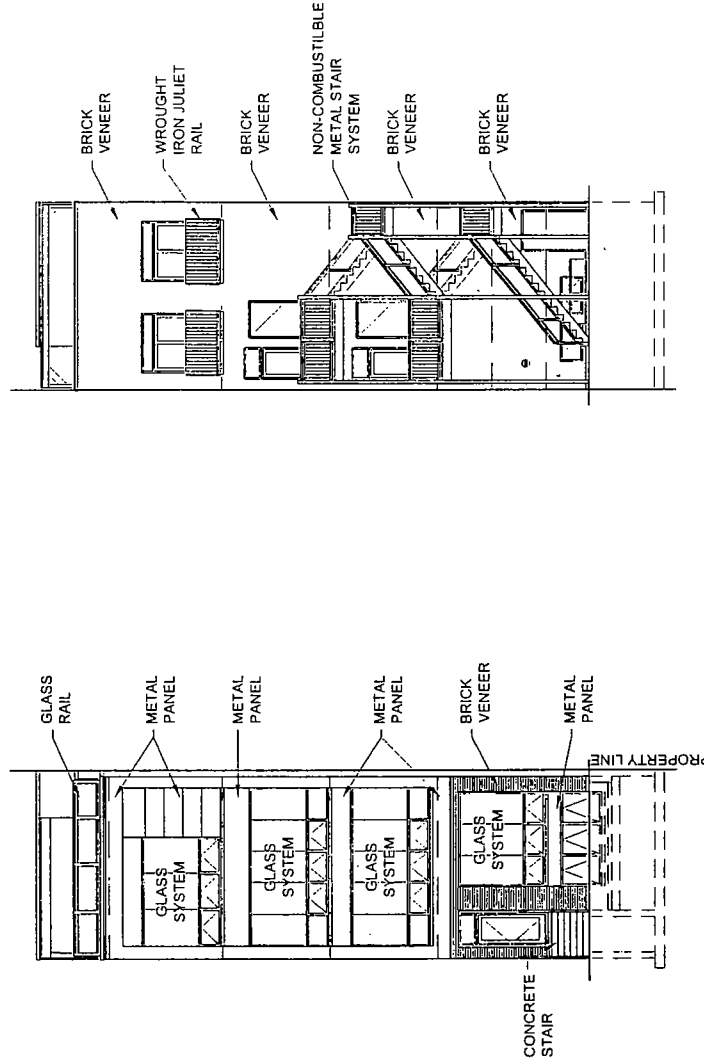
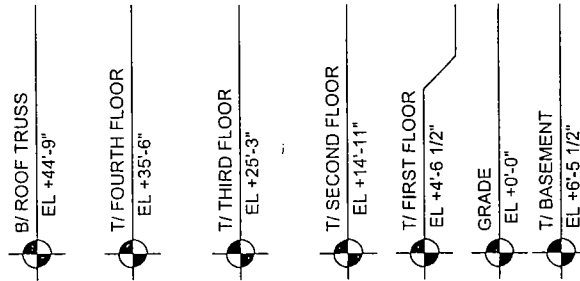
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3100 N. LAKEVIEW
CHICAGO, ILLINOIS 60657

513 N. MAY STREET

Chicago

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West Elevation

Scale: not to scale

East Elevation

Scale: not to scale

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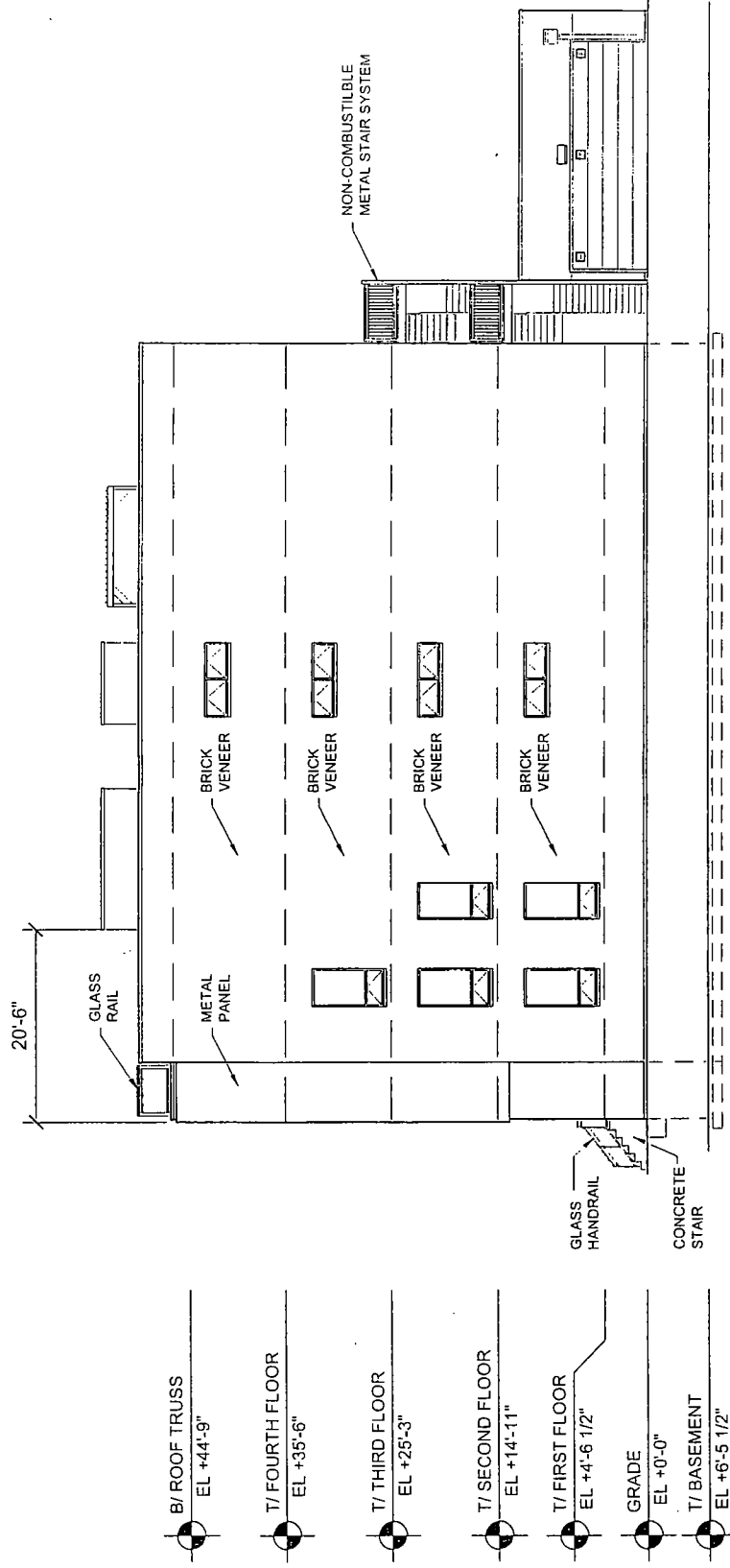
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3009 W. MONROE
 CHICAGO, ILLINOIS 60612

513 N. MAY STREET

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South Elevation

Scale: not to scale

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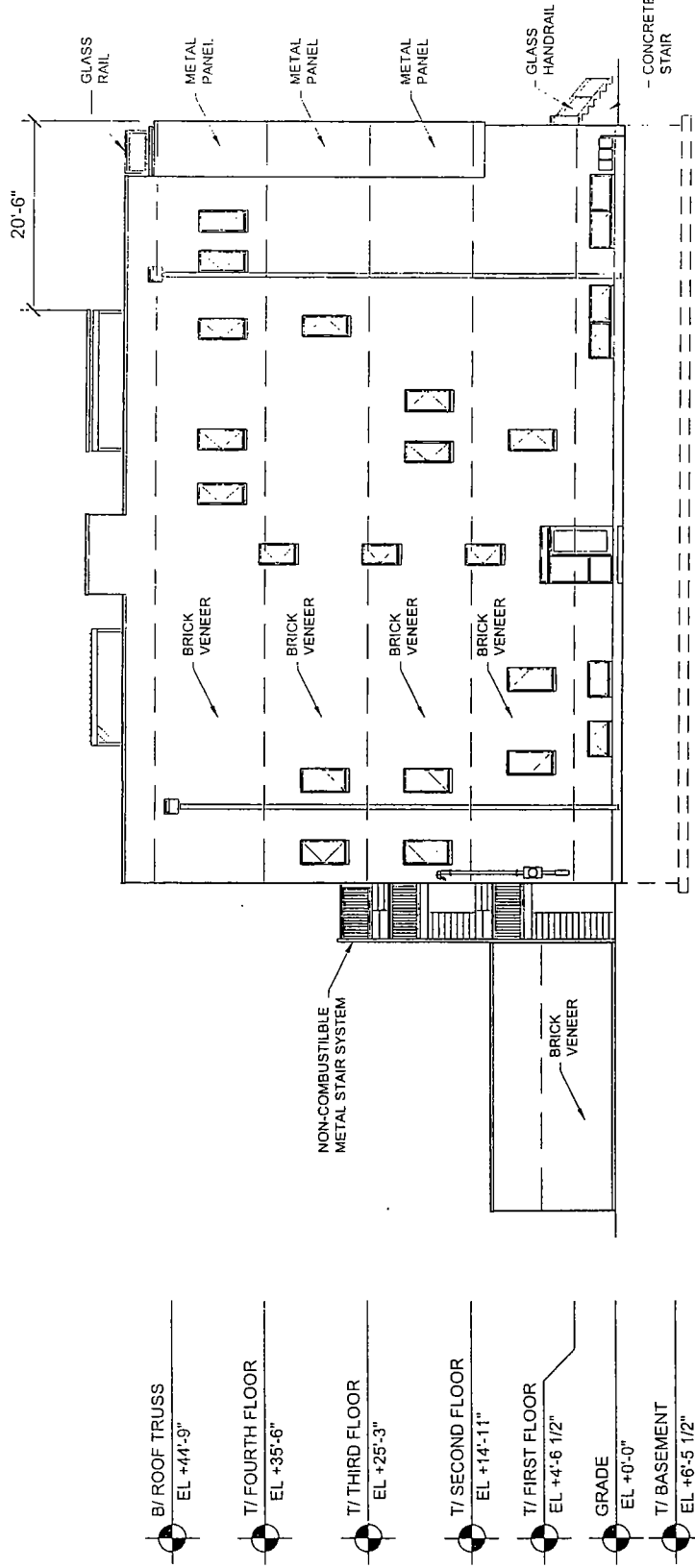
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513 N. MAY STREET

Chicago

Illinois



North Elevation

Scale: not to scale

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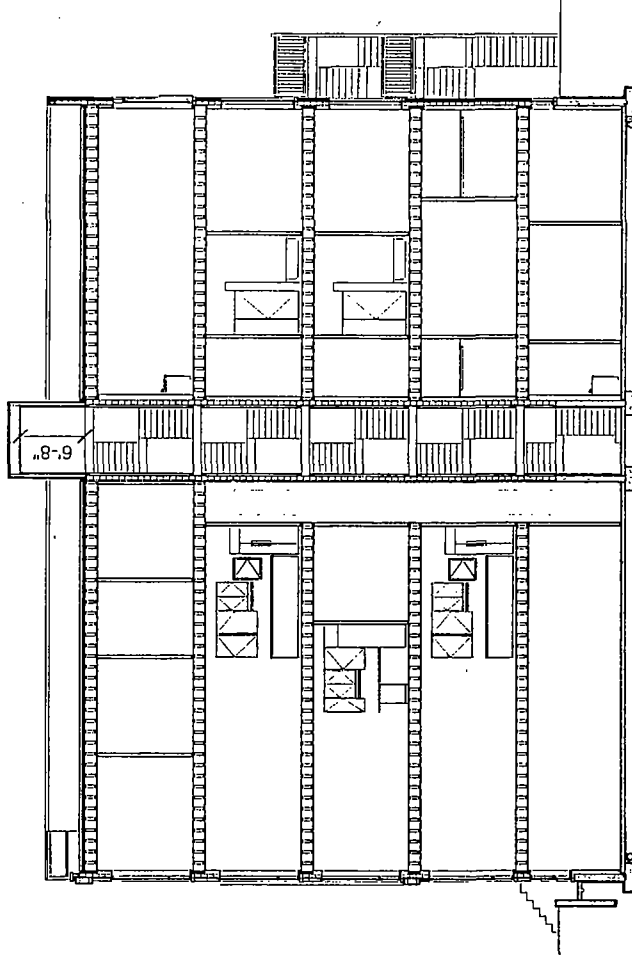
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3005 W. JACKSON
CHICAGO, ILLINOIS 60612

513 N. MAY STREET

Chicago

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- B/ ROOF TRUSS
EL +4'-9"
- T/ FOURTH FLOOR
EL +35'-6"
- T/ THIRD FLOOR
EL +25'-3"
- T/ SECOND FLOOR
EL +14'-11"
- T/ FIRST FLOOR
EL +4'-6 1/2"
- GRADE
EL +0'-0"
- T/ BASEMENT
EL +6'-5 1/2"

Building Section

Scale: not to scale

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