

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.

The Project's Floor Area Ratio: 6,007.6 square feet (1.96 FAR)

The Project's Density (Lot Area Per Dwelling Unit): 3 dwelling units (1,025.4 square feet per unit)

The amount of off-street parking: 3 (garage) spaces

Setbacks:

(38.74')

b

a. Front Setback: 5'-0'

c.

Rear Setback:

Side Setbacks:

North: 4'-8 3/8 South: 0'-0"

Building Height: 44'-6

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

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