



# Office of the City Clerk

City Hall  
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## Legislation Text

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File #: SO2015-2591, Version: 1

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### ORDINANCE

***BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:***

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 4<sup>th</sup> 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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