



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: O2016-4784, Version: 1

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
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 -W2 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-8⁷/_s inches

c. Side Setbacks:

North:	4	feet-8 ³ / _s	inches	South:	0
		feet-0 inches			

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

(E) Building Height:
37 feet-9¹/₂ inches

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