



# Office of the City Clerk

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## Legislation Text

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**File #:** O2017-8290, **Version:** 1

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## 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<sup>1</sup>), 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 sendee 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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