



City of Chicago



O2019-9326

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/18/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 4-G at 1925 S May St -
App No. 20275T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 of the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.4-G in the area bounded by:

West 19th Place; the alley next East of and parallel to South May Street; a line 25.6 feet South of and parallel to West 19th Place; and South May Street;

To those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1925 S. May, Chicago, IL 60608.

Project Narrative and Plans Type 1 Zoning Amendment

1925 S. May Street, Chicago

The Applicant Owner is proposing to establish a B2-3 Type 1 zoning change. The proposed amendment is a change from the current RT-4 zoning district to B2-3 Type 1 zoning district. The Applicant intends to keep the existing use of the land. The proposed amendment will increase the bulk and density of the minimum lot area to allow a business on the ground level and allow interior alterations for the conversion from 4 DU's to a total of 5 DU's . The Applicant will have a ground level retail office space and an addition of 1 ground floor DU. The 4 DU's on the on the two upper floors will not be altered. The Applicant will also add one additional parking space within existing garage for a total of 2 parking spaces.

FAR: 2.09

Density (MLA): 512 sq. ft.

There will be two parking spaces within existing garage.

Setbacks:

Front Setback: 0'-0"

Rear Setback: garage 3'-7.25"

North Side Setback: 0'-0"

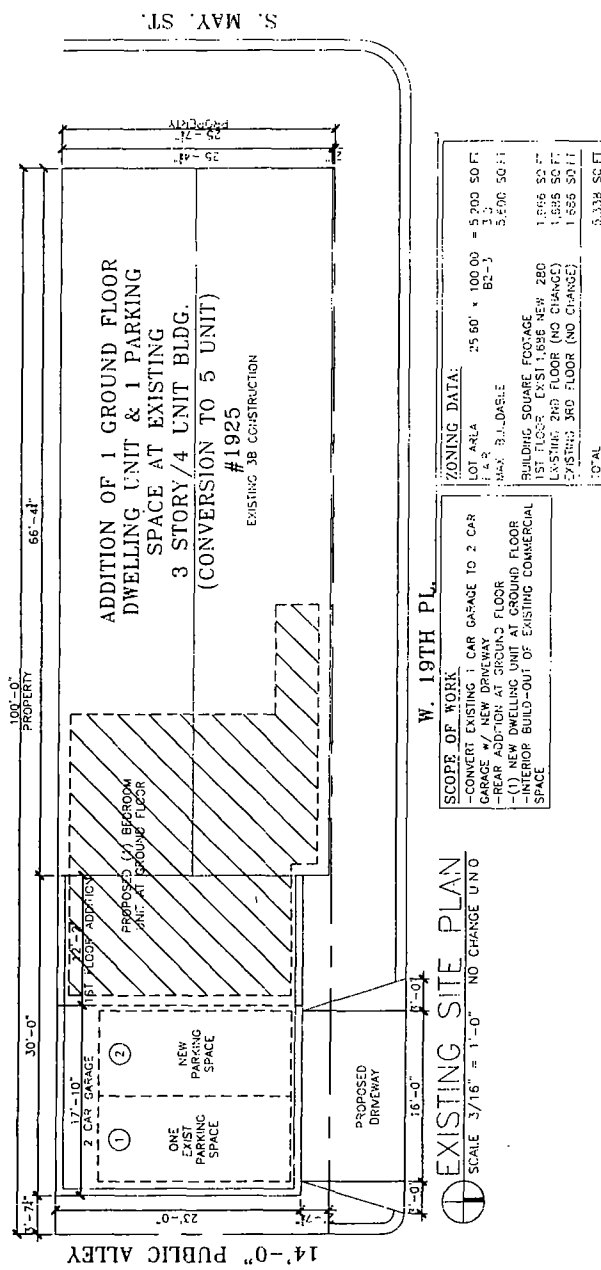
South Side Setback 2.38"

Building height: Existing; no change

Total Square Footage: 5,363 sq. ft.

*Applicant will seek variance or administrative relief if necessary

Final for Publication



EXISTING SITE PLAN
SCALE 3/16" = 1'-0" NO CHANGE UNO

W. 19TH PL.

SCOPE OF WORK

- CONVERT EXISTING 1 CAR GARAGE TO 2 CAR GARAGE w/ NEW DRIVEWAY FLOOR
- (1) NEW DWELLING UNIT
- (1) NEW DWELLING UNIT
- INTERIOR BUILD-OUT OF EXISTING COMMERCIAL SPACE

ADDITION OF 1 GROUND FLOOR DWELLING UNIT & 1 PARKING SPACE AT EXISTING 3 STORY/4 UNIT BLDG. (CONVERSION TO 5 UNIT) #1925 EXISTING 3B CONSTRUCTION

NOTING DATA:

LOT AREA 25.50' x 100.00' = 5,200.50 SQ. FT.

MAX. BLDG. COVERAGE 3.0 = 5,610.75 SQ. FT.

BUILDING SQUARE FOOTAGE

1ST FLOOR EXIST 1,858 NEW 280 1,858 SQ. FT.

EXISTING 2ND FLOOR (NO CHANGE) 1,858 SQ. FT.

EXISTING 3RD FLOOR (NO CHANGE) 1,858 SQ. FT.

TOTAL 5,338 SQ. FT.



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

NOTE: SHIMD WALLS INDICATE EXISTING WALLS TO REMAIN.

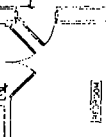
© HANNA ARCHITECTS, INC. 2019
SHEET NUMBER

PROJECT NAME: W. 19TH PL.
142 S. MAI ST
CHICAGO, ILLINOIS

PROFESSIONAL ARCHITECTS' FIRM
REGISTERED UNDER THE ARCHITECTS
ACT. LICENSE NO. 0000000000

PROFESSIONAL ENGINEER
REGISTERED UNDER THE ENGINEERS
ACT. LICENSE NO. 0000000000

PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED UNDER THE LANDSCAPE ARCHITECTS
ACT. LICENSE NO. 0000000000



SEAL OF THE STATE OF ILLINOIS
BOARD OF ARCHITECTS

STATE OF ILLINOIS
ARCHITECTS

PROJECT NAME: W. 19TH PL.
142 S. MAI ST
CHICAGO, ILLINOIS

PROFESSIONAL ARCHITECTS' FIRM
REGISTERED UNDER THE ARCHITECTS
ACT. LICENSE NO. 0000000000

PROFESSIONAL ENGINEER
REGISTERED UNDER THE ENGINEERS
ACT. LICENSE NO. 0000000000

PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED UNDER THE LANDSCAPE ARCHITECTS
ACT. LICENSE NO. 0000000000

5 MAY ST

144-00" PUBLIC ALLEY