City of Chicago

O2021-1608

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-G at 1827 S May St - App No. 20675T1
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 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

> A line 26.05 feet south of and parallel to West 18th Place; the alley next east of and parallel to South May Street; a line 50.05 feet south of and parallel to West 18th Place; South May Street

to those of a RM-6 Residential Multi-Unit District.

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

Common Address of Property: 1827 South May Street

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PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

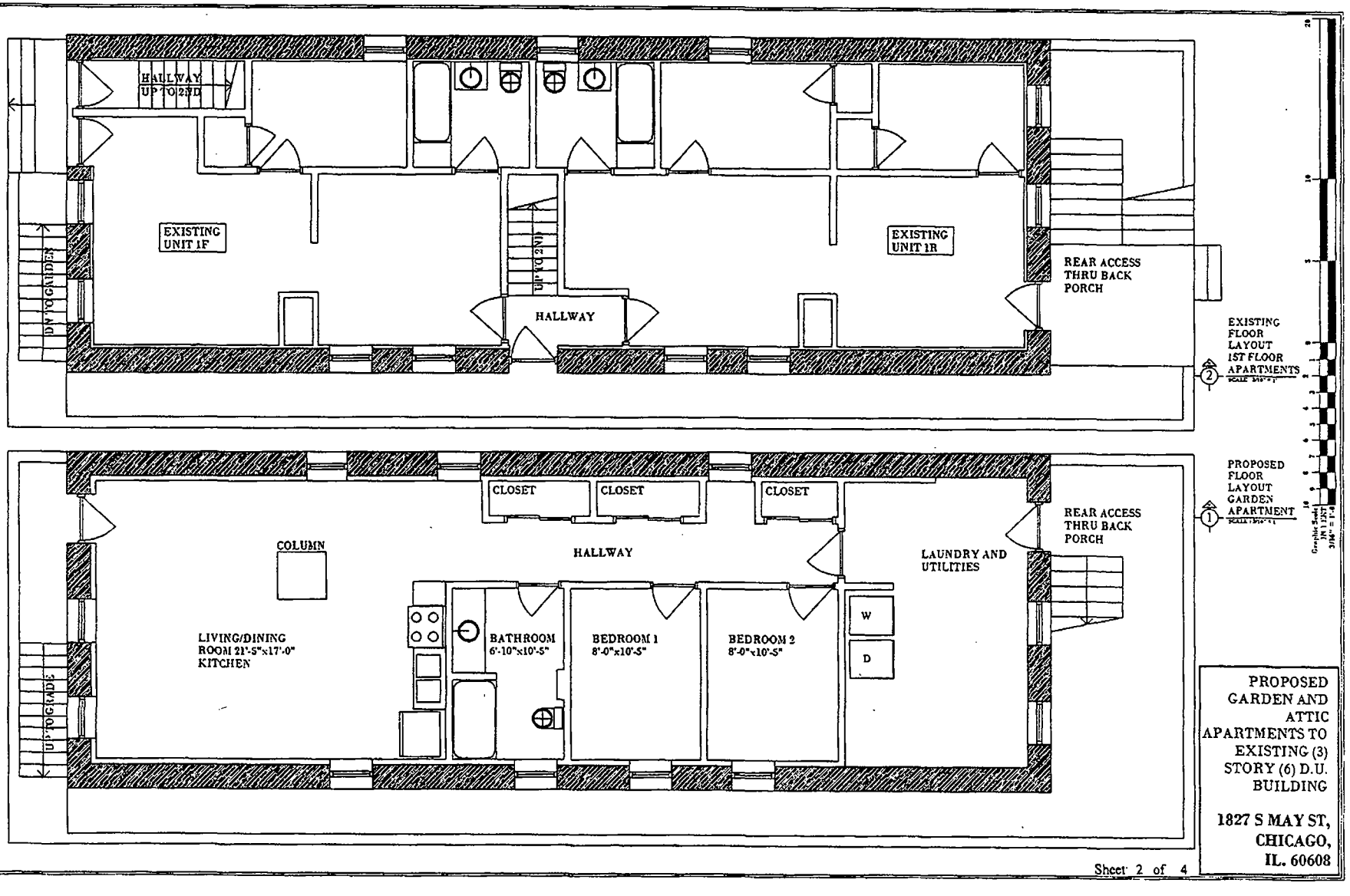
1827 South May Street

Rezoning from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-6 Residential Multi-Unit District

The purpose of rezoning is to allow for the addition of 2 basement dwelling units to the existing 3.5-story, 6 dwelling unit residential building. No addition parking spaces will be provided. After rezoning, the building will contain 8 dwelling units and 3 parking spaces. There will be no commercial space. The height and exterior of the existing building will remain unchanged.

	PROPOSED
Lot Area	2,400 square feet
MLA	300 per DU
Parking	3 parking spaces (existing)*
Front Setback	0.08 feet (existing)
North Setback	0.53 feet (existing)
South Setback	3 feet (existing)
Rear Setback	39.25 feet (existing)
FAR	2.03 (existing)
Building Height	37 feet (Existing)

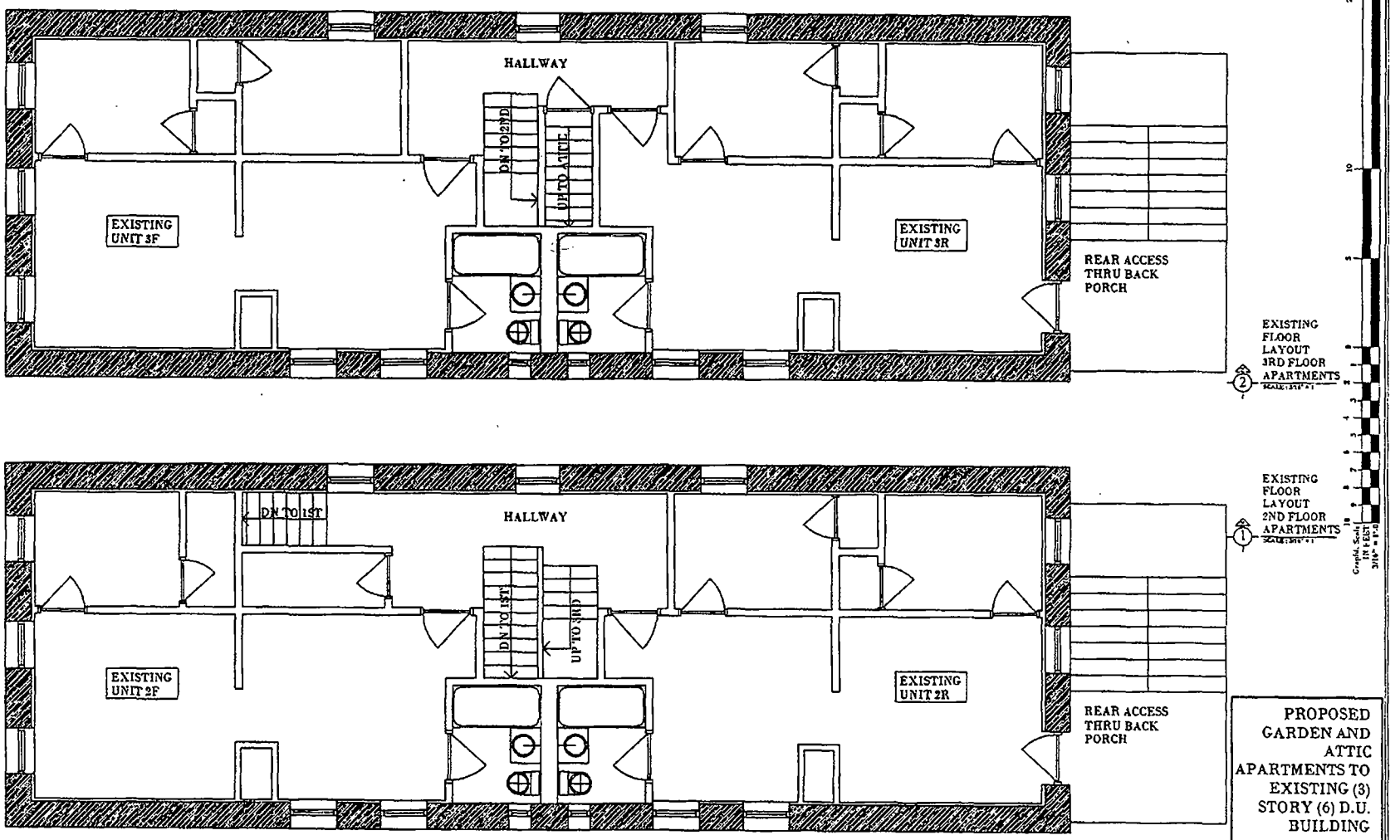
*2 parking spaces are required. The applicant will obtain a variation to reduce the parking spot requirements to 0.



PROPOSED GARDEN AND ATTIC APARTMENTS TO EXISTING (3) STORY (6) D.U. BUILDING

1827 S MAY ST, CHICAGO, IL. 60608

FINAL FOR PUBLICATION



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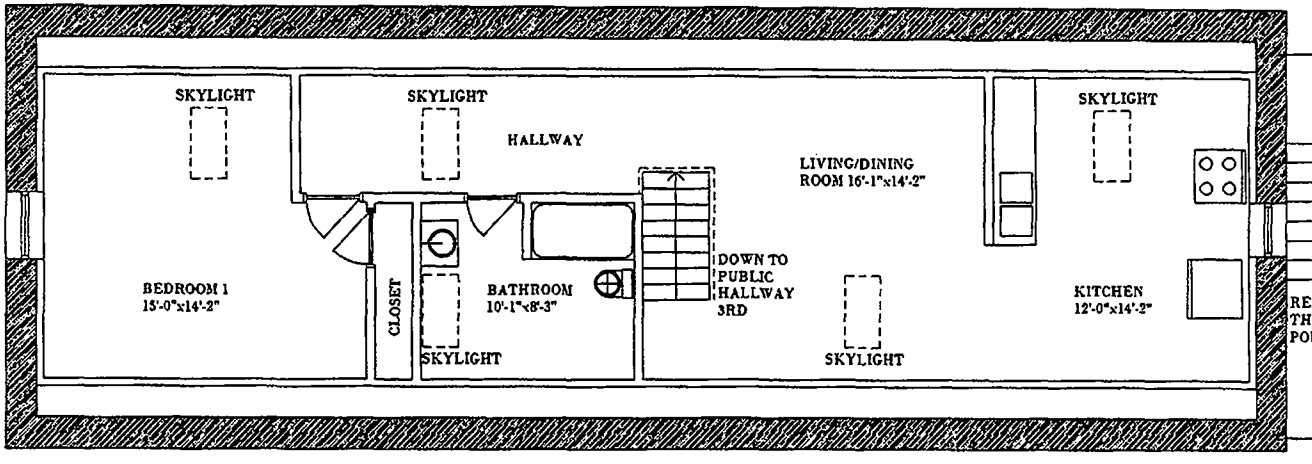

1 PROPOSED FLOOR LAYOUT ATTIC APARTMENT

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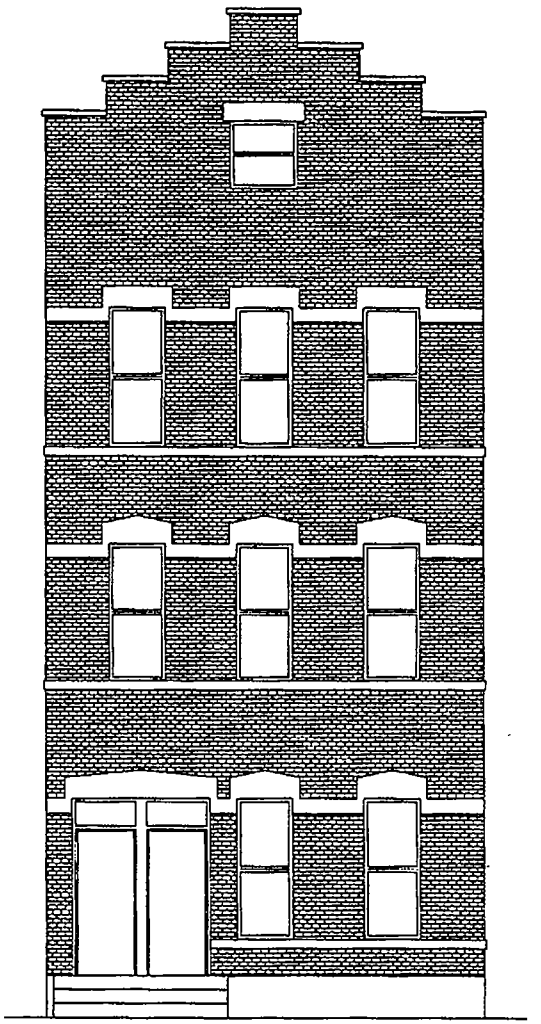
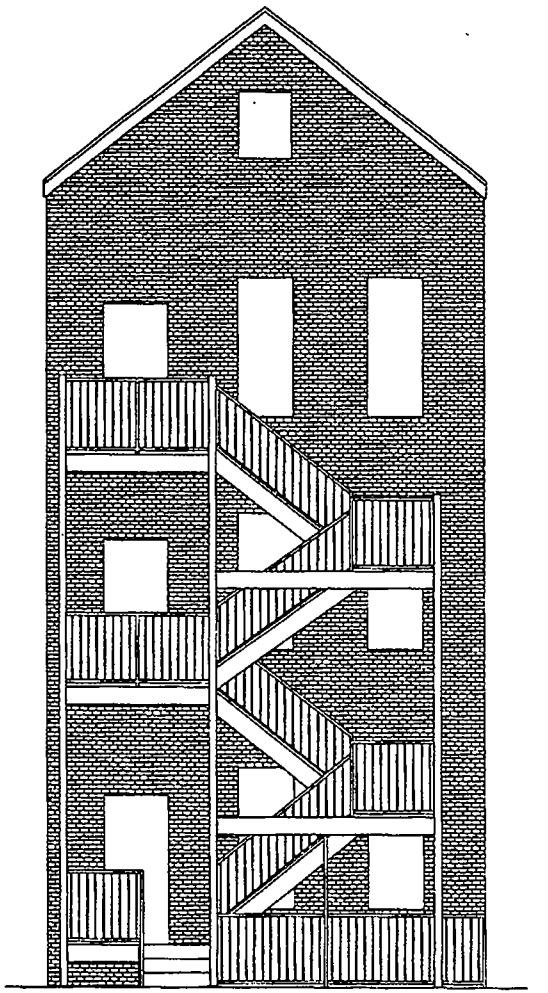


EXISTING FRONT ELEVATION
SCALE: 3/16" = 1



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