



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 Jot 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 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