



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-9326
Type: Ordinance **Status:** Passed
File created: 12/18/2019 **In control:** City Council
Final action: 1/15/2020
Title: Zoning Reclassification Map No. 4-G at 1925 S May St - App No. 20275T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-G
Attachments: 1. O2019-9326.pdf (V1), 2. O2019-9326.pdf

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Council	Passed	Pass
1/14/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	1	City Council	Referred	

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.

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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 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