



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-1608
Type: Ordinance **Status:** Passed
File created: 4/21/2021 **In control:** City Council
Final action: 5/26/2021
Title: Zoning Reclassification Map No. 4-G at 1827 S May St - App No. 20675T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-G
Attachments: 1. O2021-1608 (V1).pdf, 2. O2021-1608.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
4/21/2021	1	City Council	Referred	

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.