



# Office of the City Clerk

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Chicago, IL 60602  
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## Legislation Text

File #: O2019-9326, Version: 1

### 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 19<sup>th</sup> Place; the alley next East of and parallel to South May Street; a line 25.6 feet South of and parallel to West 19<sup>th</sup> 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 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: O'-O"

Rear Setback: garage 3-7.25"

North Side Setback: O'-O"

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