



City of Chicago



O2019-282

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/23/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 10-H at 4404 S Wood St - App No. 19929T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 10-H in the area bounded by

a line 46.30 feet south of and parallel to West 44th Street; South Wood Street; a line 70.30 feet south of and parallel to West 44th Street; and the alley next west of and parallel to South wood Street,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 4404 South Wood Street

Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis
4404 South Wood Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 2,996.4 square feet

Proposed Land Use: The subject property is presently improved with a two-story mixed-use building, containing a 'storefront' and one (1) dwelling unit – at grade level, and two (2) dwelling units on the 2nd Floor. For many years – prior hereto, the grade-level 'storefront' (unit) of the existing two-story building operated as a grocery market ('retail food establishment'). For a time, however, that retail use was abandoned, causing the licensing for the same to lapse. The building, therefore, and the uses contained therein, are now *non-conforming*, under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to re-establish a grocery (retail) market within the existing grade-level storefront (unit) and to bring the remainder of the existing building and uses into compliance, under the current Zoning Ordinance. No physical expansion of or changes to the existing building are intended or required. The existing building is, and will remain, frame in construction and measures 23 feet-11.44 inches (approx.) in height. There is, and will remain, onsite parking for two (2) vehicles, located in a detached garage, at the rear of the property.

- (A) The Project's Floor Area Ratio: 1,651.1 square feet (1.82 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
3 dwelling units (998.8 square feet)
- (C) The amount of off-street parking: 2 parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 45 feet-10 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 2 feet-10 inches

**The Applicant will seek Variations to cure any deviations from the required setbacks, under the new proposed zoning designation.*

- (E) Building Height:
23 feet-11.44 inches

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I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL BUILDING CODES AND ORDINANCES.



SIGNATURE: *Ashley Wood*
 EXPIRES: 11/30/2013

DATE	ISSUE
11/11/13	ASB/L ERECTION
11/11/13	
11/11/13	
11/11/13	
11/11/13	

JOB TITLE: Project Name

PROJECT ADDRESS: 4404 S. WOOD

DRAWING TITLE: PROPOSED PLANS & ELEVATIONS

PROJECT #

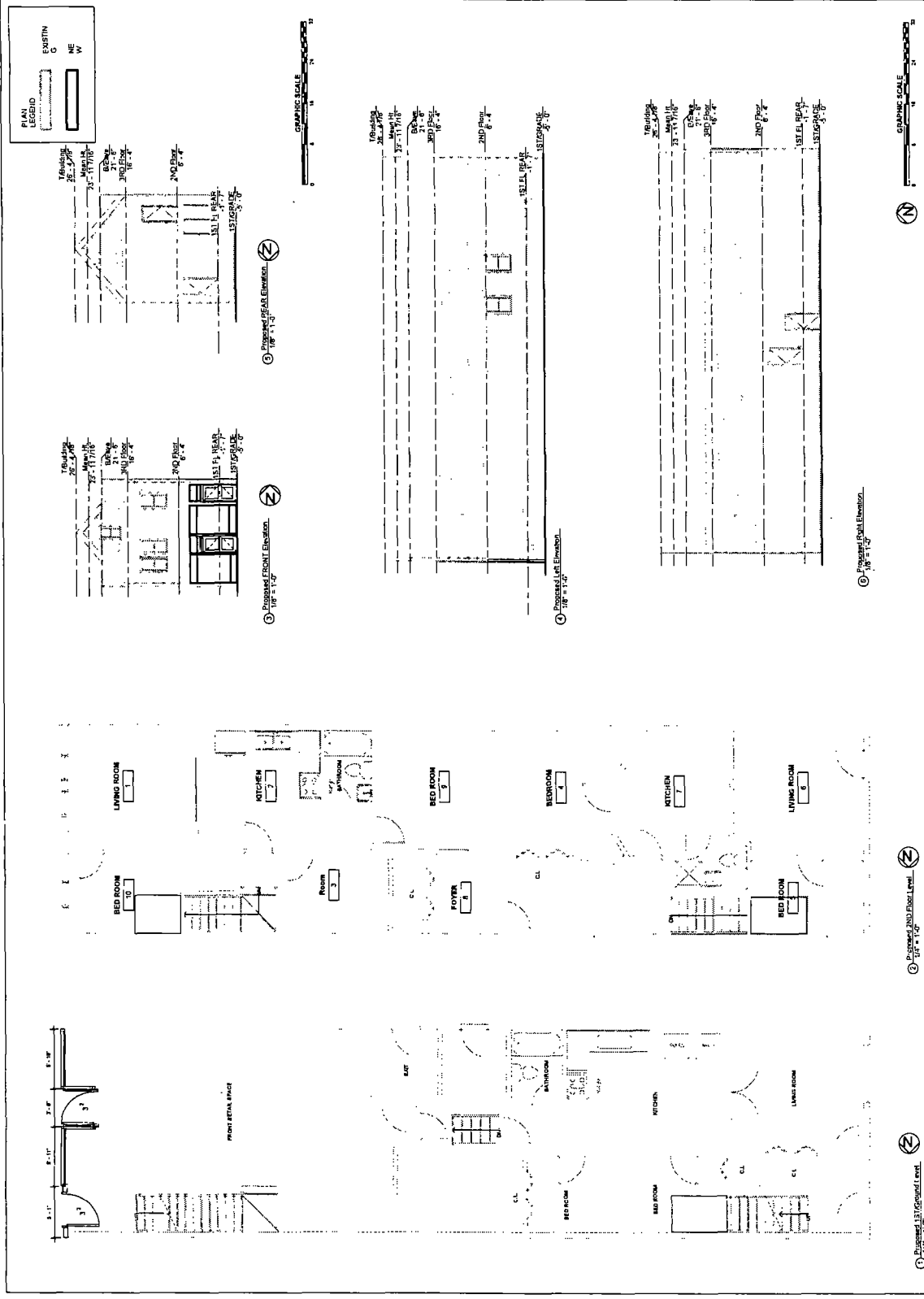
ISSUE DATE

DRAWN BY: A. SARA

CHECKED BY: O. ARA

SHEET

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