



# City of Chicago



O2018-3984

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 10-H at 4458 S Wood St - App No. 19651T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 of the RS3 ; District symbols and indications as shown on Map No. 10-H in the area bounded by

A line 22.5 feet North and parallel to West 45th Street; South Wood Street;  
West 45th Street; and the alley next west of and parrallel to South Wood Street.

to those of a RM-5 , District.

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

Common Address of Property: 4458 South Wood Street

**NARRATIVE AND PLANS  
4458 SOUTH WOOD STREET  
TYPE 1 ZONING AMENDMENT  
FROM RS-3 TO RM-5**

*FINAL FOR PUBLICATION*

**Project Land Use:**

I, Mr. Arnold Contreras am the owner of the said property. I am seeking to amend the current zoning district from RS-3 Residential Single-Unit (detached House) District to the RM-5 Residential Multi-unit District in order to allow the conversion from a non-conforming development specifically, to convert from a tavern use on the ground floor front to a new 1 dwelling unit with existing 4 dwelling units for a total of 5 dwelling units within the existing 2½ story frame building. No exterior expansions to the building only interior alterations and remodeling.

- Proposed Zoning: RM-5 Residential Multi-unit District
- Lot area: 22.5' X 124.85' = 2809.125 square feet
- Projects floor area: existing no change approximately 5616 square feet
- Projects density (Minimum lot Area Per Dwelling Unit): 400 square feet per unit
- On-Site Parking: Providing 2 parking spaces existing attached 2 car garage
- Building Height: Existing 27.0 feet no change
- Setbacks:
  - a) Front setback 0 feet -0inches
  - b) Rear setback: 0 feet -0 inches
  - c) Side setback: North and South 0 feet - 0 inches each side

Attached plans provided.

# STORE DECONVERT AT 4 D.U., NEW INTERIOR STAIR AT 4 d.u. & at Coach House unit.



EXISTING 2-STORY  
COACH HOUSE  
TYPE II-B  
CONSTRUCT

EXISTING 2-STORY  
4 DWELLING UNIT  
BLDG, TYPE IV-A  
CONSTRUCT

22.50'

124.85'

SOUTH WOOD AVENUE

WEST 45TH STREET



A SITE PLAN  
1/8"=1'-0"

## GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
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INDEX TO DRAWINGS	
A1	TITLE SHEET, SITE PLAN, SHEET INDEX
A2	FOUND PLANS
A3	PROPOSED PLANS
B1	ELEC. PLANS
M1	MECH. PLANS

SCOPE OF WORK	
-DECONVERT 1ST FLOOR STORE AT 4	
-DWELLING UNIT BLDG	
-INTERIOR ALTERATIONS TO 1ST FLOOR	
-FRONT UNIT	
-INSTALL NEW EGRESS STAIR AT 4	
-INSTALL NEW EGRESS STAIR AT COACH HOUSE REAR UNIT	
-NEW MECHANICAL & ELECTRICAL AT 1ST FLOOR FRONT UNIT ONLY NO NEW PLUMBING WORK	

**DESIGN CONSERVATION L&E**  
COMPLIANCE STATEMENT  
I, THE UNDERSIGNED, HAVE REVIEWED THE PROJECT AND THE PLANS FOR THE PROPOSED WORK. I HAVE DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE DESIGN CONSERVATION ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTS OF THE CITY OF CHICAGO AS OF THE DATE OF THIS STATEMENT.

*Don Dill*  
ARCHITECT

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*Don Dill*  
ARCHITECT

4458 S. WOOD STREET  
COVER SHEET, SITE PLAN

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Chicago, IL 60623  
Phone: (773) 522-1894  
Fax: (773) 522-1894  
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