

### City of Chicago



O2018-3984

### Office of the City Clerk Document Tracking Sheet

**Meeting Date:** 

5/23/2018

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 10-H at 4458 S Wood St -

App No. 19651T1

**Committee(s) Assignment:** 

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 parallel 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 21/2 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.

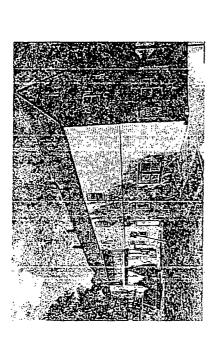
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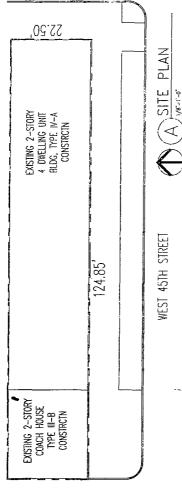
4458 S. WOOD STREET

COVER SHEET, SITE PLAN









SOUTH WOOD AVENUE

# SCOPE OF WORK

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PROPOSED PLANS

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INDEX TO DRAWINGS

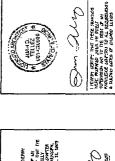
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