



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 2<sup>nd</sup> 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 F11131

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