



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2018-3984  
**Type:** Ordinance  
**File created:** 5/23/2018  
**Status:** Passed  
**In control:** City Council  
**Final action:** 6/27/2018  
**Title:** Zoning Reclassification Map No. 10-H at 4458 S Wood St - App No. 19651T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 10-H  
**Attachments:** 1. O2018-3984 (V1).pdf, 2. O2018-3984.pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed	Pass
5/23/2018	1	City Council	Referred	

### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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: 4453 South Wood Street

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

**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 2<sup>1</sup>/<sub>2</sub> 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 - 0 inches
- 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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