

## Legislation Details (With Text)

File #:	O2018-3984				
Туре:	Ordinance S		Status:	Passed	
File created:	5/23/	2018	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	Act	ion	Result
6/27/2018	1	City Council	Pa	ssed	Pass

Referred

#### **ORDINANCE**

5/23/2018

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

City Council

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SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 r 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  $2^{1/2}$  v 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 -Oinches
- 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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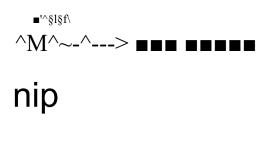
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