



City of Chicago



SO2021-625

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-F at 1628-1630 N Wells St - App No. 20628T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 the B1-1 Neighborhood Shopping District and symbols and all the RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 254.5 feet south of and parallel to West Eugenie Street; North Wells Street; a line 305 feet south of and parallel to West Eugenie Street; a line 115 feet west of and parallel to North Wells Street; a line 280 feet south of and parallel to West Eugenie Street; and a line 228.85 feet west of and parallel to North Wells Street,

to those of a B3-5 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1628-30 North Wells Street

17-13-0303-C (1) Substitute Narrative Zoning Analysis - 1628-30 North Wells St.

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 8,737 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit construction of a seven (7) story mixed-use building that will contain approximately 2,955 sq. ft. of retail space at grade and forty-two (42) dwelling unit and six (6) efficiency units (for a total of forty-eight (48) residential units) above. The proposed mixed-use building will measure 76 feet-6 inches in height. The subject property is a Transit Served Location located within 1,320 linear feet from the Sedgwick CTA Station entrance. No off-street parking will be provided.

- (A) The Project's Floor Area Ratio: 43,620 square feet (4.99 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 182.02 sq. ft. / D.U. (Blended)
(42 dwelling units
+ 6 efficiency units
= 48 total units proposed)
- (C) The amount of off-street parking: 0 vehicular parking spaces*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 3 feet-0 inches**
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 foot-0 inches
- (E) Building Height: 76 feet-6 inches**

*The proposed off-street parking reduction is permitted pursuant to the Transit Oriented Development Ordinance.

**The Applicant will pursue an Administrative Adjustment and/or a Variation to permit the proposed building setbacks and/or height dimension as required by the Department of Planning and Development.

1628 N. Wells St.

GENERAL BUILDING REQUIREMENTS - CODE MATRIX			
PER MUNICIPAL CODE OF CITY OF CHICAGO			
ISSUE	ORDINANCE / ALLOWABLE	PROPOSED	REMARKS
ZONING REQUIREMENTS			
ZONING DISTRICT	81-1	83-5	
LOT AREA	8,737 SF	8,737 SF	
MAX. FLOOR AREA RATIO	1.2 ORD.	5.0 ORD. / 4.99 PROPOSED	
TOTAL BUILDING AREA	10,484 SF ORD. MAX.	43,620 SF	SEE NOTE 1
BUILDING HEIGHT	38' ORD. MAX.	70' ORD. / 76'-6" WITH ADMIN. ADJUSTMENT	SEE NOTE 2
MINIMUM FRONT YARD SETBACK	0'-0"	0'-0"	
MINIMUM REAR YARD SETBACK	30'-0" AT RES. FLOORS	3'-0" AT RES. FLOORS	SEE NOTE 3
MINIMUM SIDE YARD SETBACK	0'-0"	0'-0" AT CONCORD AVE 3'-0" NEXT TO TOWNHOMES	SEE SITE PLAN
MINIMUM LOT AREA PER UNIT	2,500 SF / D.U. OR EFF. UNIT	200 SF / D.U. WITH 195 SF / EFF. UNIT	SEE NOTE 4
ALLOWABLE UNITS	3 UNITS MAX.	48 UNITS	SEE NOTE 4
OFF STREET LOADING	NA	NA	
OFF STREET PARKING	NA	REDUCTION TO ZERO	
BICYCLE PARKING	NA	48 INTERNAL BICYCLE PARKING	SEE FIRST FLOOR PLAN

NOTE 1:

6,276 SF ON FIRST FLOOR
 6,224 SF PER 6 RESIDENTIAL FLOORS (6,224 X 6 = 37,344 SF)
 37,344 + 6,276 = 43,620 SF

NOTE 2:

SEE BUILDING SECTION, SEEKING ADMINISTRATIVE ADJUSTMENT OF 9.1% OVER 70'-0" PER 17-13-1003-L(1)

NOTE 3:

3'-0" REAR RESIDENTIAL SETBACK PROVIDED AT SOUTH PORTION OF IRREGULAR LOT ALONG WITH 84'-1" REAR RESIDENTIAL SETBACK AT NORTH PORTION OF IRREGULAR LOT

NOTE 4:

48 UNITS MAX (8 UNITS PER 6 RESIDENTIAL FLOORS)
 30% MAX EFFICIENCY UNITS (34 D.U. WITH 14 EFF. UNITS)
 (6) STUDIO UNITS (1 PER FLOOR)
 (24) 1-BEDROOM UNITS (4 PER FLOOR)
 (18) 2-BEDROOM UNITS (3 PER FLOOR)



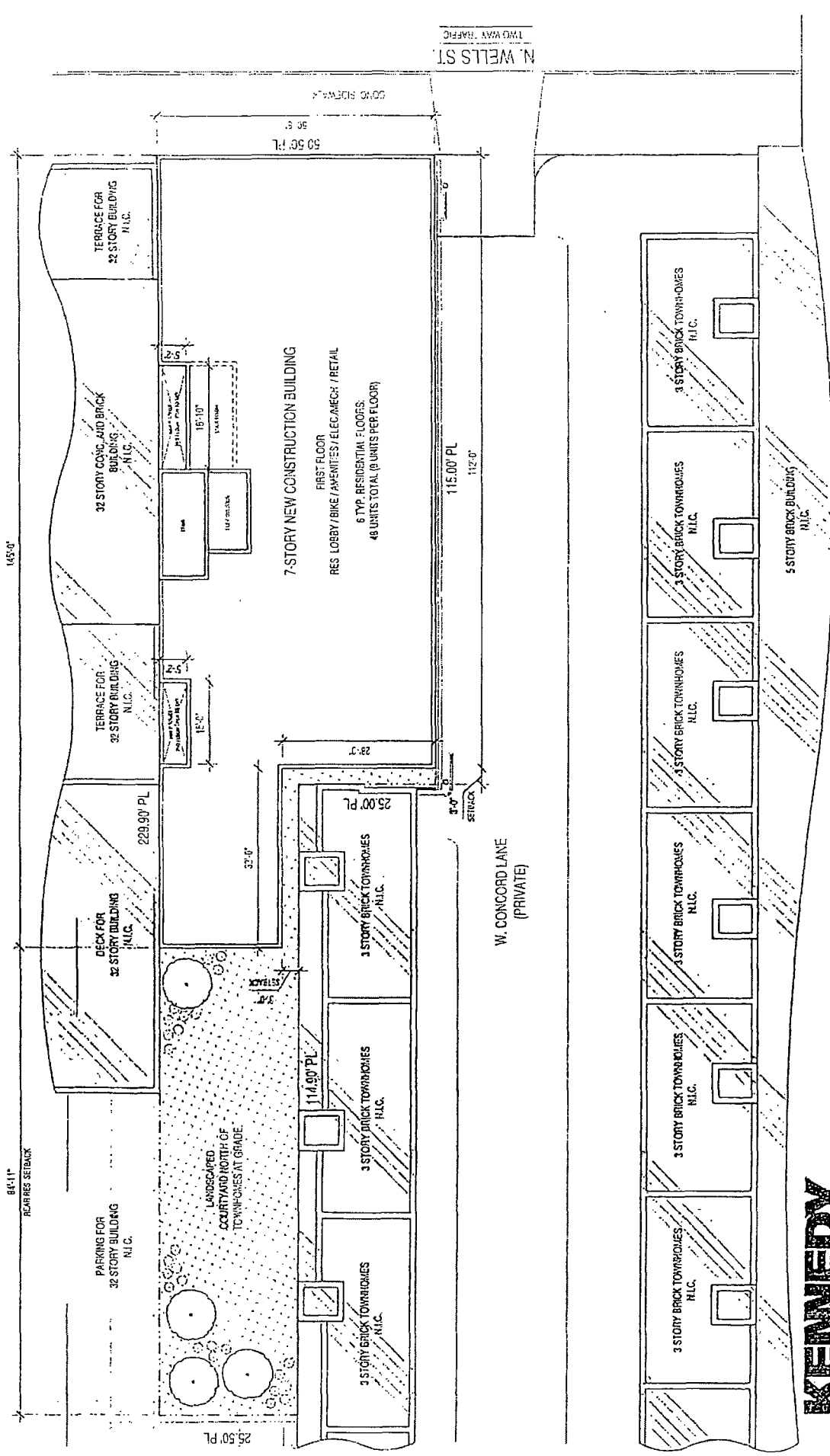
1812 N. Wells St.
 Chicago, IL 60614

1628 N. Wells

Chicago, IL

Zoning Data

01.12.2021

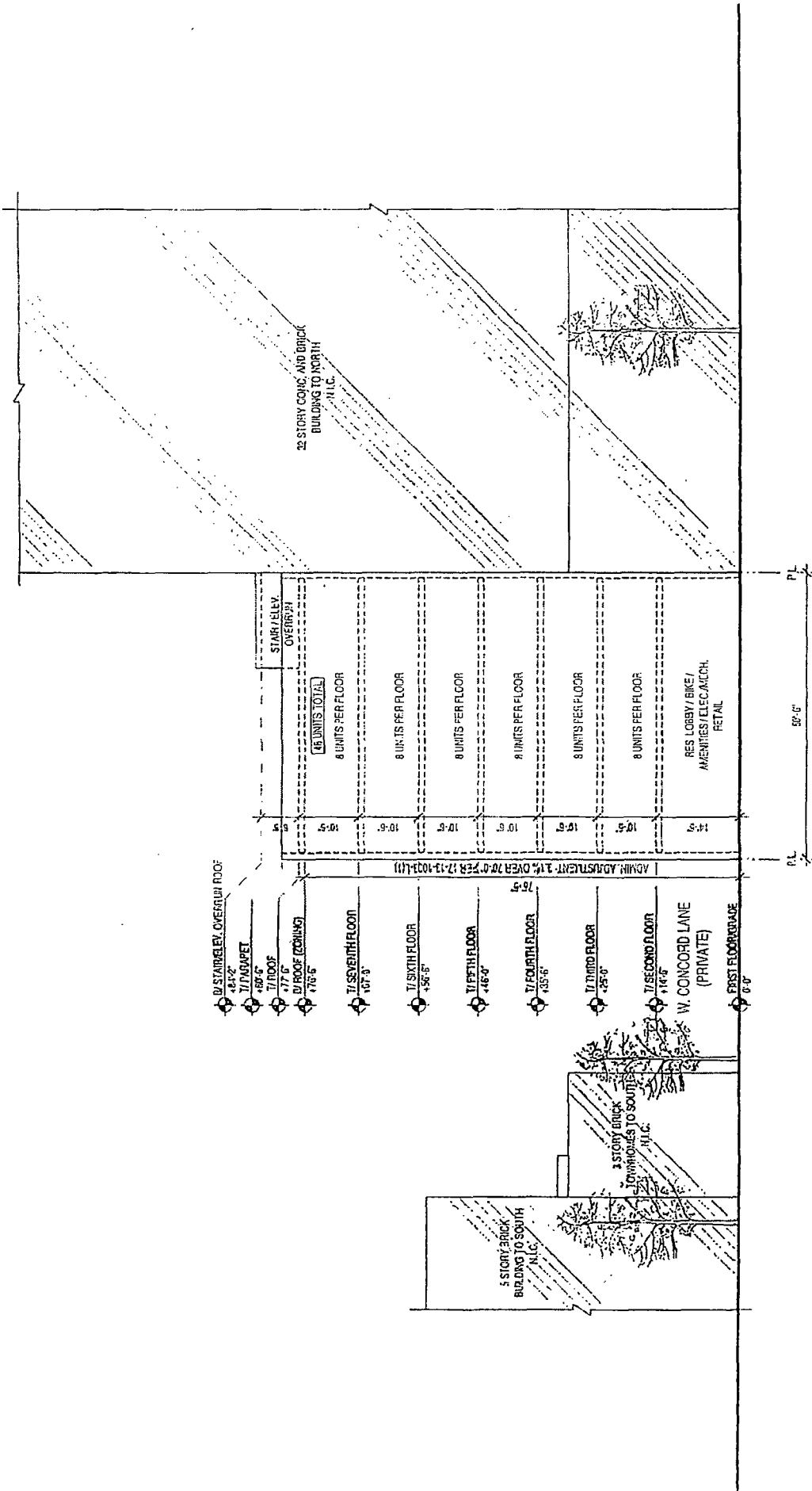


Site Plan I
1/15"=1'-0" 01.12.2021

1628 N. Wells
Chicago, IL



500 N. Dearborn Ave.
Chicago, IL 60610-1010
Tel: 312.462.1010

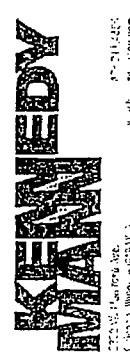
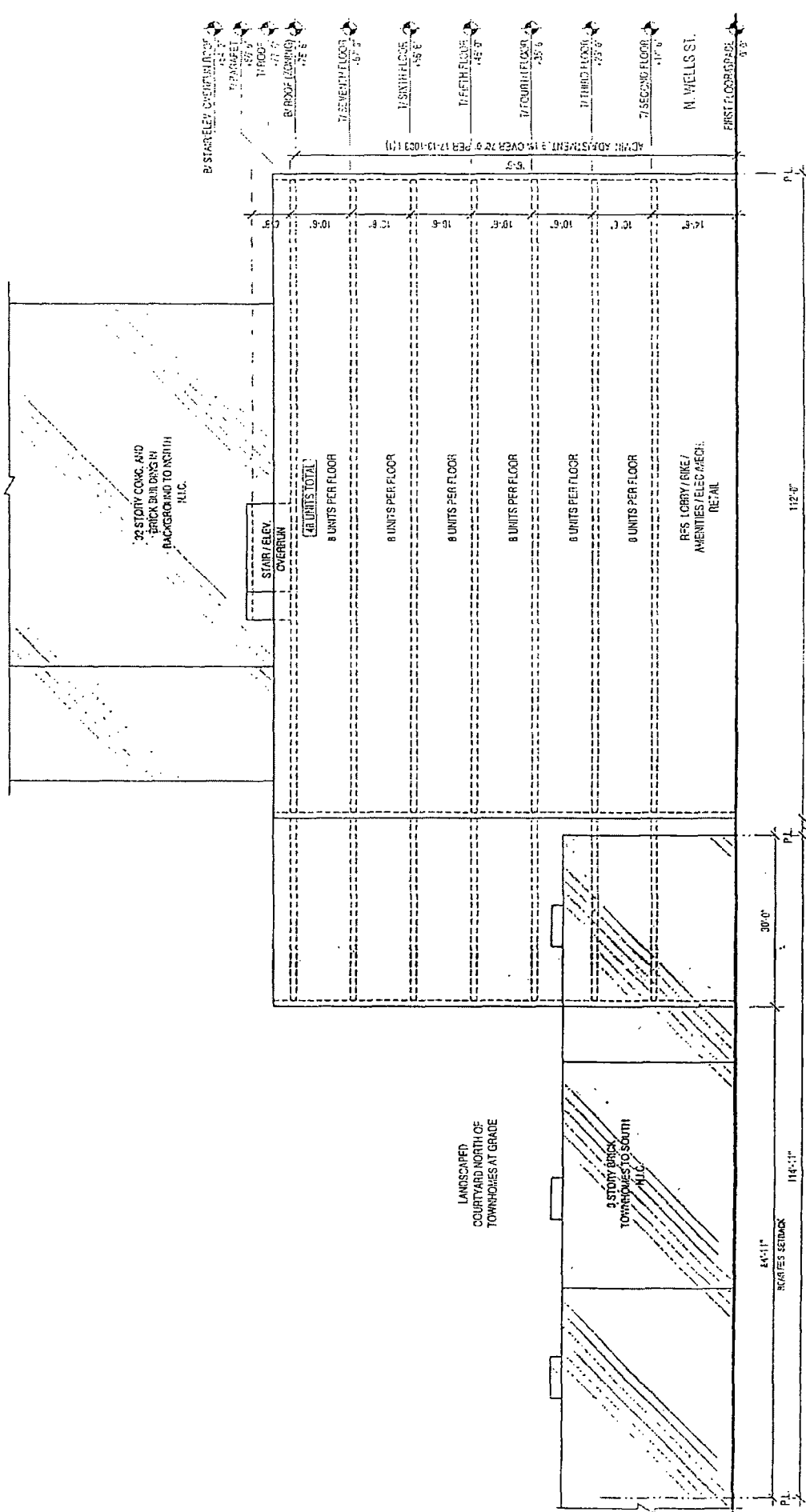


East Elevation
1/16" = 1'-0" 01.12.2021

1628 N. Wells
Chicago, IL

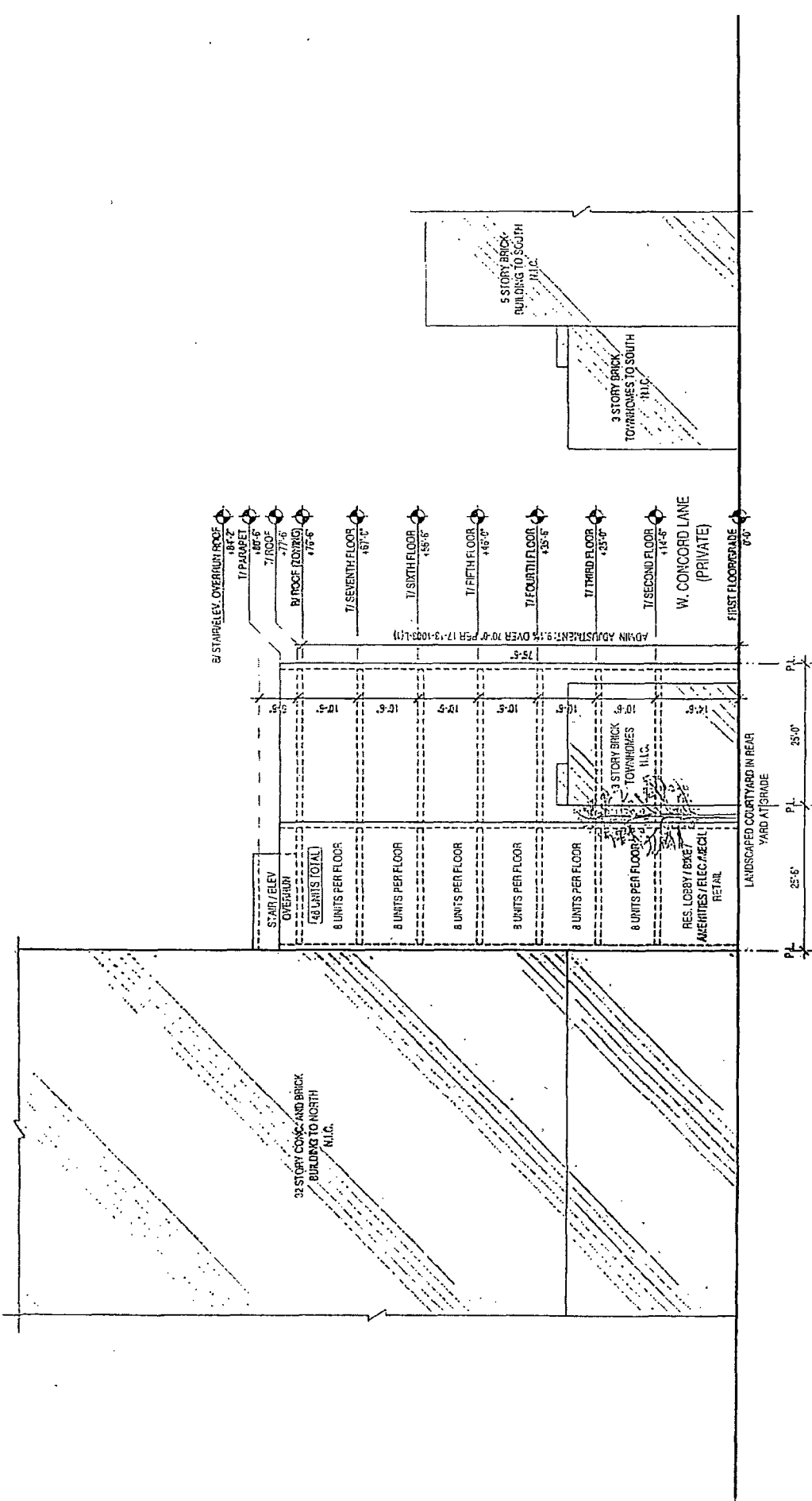


262.711.2255
1000 N. Dearborn Street, Suite 1000
Chicago, IL 60610



1628 N. Wells
Chicago, IL

South Elevation
1/15" = 1'-0"
01-12-2021

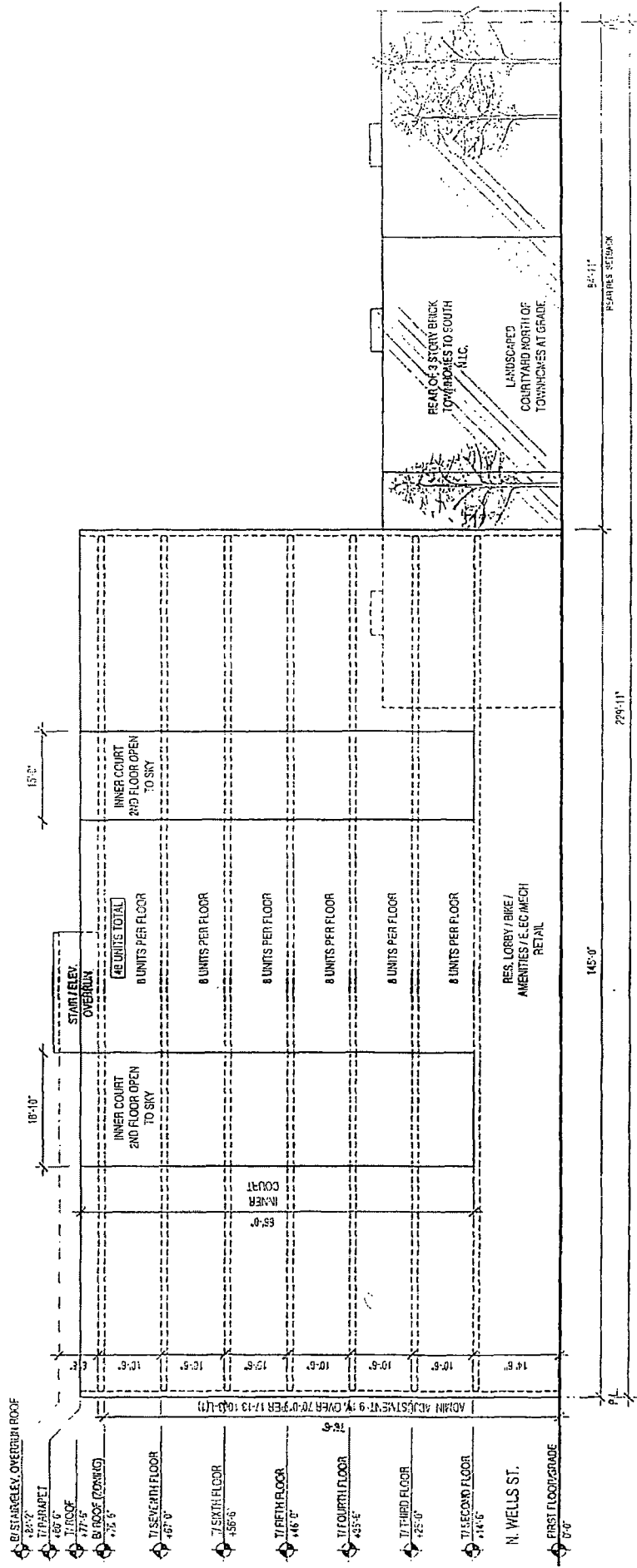


West Elevation
1/16" = 1'-0" 01 12 2021

1628 N. Wells
Chicago, IL



1225 N. LaSalle Ave.
Chicago, IL 60610
312.467.8888



North Elevation
1/8" = 1'-0" 01/12/2021



1628 N. Wells
Chicago, IL

12' x 12' x 12'
12' x 12' x 12'
12' x 12' x 12'