



City of Chicago



SO2020-3754

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 1520-1532 N Wells St/1513-1525 N Wieland St - App No. 20436
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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#20436
INTRO DATE
JULY 22, 2020

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 RM-5 Residential Multi-Unit District symbols and indications as shown on Map No 3-F in the area bounded by:

A line 313.23 feet south of and parallel to West North Avenue; a line 102.2 feet east of and parallel to North Wieland Street; a line 337.98 feet south of and parallel to West North Avenue; and North Wieland Street;

to those of a B3-5 Community Shopping District

SECTION 2: Changing all the PD 1335 and B3-5 Community Shopping District symbols and indications shown on Map No. 3-F in the area bounded by:

A line 313.23 feet south of and parallel to West North Avenue; North Wells Street; a line 462.78 feet south of and parallel to West North Avenue; North Wieland Street;

to Residential Business Planned Development 1335, as amended, and a corresponding use district, which is hereby established in the area above described

SECTION 3. This ordinance takes effect after its passage and due publication.

Common Address of the Property: 1520 - 1532 N. Wells Street/1513-1525 N. Wieland Street.
Chicago Illinois

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1335, AS AMENDED **PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number 1335, as amended, (“Planned Development”) consists of approximately 30,604 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Wellstel, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

- Full width of street
- Full width of alleys
- Curb and gutter

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- Pavement Markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Sub Area Map; Sub Area A – Parking Level-1st Floor; Sub Area A – Parking Level – Parking Level 2; Sub Area A – Parking Level 3; Site Plan; Sub Area A – Roof Plan; Sub Area A – Elevations (East, West, North, Landscape/Green Roof Plan; Building Elevations (North, South, East and West) prepared by Pappageorge Haymes Partners and dated August 20, 2020 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development:

Sub Area A: hotel, retail, restaurant, office, commercial and accessory uses; accessory and non-accessory parking;

Sub Area B: single family homes, accessory uses and accessory parking;

Sub Area C: retail and residential uses (above the ground floor) and accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

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7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of TBD square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy. in effect at the time the Part II review process is initiated for each

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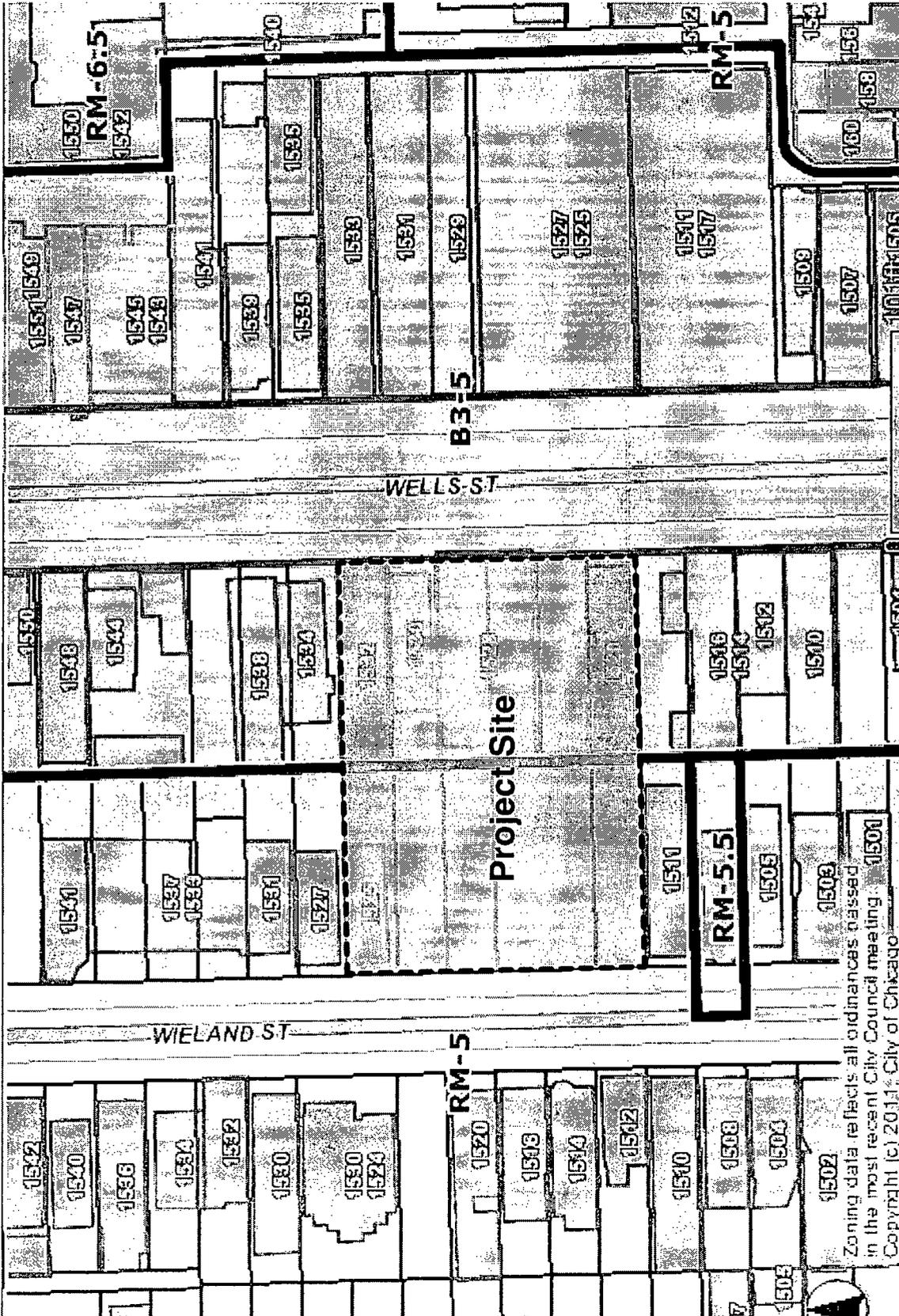
improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to B3-5 Neighborhood Mixed-Use District.

RBPD #1335, As Amended Bulk Regulations and Data Table

Zoning Bulk Data Table		Sub-Area A	Sub-Area B	Sub-Area C	Total
Net Site Area (SF):	21,934	6,119	2,530	30,583	
Net Site Area (Acre):	0.50	0.14	0.06	0.70	
Area in Adjoining ROW (SF):	4,992	3,739	990	9,721	
Gross Site Area (SF):	26,926	9,858	3,520	40,304	
Gross Site Area (Acre):	0.62	0.23	0.08	0.93	
Maximum Permitted FAR Ratio:	6.22	1.89	2.0	5.0	
Maximum Number of Hotel Keys:	203	0	0	203	
Maximum Number of Dwelling Units:	0	3	1	4	
Maximum Permitted FAR:				152.915	
Existing used FAR (SF):	0	0	4,998	4,998	
Proposed New Construction FAR (SF):	136,365	11,552	0	147,917	
Maximum Number of Off-Street Parking Spaces:	47	6	0	53	
Minimum Number of Off-Street Loading Berths:	1	0	0	1	
Maximum Permitted Building Height:	151'-4"	47'-0"	50'-0"		
Minimum Periphery Setbacks:	Per Approved Site Plan	Per Approved Site Plan	Existing	Per Approved Site Plan	
Minimum Number of Bicycle Spaces:	50	0	Existing	50	

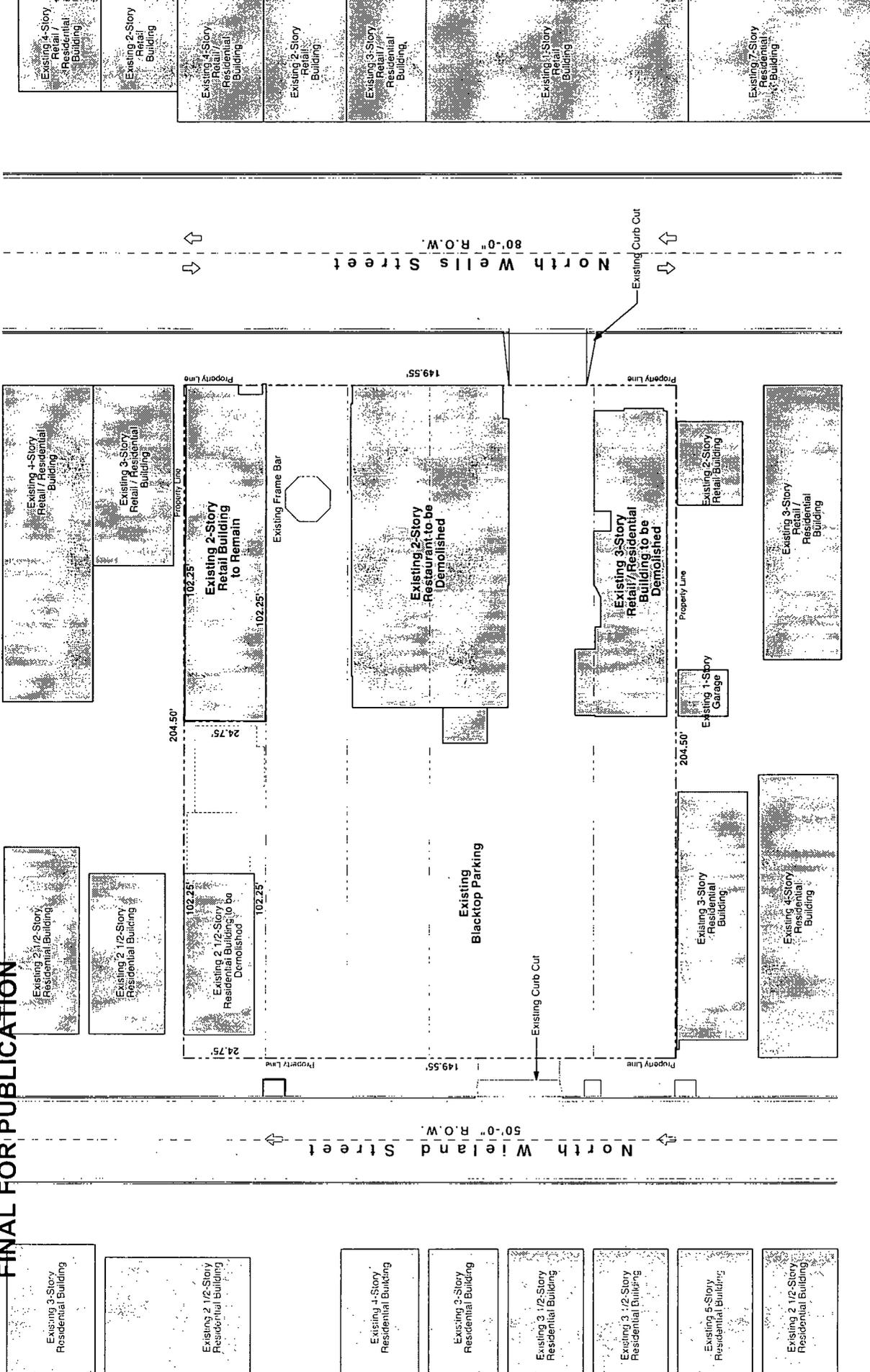
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Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2017 City of Chicago

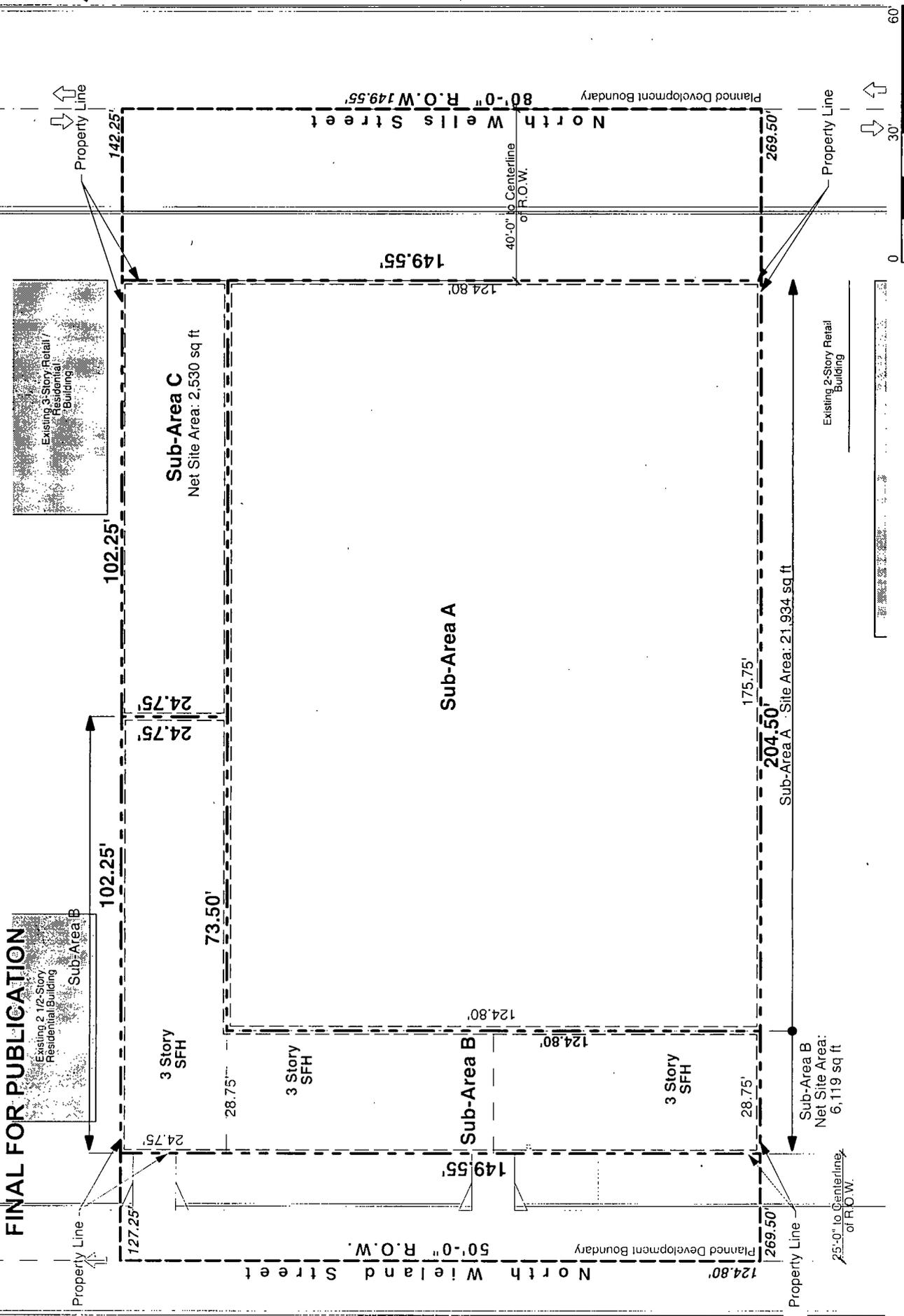
<p>Wellstel, LLC Applicant: Address: 1520-1532 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610</p>	<p>PAPPAGEORGE HAYMES Pappageorge Haymes Partners 640 N. LaSalle, Suite 400 Chicago, IL 60610 O 312.337.3344 F 204.8988 www.pappageorgehaymes.com</p>	<p>Existing Zoning Map Scale: </p>
<p>Production Date: July 22, 2020 Plan Commission Date: August 20, 2020</p>		

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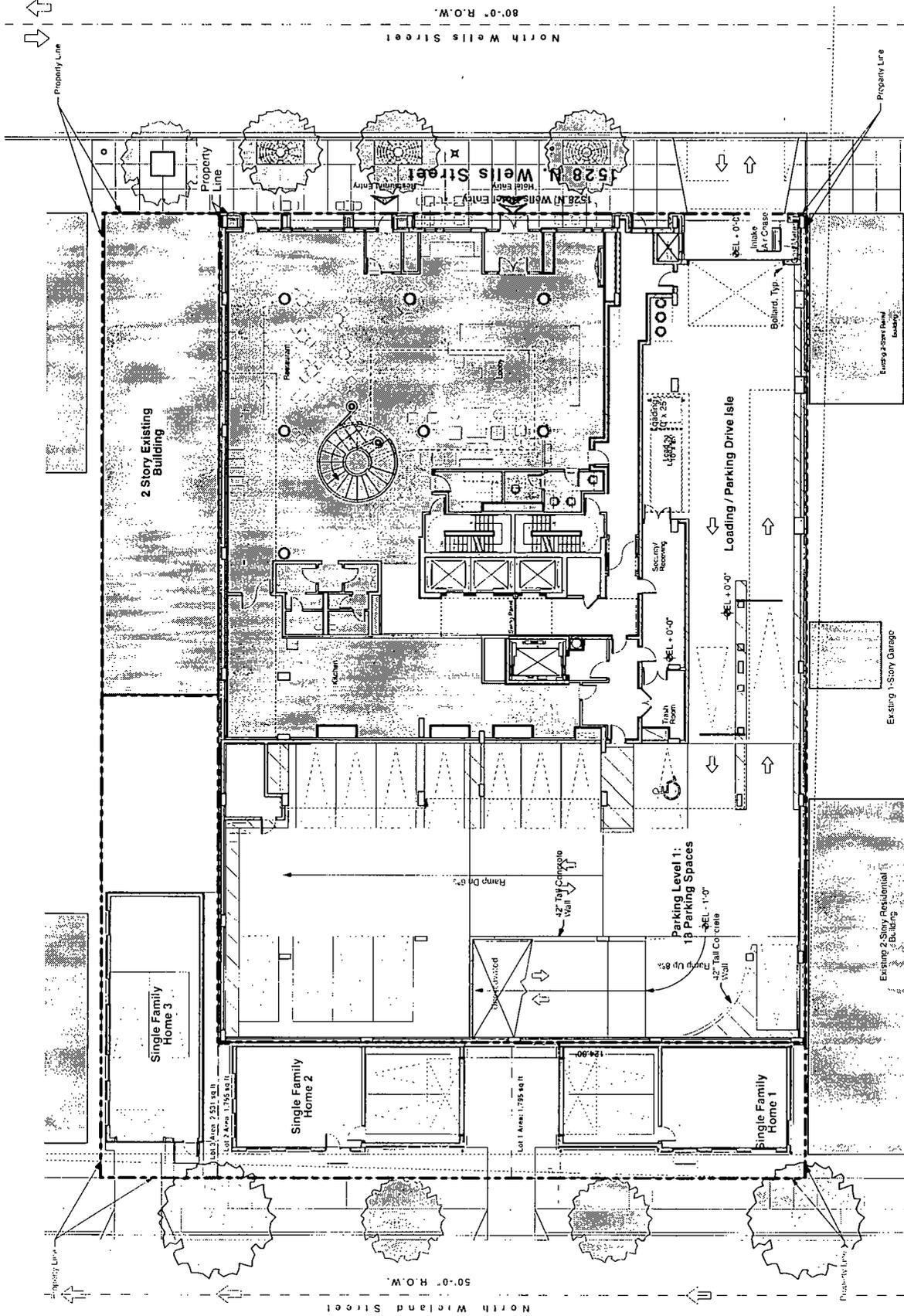
<p>Wellstel, LLC 1520-1532 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610</p> <p>July 22, 2020 August 20, 2020</p>	<p>PAPPAGEORGE HAYMES</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8988 www.pappageorgehaymes.com</p>	<p>Existing Land Use Map</p> <p>Scale:</p> 
<p>Applicant: Address:</p> <p>Introduction Date: Plan Commission Date:</p>	<p>Wellstel, LLC 1520-1532 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610</p> <p>July 22, 2020 August 20, 2020</p>	<p>PAPPAGEORGE HAYMES</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8988 www.pappageorgehaymes.com</p>

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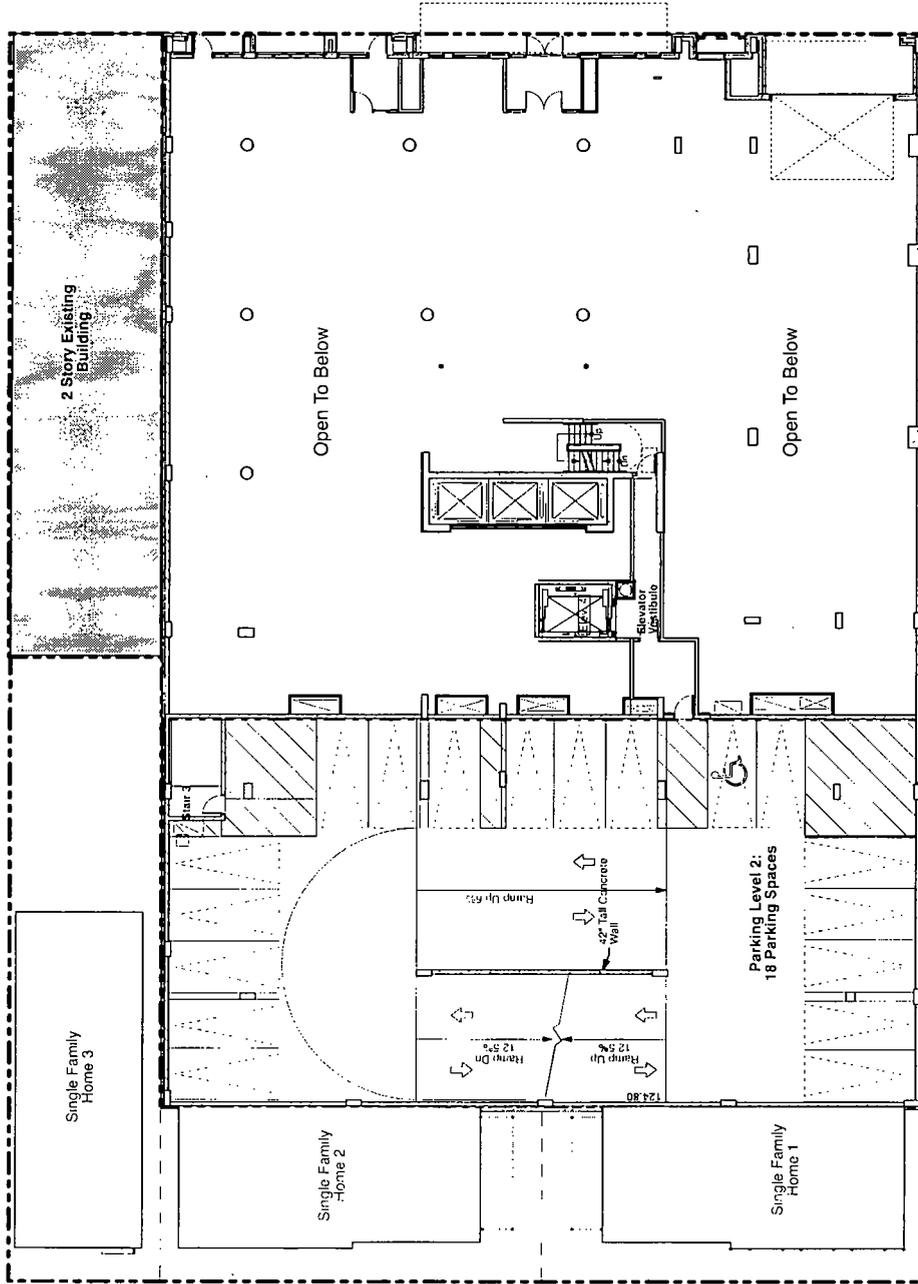
<p>Wellstel, LLC 1520-1532 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610</p> <p>Production Date: July 22, 2020 Fig. Commission Date: August 20, 2020</p>	<p>PAPPAGEORGE HAYMES</p> <p>Pappageorge Haymes Partners 640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8968 www.pappageorgehaymes.com</p>	<p>PD Boundary & Sub Area Map Scale: 1" = 30'</p> <p>North Arrow</p>
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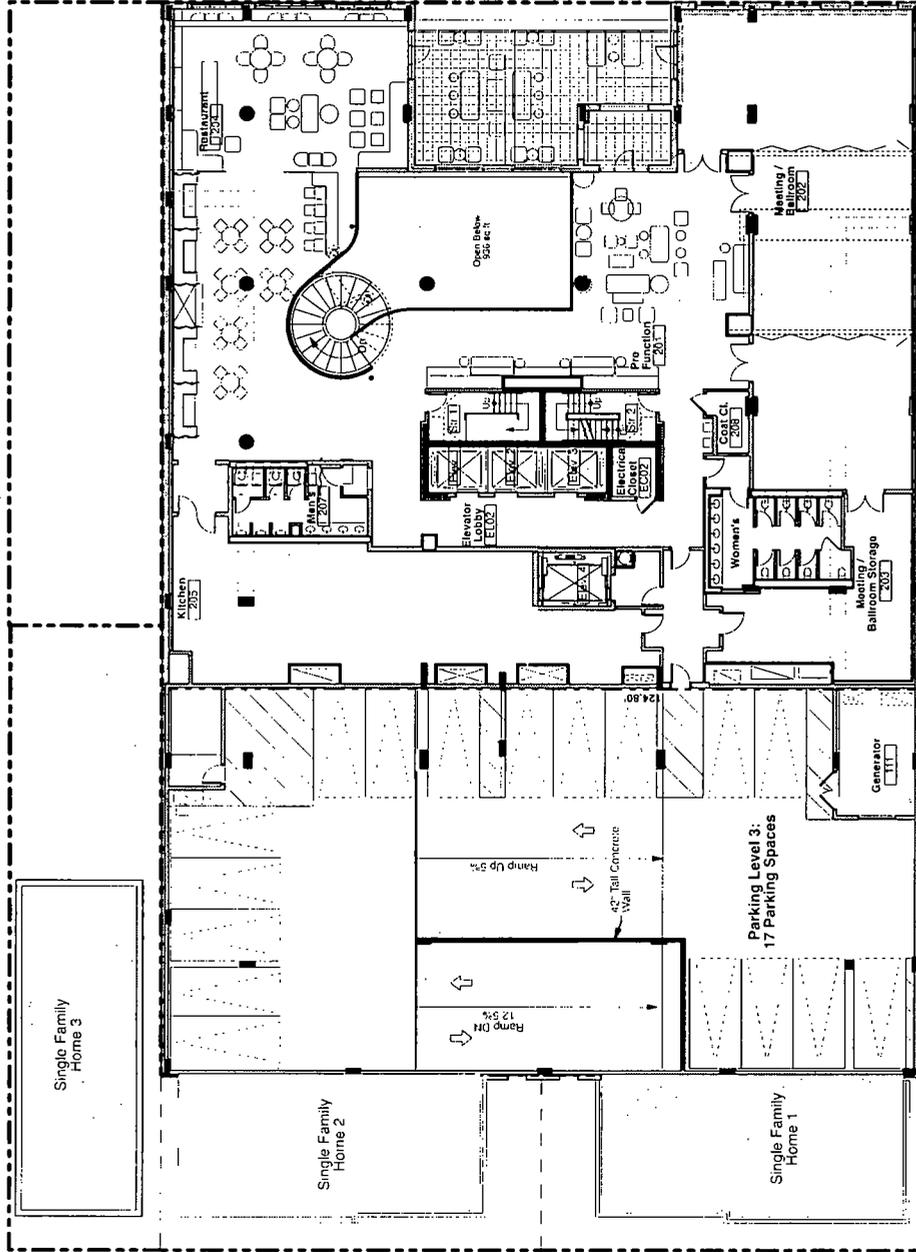


<p>Wellstel, LLC 1520-1532 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610</p> <p>Applicant Address:</p>	<p>PAPPAGEORGE HAYMES</p> <p>Pappageorge Haymes Partners 640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8988 www.pappageorgehaymes.com</p>	<p>Sub Area A - Parking Level - 1st Floor</p> <p>Scale: 1" = 30'</p>
<p>July 22, 2020 August 20, 2020</p> <p>Introducer Date: Plan Commission Date:</p>		

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<p>Applicant: Address: Introduction Date: Plan Commission Date:</p>	<p>Wellstel, LLC 1520-1532 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610 July 22, 2020 August 20, 2020</p>	<p>PAPPAGEORGE HAYMES Pappageorge Haymes Partners 640 N. LaSalle, Suite 400 Chicago, IL 60661 O 312.337.3344 F 204.8968 www.pappageorgehaymes.com</p>	<p>Sub Area A - Parking Level - Parking Level 2 Scale: 1" = 30' N</p>
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Sub Area A - Parking Level 3
 Scale: 1" = 30'
 N

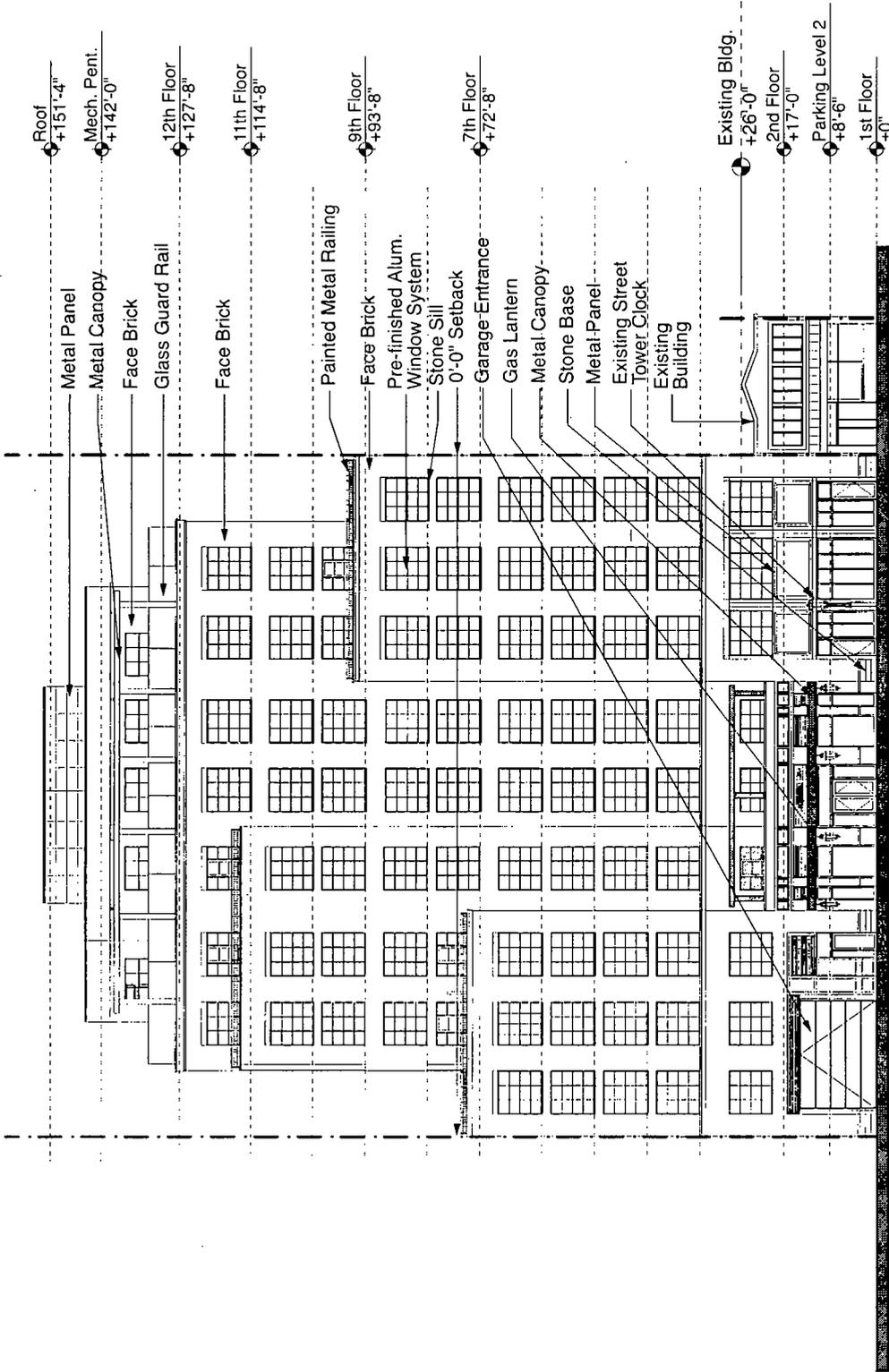
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 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 O: 312.337.3344 F: 204.8988
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Wellstel, LLC
 1520-1532 Wells Street / 1513-1525 N. Wieland Street
 Chicago, IL 60610
 July 22, 2020
 August 20, 2020

Applicant: Address: Introduction Date: Plan Commission Date:

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Sub Area C
(existing)

Sub Area A

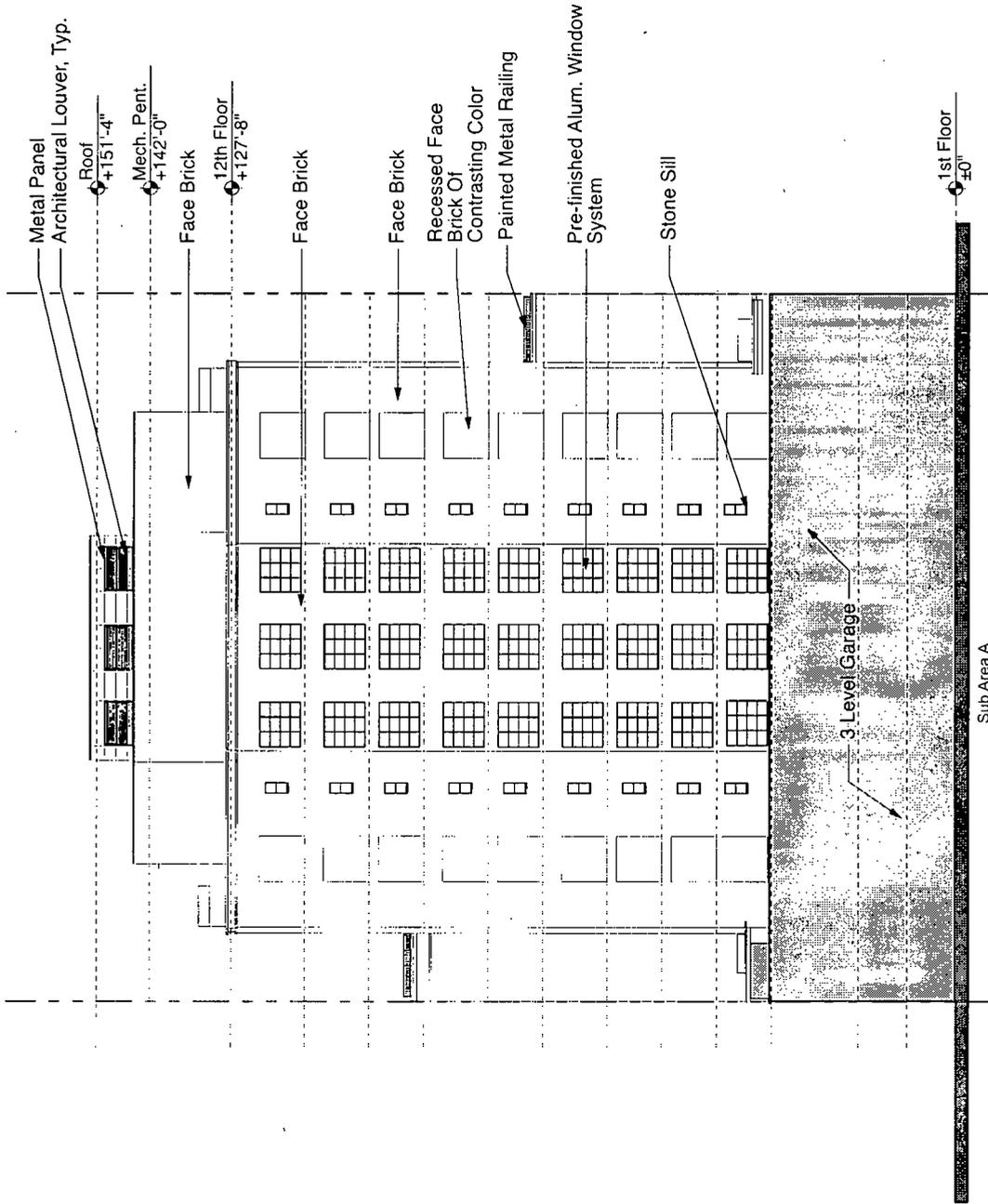
Sub Area A - East Elevation
Scale: 1" = 30', 1:180
0 30' 60'

Pappageorge Haymes Partners
640 N. LaSalle, Suite 400
Chicago, IL 60654
O 312.337.3344 F 204.8988
www.pappageorgehaymes.com

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Wellstel, LLC
520-532 Wells Street / 1513-1525 N. Wieland Street
Chicago, IL 60610
July 22, 2020
August 20, 2020

Applicant Address
Introduction Date
Plan Commission Date



Sub Area A - West Elevation
 Scale: 1" = 30'
 0 30' 60'

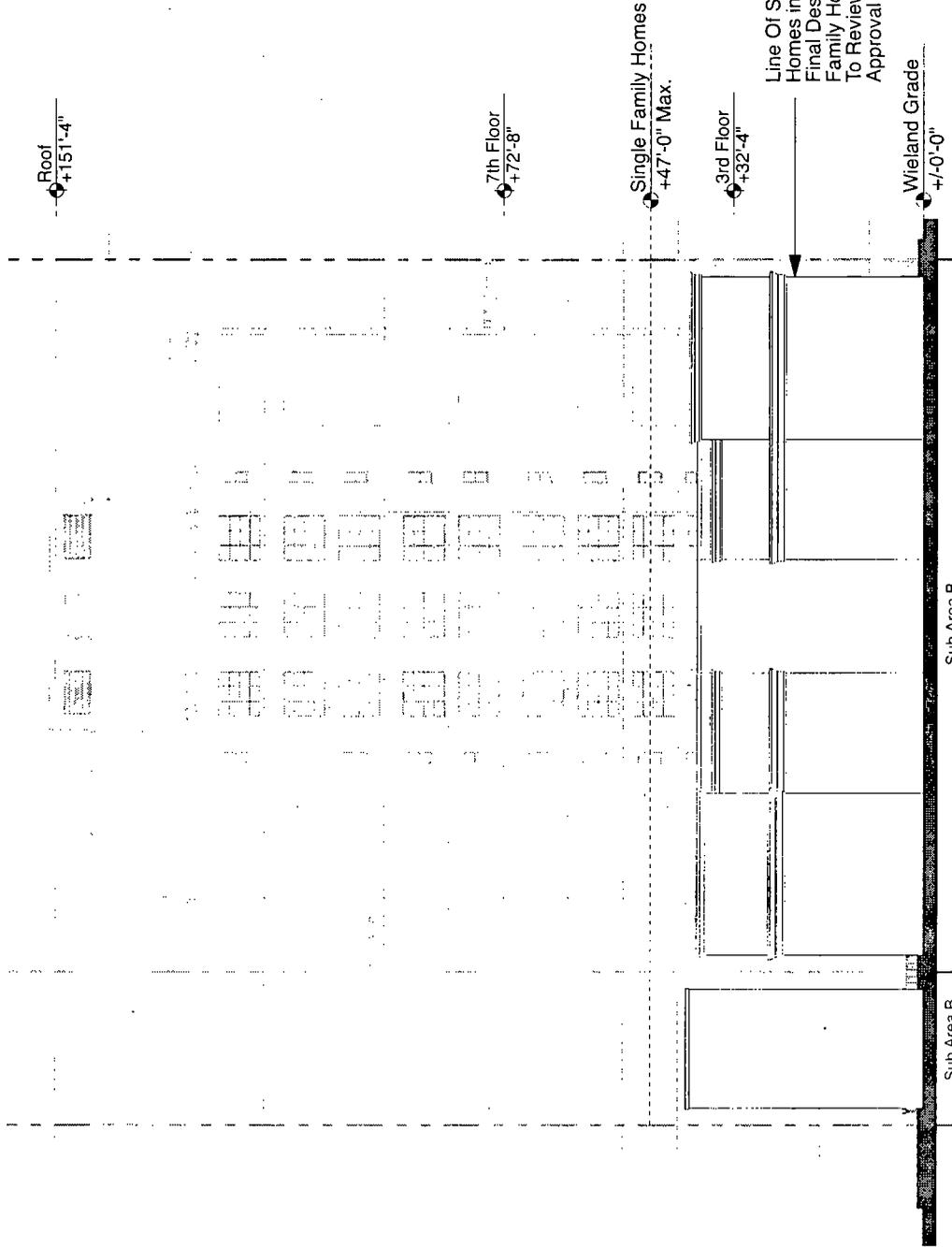
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 640 N. LaSalle, Suite 400
 Chicago, IL 60661
 O 312.337.3544 F 204.8988
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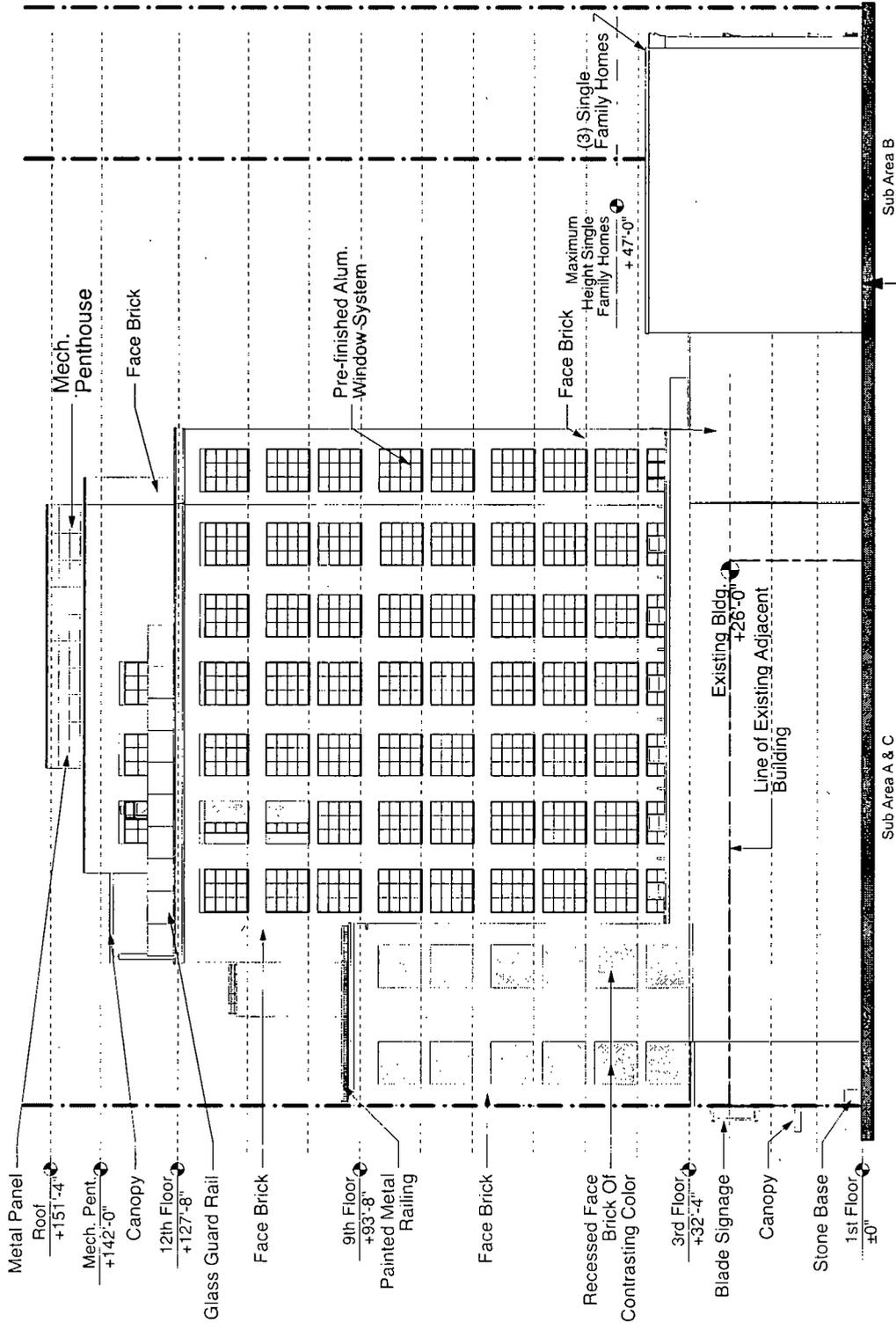
Applicant: _____
 Address: _____
 Production Date: _____
 Plan Commission Date: _____

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<p>Sub Area B - West Elevation Scale: 1" = 30'</p>	<p>Pappageorge Haymes Partners 640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8988 www.pappageorgehaymes.com</p>	<p>PAPPAGEORGE HAYMES</p>	<p>Wellstel, LLC 1520-1532 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610 July 22, 2020 August 20, 2020</p>	<p>Applicant Address: Introduction Date: Plan Commission Date:</p>	<p>Sub Area B</p>
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Sub Area B
Line Of Single Family Homes in Sub Area B - Final Design of Single Family Homes Subject To Review and Approval Of DPD

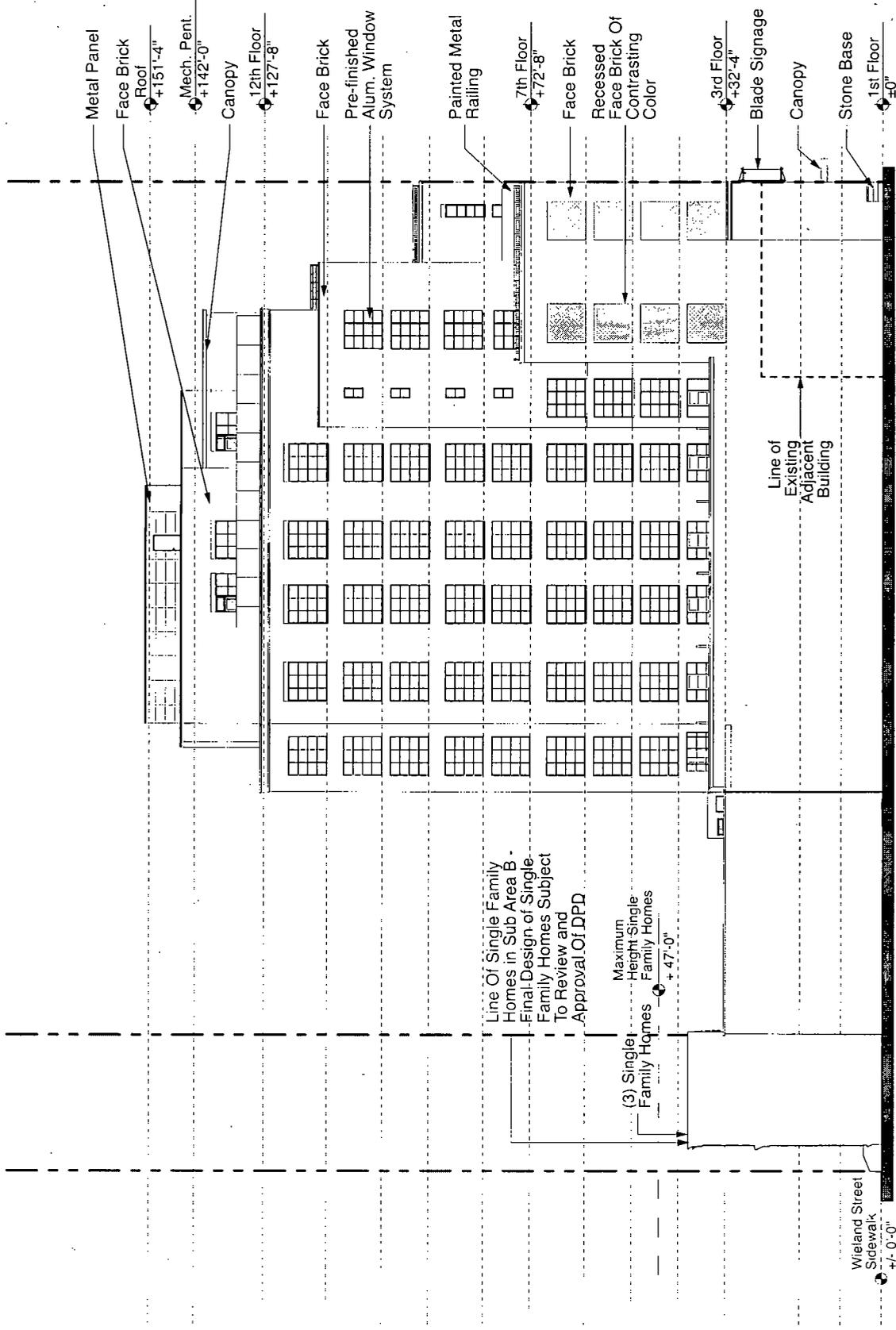
Sub Area A - North Elevation
Scale: 1" = 30', 1/180
0 30' 60'
8/1/20

Pappageorge Haymes Partners
640 N. LaSalle, Suite 400
Chicago, IL 60665
O 312.337.3344 F 204.8968
www.pappageorgehaymes.com

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Wellstel, LLC
1520-1532 Wells Street / 1513-1525 N. Wieland Street
Chicago, IL 60610
July 22, 2020
August 20, 2020

Applicant Address: Wellstel, LLC
1520-1532 Wells Street / 1513-1525 N. Wieland Street
Chicago, IL 60610
Introduction Date: July 22, 2020
Plan Commission Date: August 20, 2020



Sub Area A - South Elevation
 Scale: 1" = 30', 1/80'
 0 30' 60'
 1/8" = 1'-0"

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 Chicago, IL 60661
 O 312.337.3344 F 204.8568
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