



# City of Chicago



O2021-1636

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/21/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-F at 1645 N Wells St - App No. 20679T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

*Be it Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 5-F in the area bounded by:

A line 114.5 feet south of and parallel to West Eugenie Street; a line 153.0 east of and parallel to North Wells Street; a line 146.5 feet south of and parallel to West Eugenie Street; and North Wells Street.

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address: 1645 North Wells Street

PROJECT NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT  
1645 NORTH WELLS STREET

The Applicant requests a zoning change for the property located at 1645 North Wells from the B1-3 Neighborhood Shopping District to the B2-3 Neighborhood Mixed-Use District in order to add two (2) dwelling units to an existing four (4) story, thirty-seven (37) foot, ten (10) inch, tall, transit-oriented, mixed-use building. The proposed building will have one (1) approximately 600 foot commercial space on the ground floor, fourteen (14) dwelling units located on the first through fourth floors, fourteen (14) bicycle parking spaces located on the ground floor and no automobile parking spaces. The proposed building is approximately 1318 feet from the Sedgwick Stop of the Purple and Brown CTA lines, and accordingly, is a Transit Served Location eligible for a reduction of the required parking spaces and a reduction in the minimum lot area per unit standard from 400 square feet to 300 square feet. The existing building has no parking spaces and the applicant seeks to reduce the two parking spaces required per Section 17-10-0102-B of the Chicago Zoning Ordinance.

<b>Lot Area</b>	4,864 square feet
<b>Floor Area Ratio</b>	2.49
<b>Building Area (for FAR calculation only)</b>	12,109 square feet
<b>Density (Lot Area per Dwelling Unit)</b>	347.5 square feet per unit*
<b>Number of Dwelling Units</b>	14
<b>Commercial Space</b>	600 square feet
<b>Off-Street Parking</b>	0 parking spaces**
<b>Bicycle Parking</b>	14 spaces
<b>Setbacks:</b>	
<b>Front (north)</b>	0.0 feet (existing)
<b>Side (east)</b>	0.0 feet (existing)
<b>Side (west)</b>	0.0 feet (existing)
<b>Rear (south)</b>	1.9 feet (existing)
<b>Building Height</b>	37 Feet, 10 inches (to underside of top floor ceiling, existing)

\*\*Reduction from the required 400 square feet per unit per Section 17-3-0402-B.

\*\*\*Reduction per 17-10-0102-B.

PROPOSED GROUND LEVEL CHANGE OF USE:  
EXISTING COMMERCIAL (2 units)

to:

COMMERCIAL (1 UNIT) / RESIDENTIAL (2 UNITS)

for:

3-STORY APARTMENT BLDG.

1645 N. Wells Street  
Chicago, IL 60614

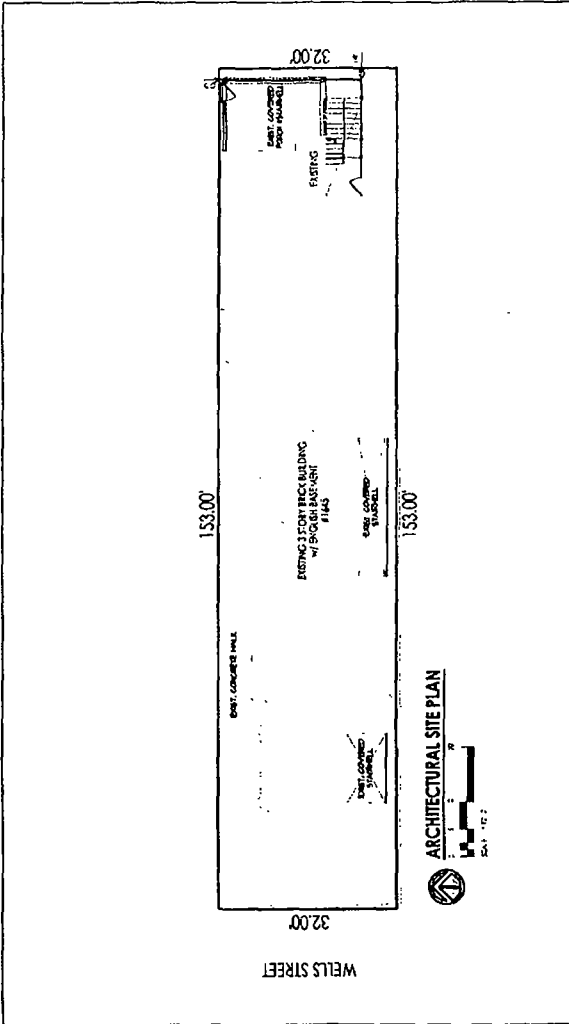


1645 NORTH  
WELLS STREET  
Chicago, Illinois 60614



2020-0069  
06-26-2020  
RAH  
COVER SHEET

A-0.0



**INDEX TO DRAWINGS**

A-00 TITLE SHEET PROJECT INFO, ARCHITECTURAL LIFE PLAN LA-1  
A-1.0 CHICAGO TOWNING AND 2017 BUILDING CODE MANUAL  
A-1.1 HANDED FIRST FLOOR PLAN & DIGGING SECOND FLOOR  
A-2.0 EXISTING THIRD FLOOR PLAN & EXISTING FOURTH FLOOR PLAN  
A-3.0 PARTIAL NORTH, SOUTH, EAST & WEST ELEVATIONS

**CONSTRUCTION MANAGER**

TRINIS BENDER  
TRINIS CONSTRUCTION COMPANY  
1111 N. LAUREL STREET  
CHICAGO, IL 60610  
P: (312) 321-1720

**ARCHITECT**

KINZIL ARCHITECTS, P.C.  
1111 N. LAUREL STREET, 10  
CHICAGO, IL 60610  
P: (312) 779-1422

**PROJECT CODE SUMMARY**

201 - CHICAGO BUILDING CODE (MILE 140)  
201 - CHICAGO COMMERCIAL SERVICE CODE (MILE 140)  
201 - CHICAGO ELECTRICAL CODE (MILE 140)  
201 - CHICAGO FIRE PREVENTION CODE (MILE 140)  
201 - CHICAGO MECHANICAL CODE (MILE 140)  
201 - CHICAGO PLUMBING CODE (MILE 140)  
201 - CHICAGO SAFETY CODE (MILE 140)  
201 - CHICAGO SIGNAGE CODE (MILE 140)  
201 - CHICAGO SOUND RECORDING CODE (MILE 140)

**PROJECT LOCATION AND VICINITY**

- GENERAL PROJECT NOTES**
1. PROVIDE GENERAL NOTES ON EACH SHEET TO BE REVISIONED SHEET.
  2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
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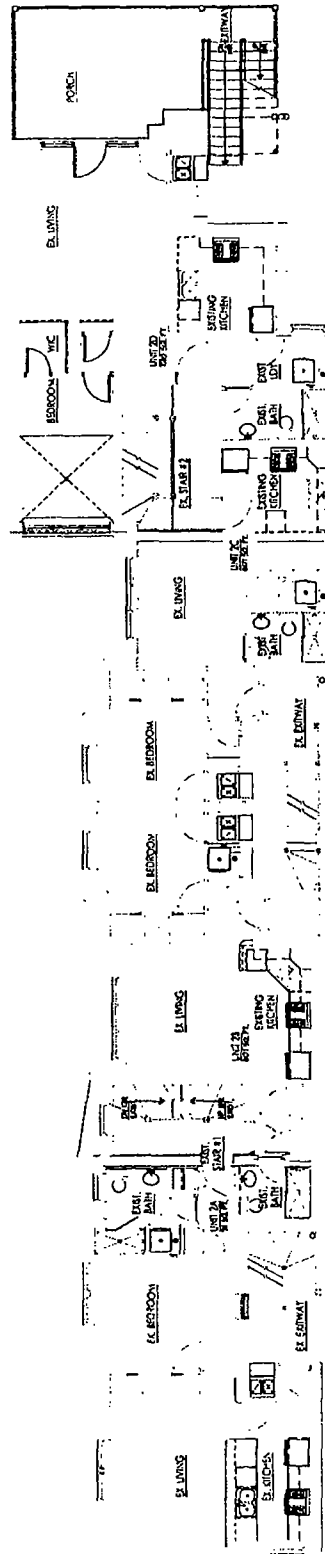


1645 NORTH WELLS STREET  
CHICAGO, ILLINOIS 60614

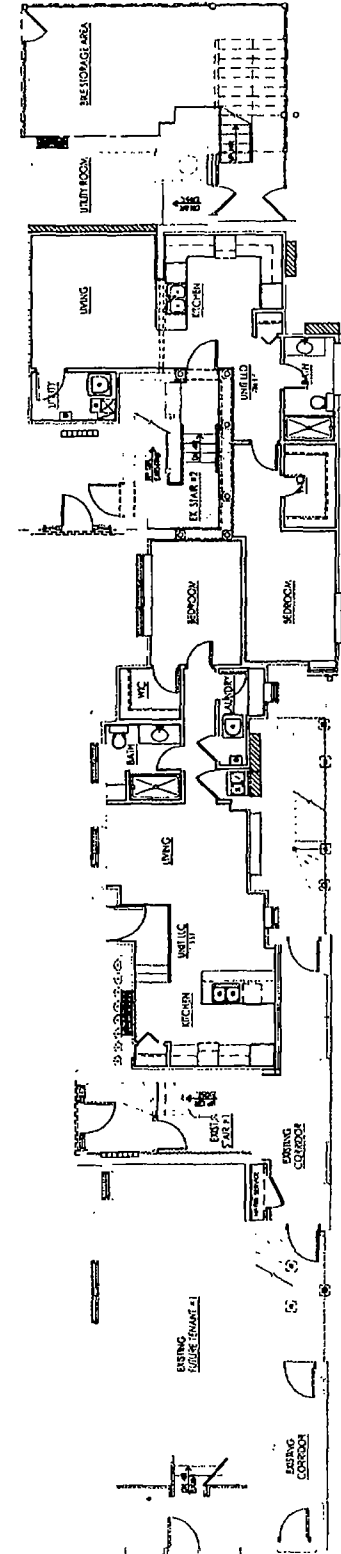


2020-0069  
06-26-2020  
RAH SF  
FIRST FLOOR & SECOND FLOOR PLANS

A-1.0



EXISTING SECOND FLOOR PLAN

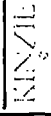


PROPOSED FIRST FLOOR PLAN

PROPOSED USE: COMMERCIAL (1) RESIDENTIAL (2) PERSONAL (3) PAVILLION (4) SWELLING (5) OTHER



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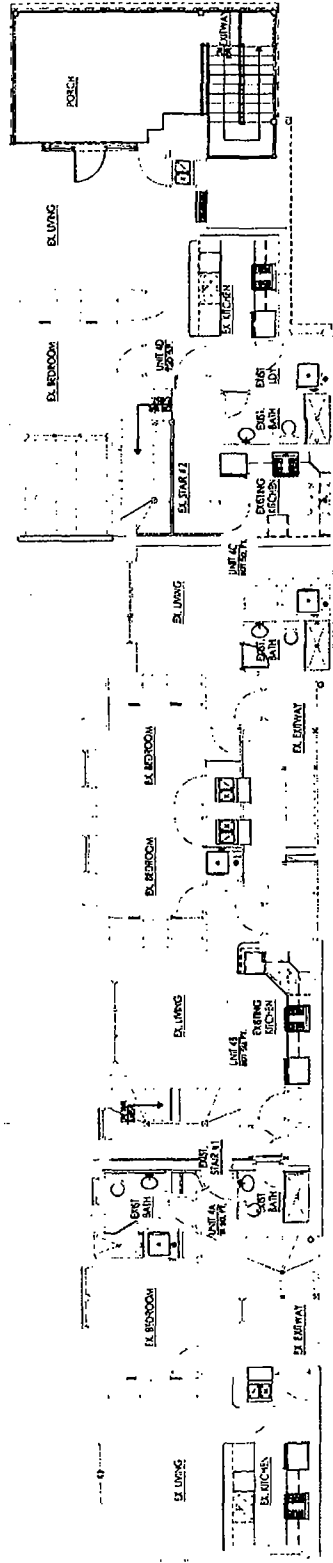


2020-0049  
06-26-2020  
RAH SF  
THIRD FLOOR &  
FOURTH FLOOR PLANS

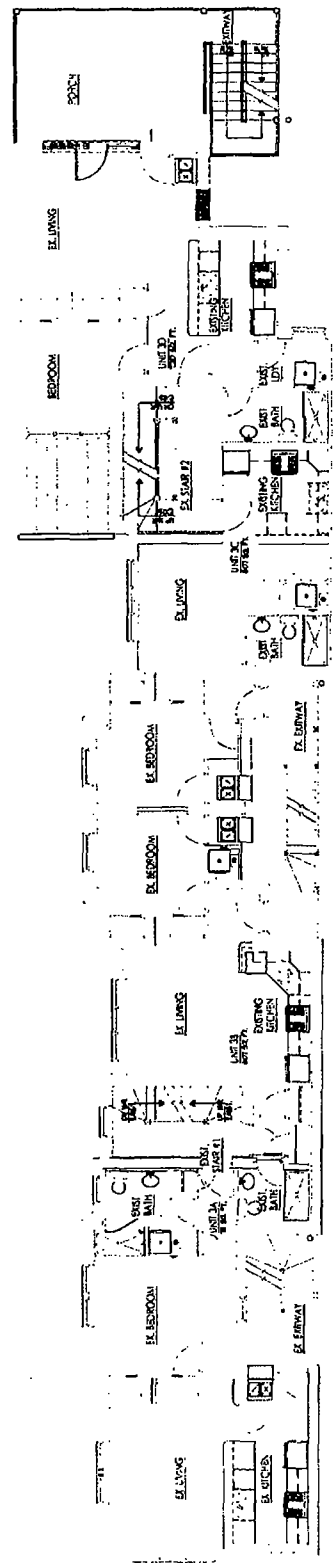


DATE: 06-26-2020  
DRAWN BY: RAH  
CHECKED BY: RAH  
SCALE: AS SHOWN  
PROJECT: 1645 NORTH WELLS STREET  
SHEET: 3 OF 6

PROJECT: 1645 NORTH WELLS STREET  
SHEET: 3 OF 6



EXISTING USE RESTRICTIONS (AS PRELIMINARY NOTED)  
**EXISTING FOURTH FLOOR PLAN**



EXISTING USE RESTRICTIONS (AS PRELIMINARY NOTED)  
**EXISTING THIRD FLOOR PLAN**

FINAL FOR PUBLICATION



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REAL ESTATE GROUP

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NO. 043-0000000  
STATE OF ILLINOIS

2020-0069  
06-26-2020  
TAK

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