

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.

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