

Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

Legislation Details (With Text)

File #: SO2021-625

Type: Ordinance Status: Failed to Pass
File created: 2/24/2021 In control: City Council

Final action: 1/26/2022

Title: Zoning Reclassification Map No. 5-F at 1628-1630 N Wells St - App No. 20628T1

Sponsors: Misc. Transmittal

Indexes: Map No. 5-F

Attachments: 1. O2021-625.pdf, 2. SO2021-625.pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Failed to Pass	Fail
1/25/2022	1	Committee on Zoning	Recommended Do Not Pass	
2/24/2021	1	City Council	Referred	

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

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.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

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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) Tlie 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**

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^{*}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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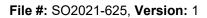
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