



# Office of the City Clerk

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Chicago, IL 60602  
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## Legislation Text

File #: O2021-1636, Version: 1

# FINAL FOR PUBLICATION

## 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

## FINAL FOR

### 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

**Building Area (for FAR calculation only)** 12,109 square feet  
**Density (Lot Area per Dwelling Unit)** 347.5 square feet per unit\*  
**Number of Dwelling Units** 14  
**Commercial Space** 600 square feet  
**Off-Street Parking** 0 parking spaces\*\*  
**Bicycle Parking** 14 spaces  
**Setbacks:**  
**Front(north)** 0.0 feet (existing)  
**Side (east)** • 0.0 feet (existing)  
**Side (west)** 0.0 feet (existing)  
**Rear (south)** 1.9 feet (existing)  
**Building Height** 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.