



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: SO2021-625, Version: 1

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### **SUBSTITUTE 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 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.

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

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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