

NARRATIVE AND PLANS ATTACHMENT

TYPE I Rezoning from M3-3 to B2-3

2338-58 N Seeley Avenue

The Project

The property is currently improved with a one-story manufacturing building. The Applicant seeks to rezone the properties under a Mandatory Type 1 Map Amendment to allow construction of a five-story building containing 56 residential dwelling units, no commercial space and 46 parking spaces. The height of the building will be 53.83'.

The area has a mix of zoning classifications, including M3-3, RT-4, B2-3, B3-3, C2-3, and C2-5. It is improved with buildings ranging from one-story to six-stories. The property also is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is within 1,320 feet of a designated bus line corridor in Table 17-17-0400-B, specifically Fullerton Avenue (Route 74) that is 141.00 feet north of the property. Accordingly, the property qualifies for a parking reduction under the Transit Served provision of the Zoning Ordinance

Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) a Variation under Section 17-13-1101-B to reduce the require rear yard setback from 30.00 feet to 6.00 feet; and 2) a Variation under Section 17-13-1101-D to reduce the one required loading berth to zero.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	23,644 sq. ft.
Floor Area:	94,576 sq. ft.
Maximum FAR:	4.00**
Residential Dwelling Units:	56
MLA Density:	459 square feet
Height:	53.83 feet
Bicycle Parking:	59 spaces
Automobile Parking:	46 spaces
Setbacks:	Front (Seeley Ave): 2.00 feet
	West Side (Rear): 6.00 feet
	South Side: None
	North Side (Alley): 2.00 feet

*A set of plans, including a site plan showing the TSL distance of 141.00 feet to Fullerton Avenue is attached

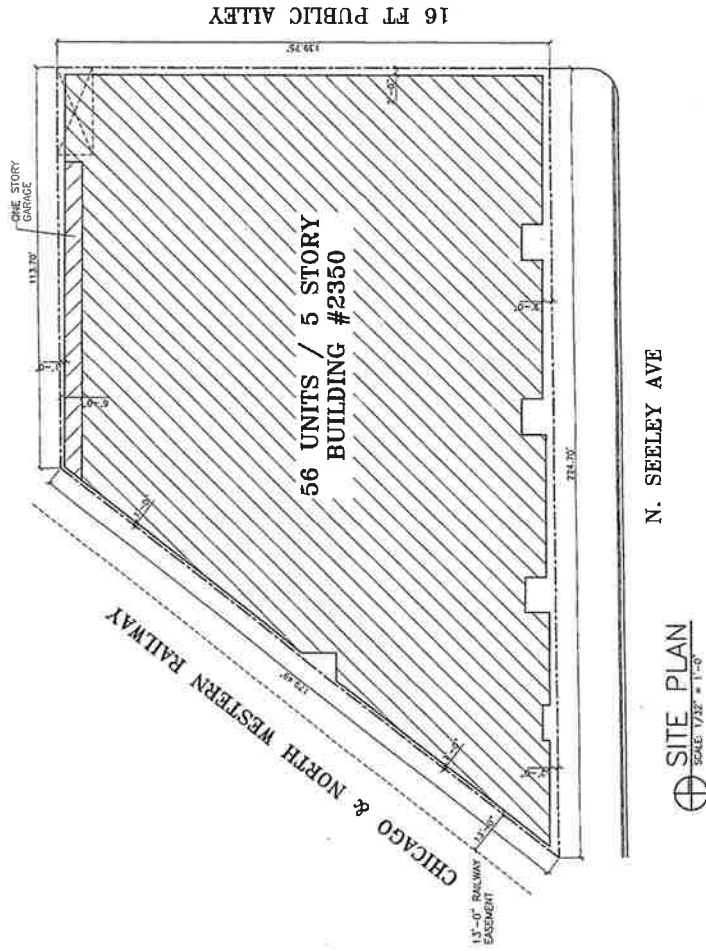
** The proposed development will qualify for increased FAR under Section 17-3-0403 by providing 100% of the required ARO units on-site. In addition, Applicant will comply with Section 17-3-0307 (1) should such provisions be determined to be applicable.

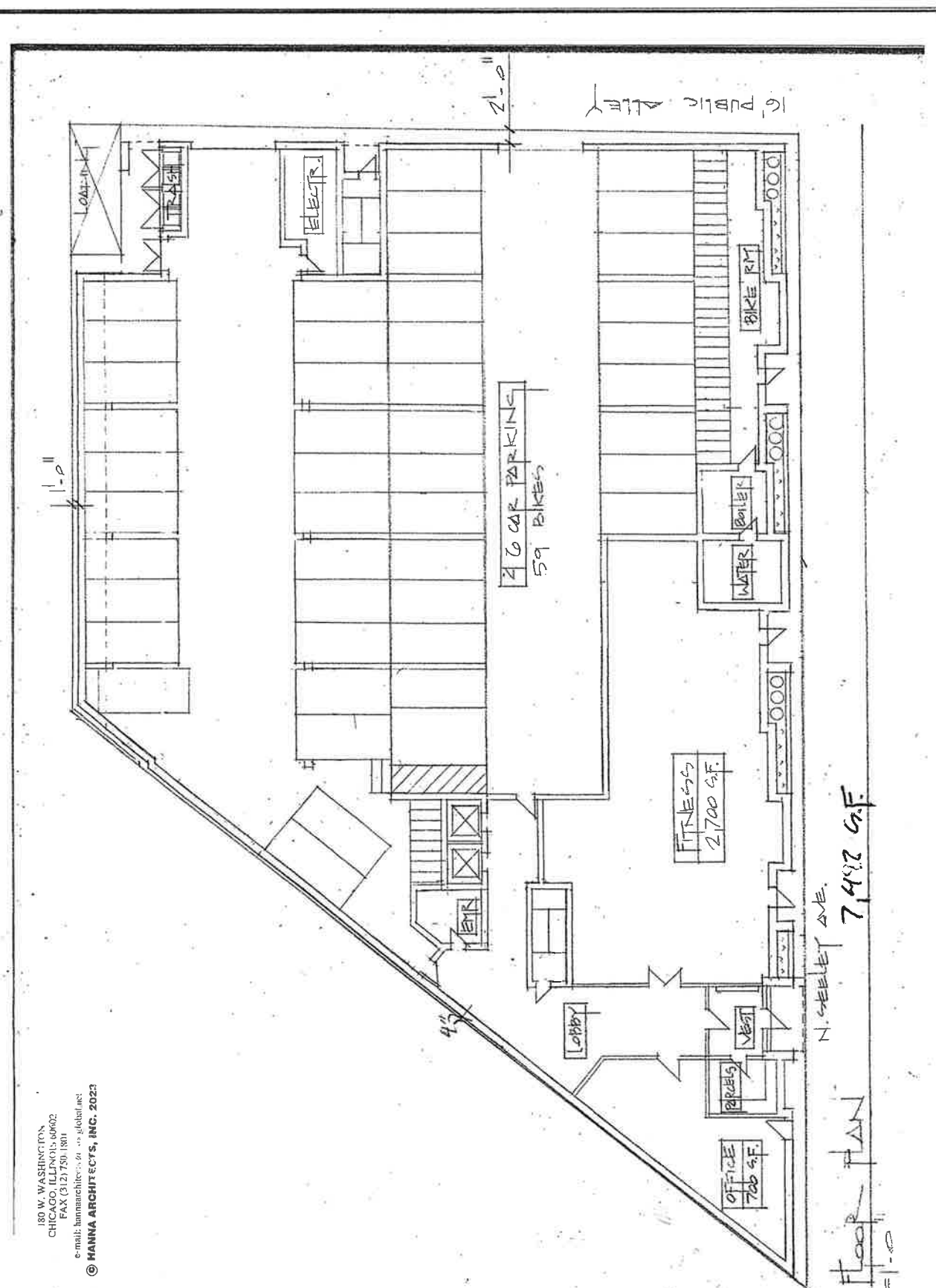


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1ST FLOOR PLAN
 1/8" = 1'-0"

N. SEELEY AVE.
 7,492 S.F.

6 PUBLIC ALLEY

26 CAR PARKING
 59 BIKES

FITNESS
 2,700 S.F.

OFFICE
 700 S.F.

RECELS

LOBBY

VEST

WATER

BOILER

BIKE RM

ELECTR.

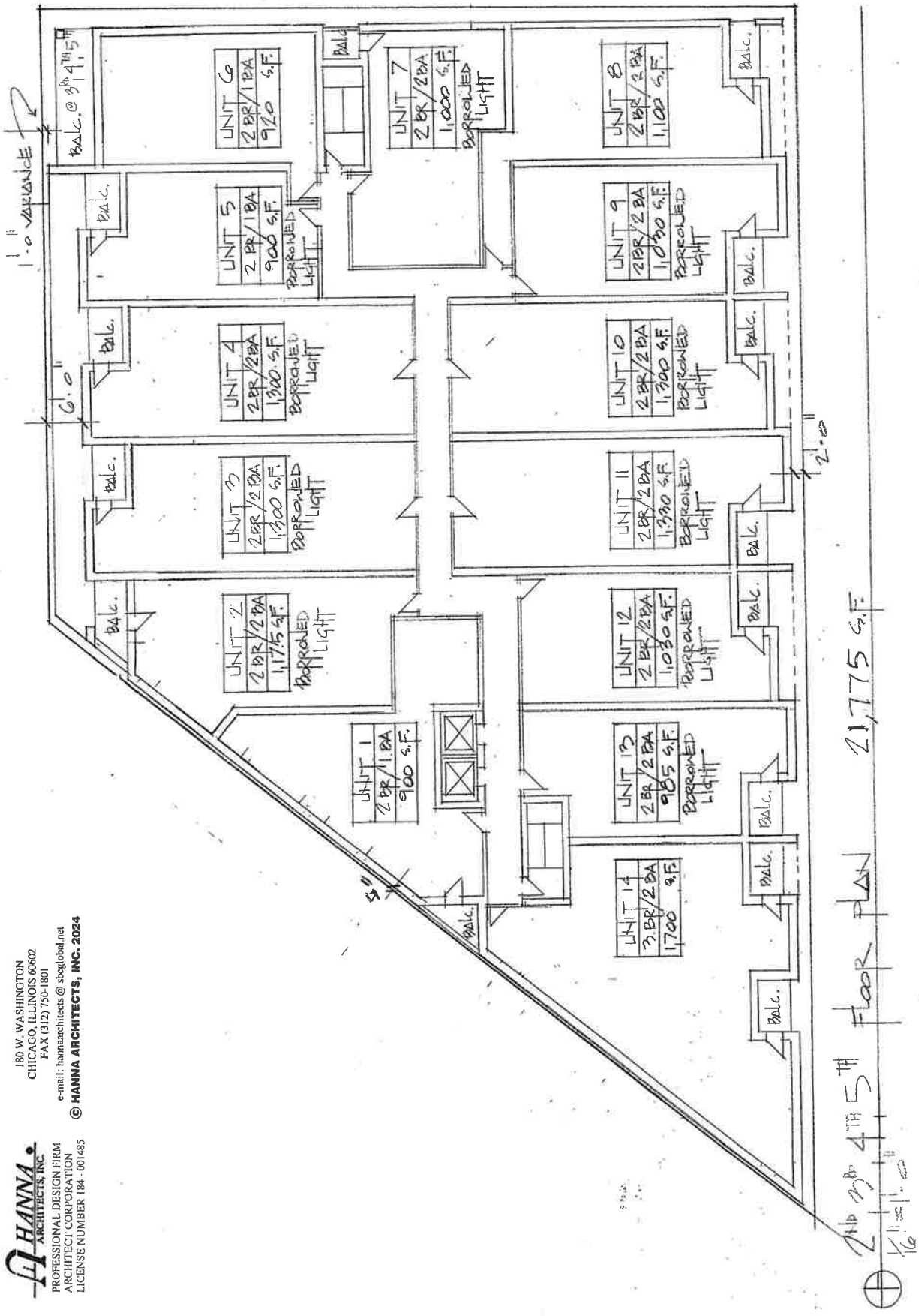
EXIT

1'-0"

2'-0"

45°





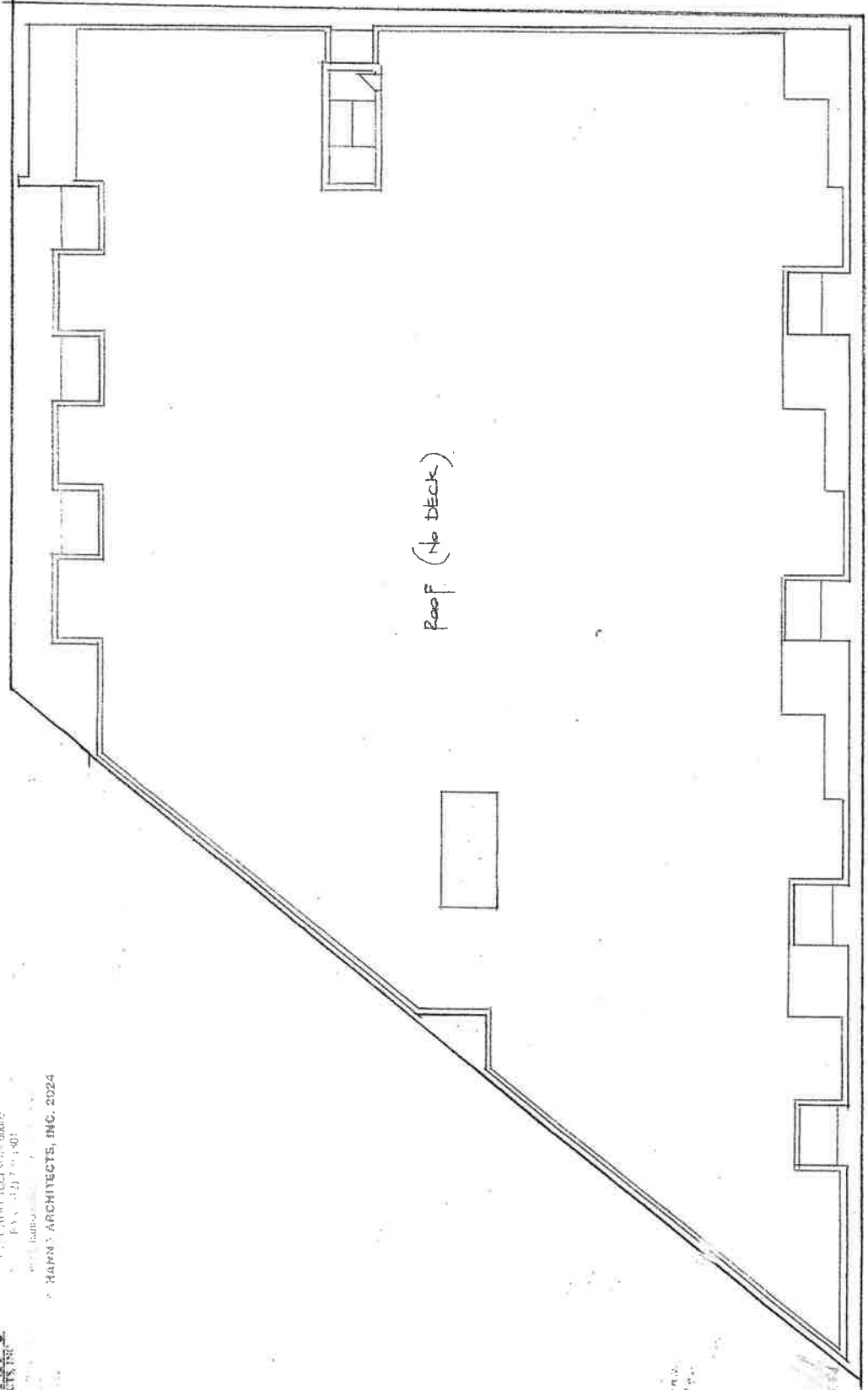
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2nd 3rd 4th 5th Floor PLAN 21,775 s.f.
 1/16" = 1'-0"

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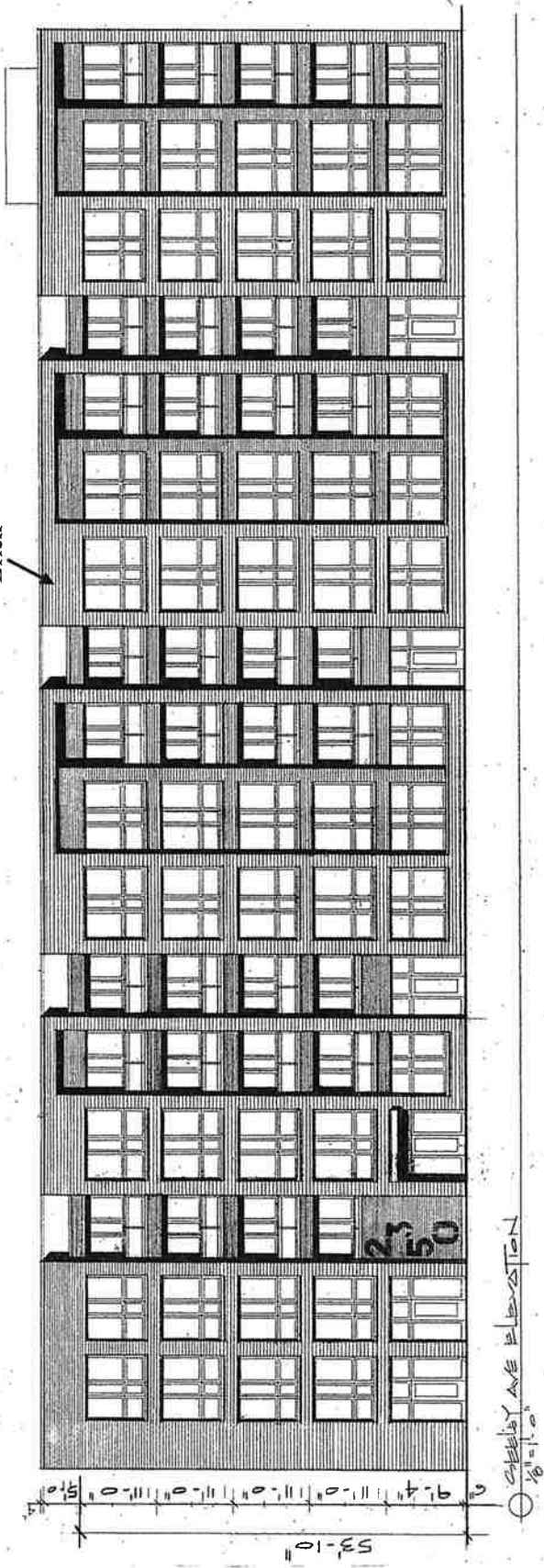


⊕ Roof Plan
1/16" = 1'-0"

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Brick

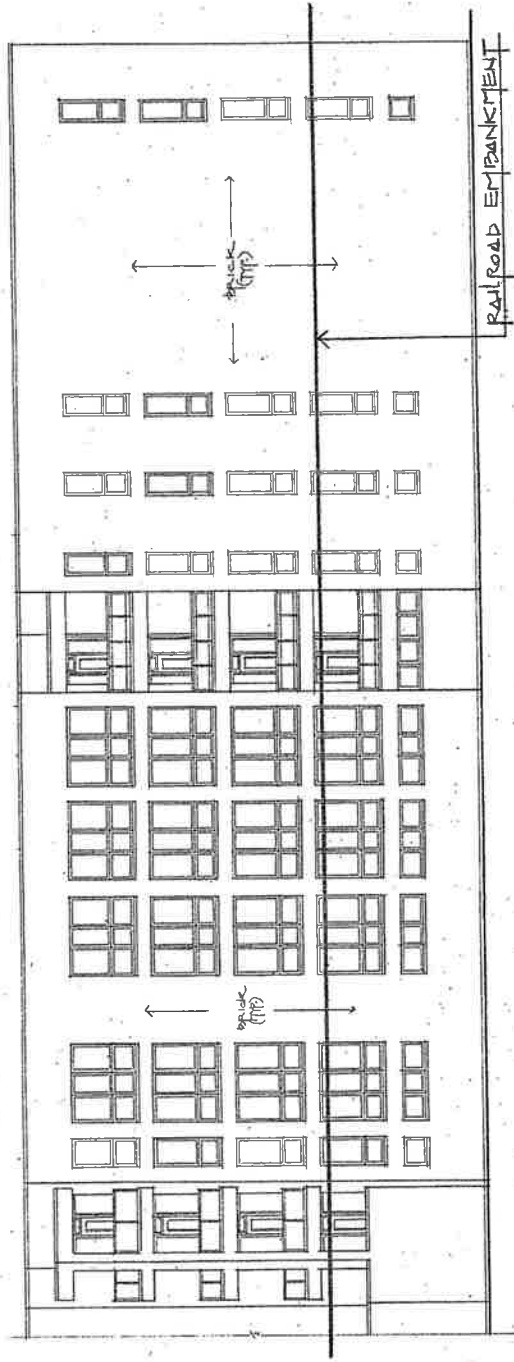


CASSIDY AVE ELEVATION
1/8" = 1'-0"

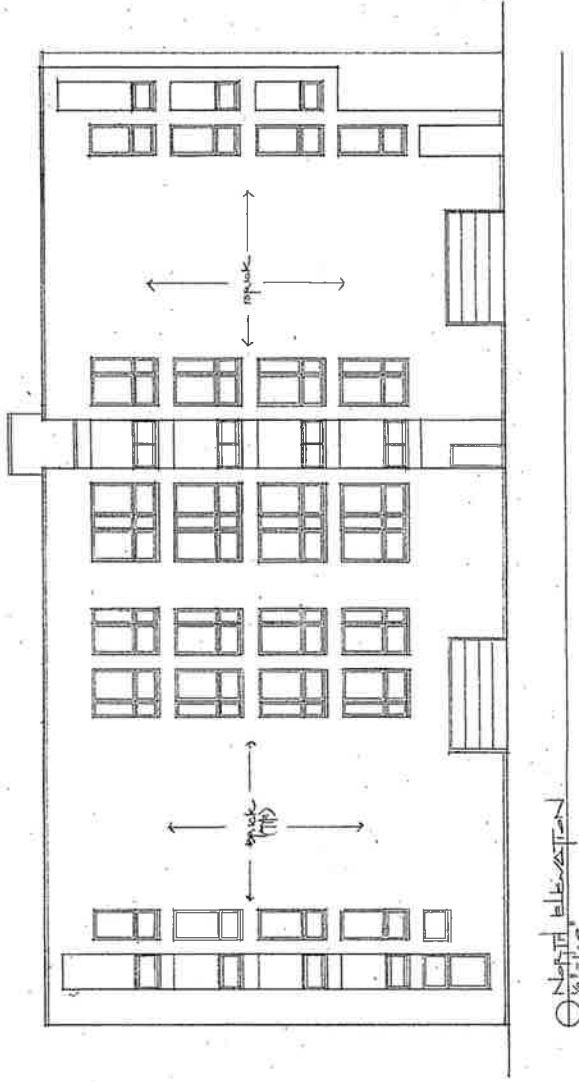


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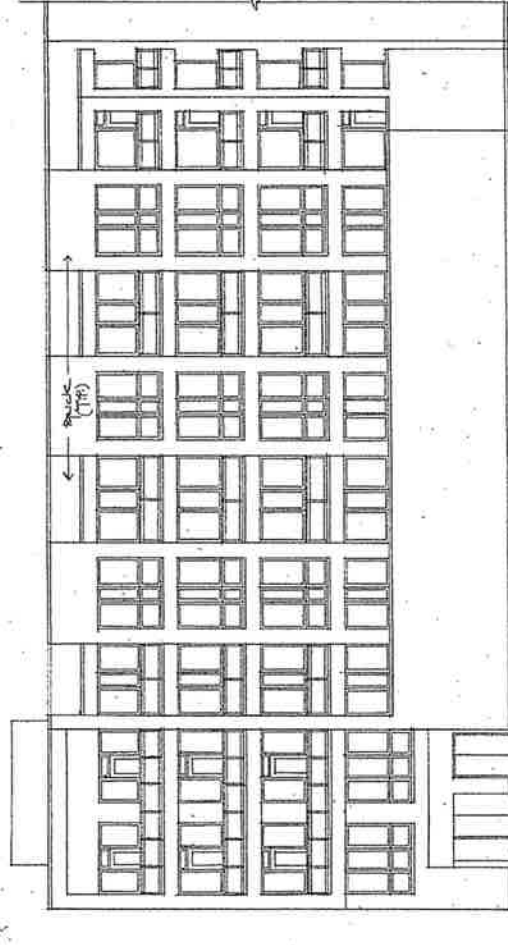
South West Elevation





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01/21/20
WEST ELEVATION