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.
56 UNITS / 5 STORY BUILDING #2350

SITE PLAN

N. SEELEY AVE

CHICAGO & NORTH WESTERN RAILWAY

16 FT PUBLIC ALLEY

NORTH WESTERN RAILWAY

15'-0" WATER DRAINAGE