

## NARRATIVE AND PLANS ATTACHMENT

TYPE I Rezoning from B2-3 to B2-3

2338-58 N Seeley Avenue

### The Project

The property is currently improved with a one-story manufacturing building. The property was previously rezoned from an M3-3 to a B2-3 under a Type 1 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 as previously approved and now proposed will remain at 53 feet 10 inches. The Applicant seeks to retain the B2-3 classification but modify the Type 1 parameters applicable under the prior rezoning to increase the land area, add 700 sq. ft. of commercial space and secure additional variations. The number of units, the floor area of the building, the parking spaces to be provided and the height of the building previously approved is not changed.

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 previously secured as part of the prior Type 1 rezoning per Section 17-13-0303-D: 1) a Variation under Section 17-13-1101-B to reduce the required 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. These Variations are still required. In addition, the Applicant now seeks per Section 17-13-0303-D: 1) a Variation under Sections 17-13-1101-A and 17-13-1003-K to reduce the required commercial space from 5,142 sq. ft. to 700 sq. ft. and reduce the required floor-to-floor height of the commercial space from 13.0 feet to 9 feet 4 inches; and 2) a Variation under Sections 17-13-1101-A and 17-13-1103-P to increase the front yard setback from 5.0 feet to 12.00 ft.

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

Lot Area:	25,712 sq. ft.
Floor Area:	94,576 sq. ft.
Maximum FAR:	3.68**
Residential Dwelling Units:	56
MLA Density:	459 square feet
Height:	53 feet 10 inches
Bicycle Parking:	56 spaces
Automobile Parking:	46 spaces
Setbacks:	Front (Seeley Ave): 12.00 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

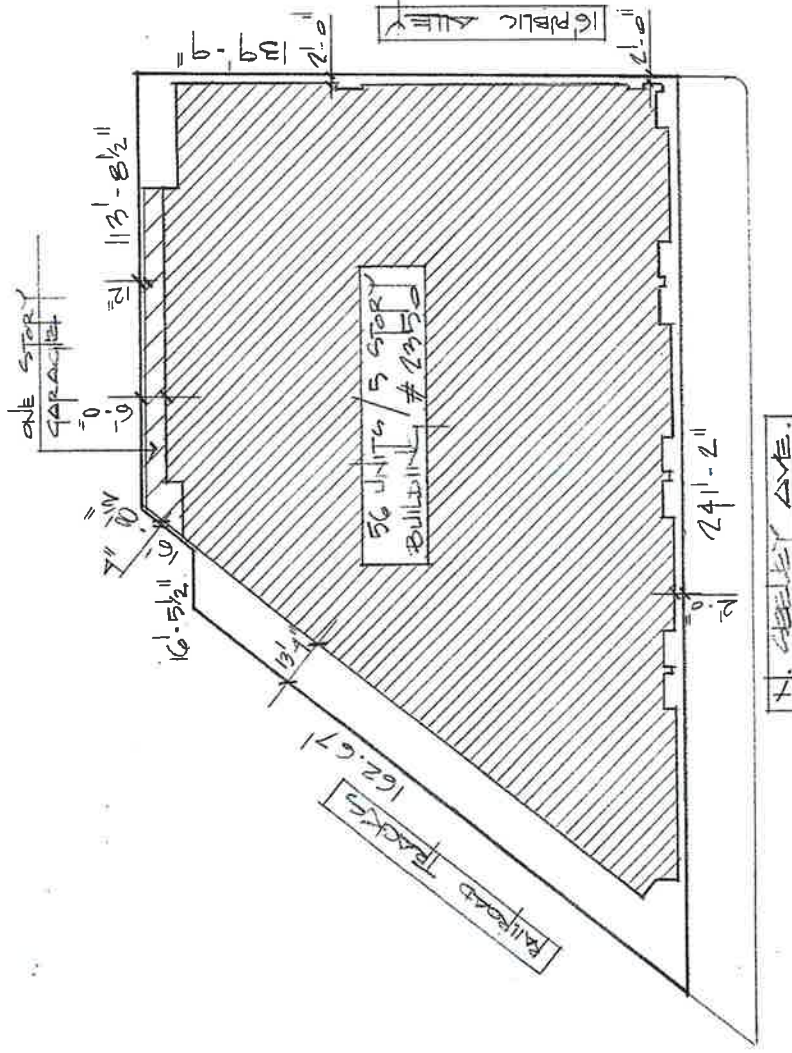
\*\* The proposed development will qualify for increased FAR under Section 17-3-0403 by providing 100% of the required ARO units on-site. In addition, Applicant will comply with Section 17-3-0307 (1) should such provisions be determined to be applicable.

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⊕ SITE PLAN  
1/4" = 1'-0"



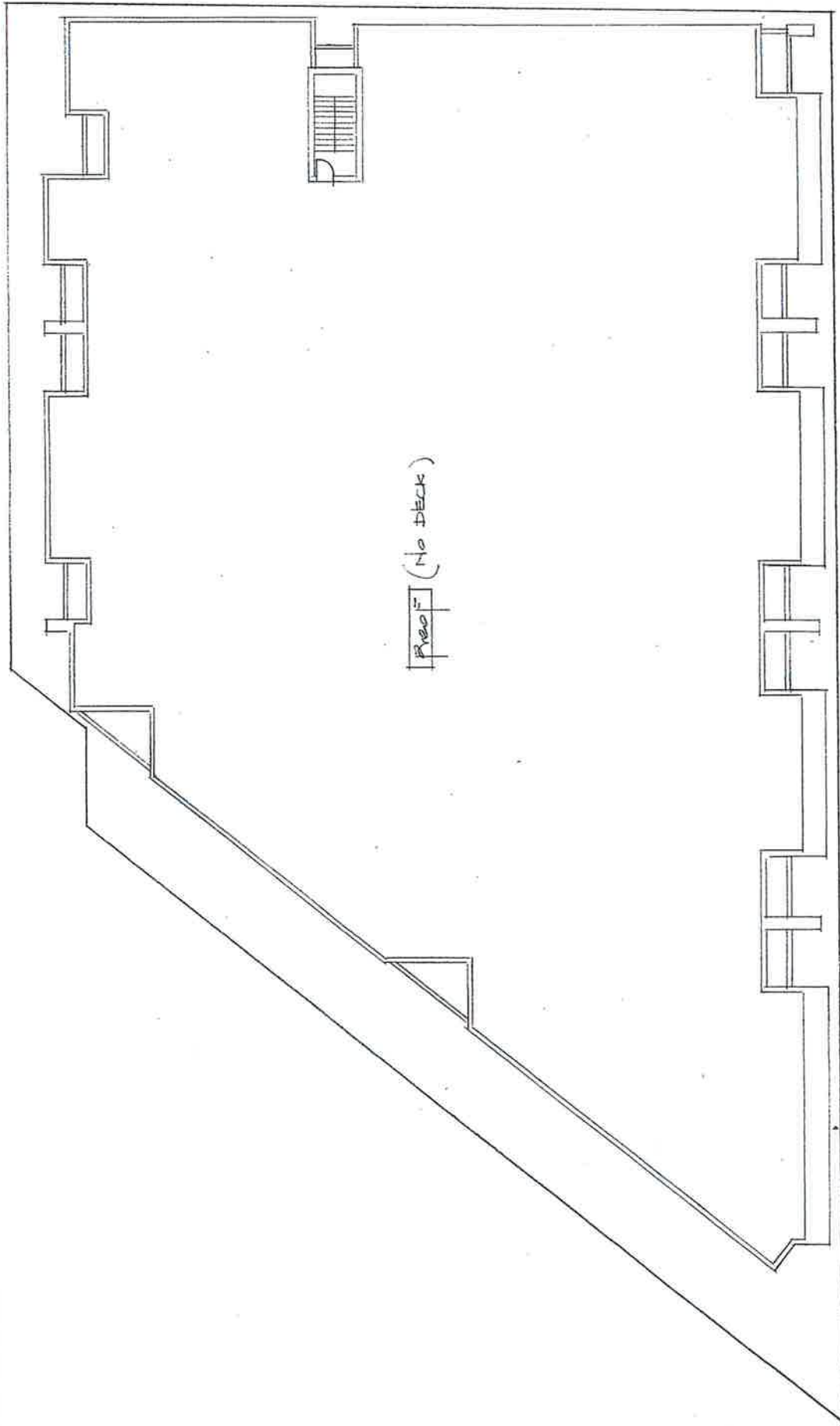




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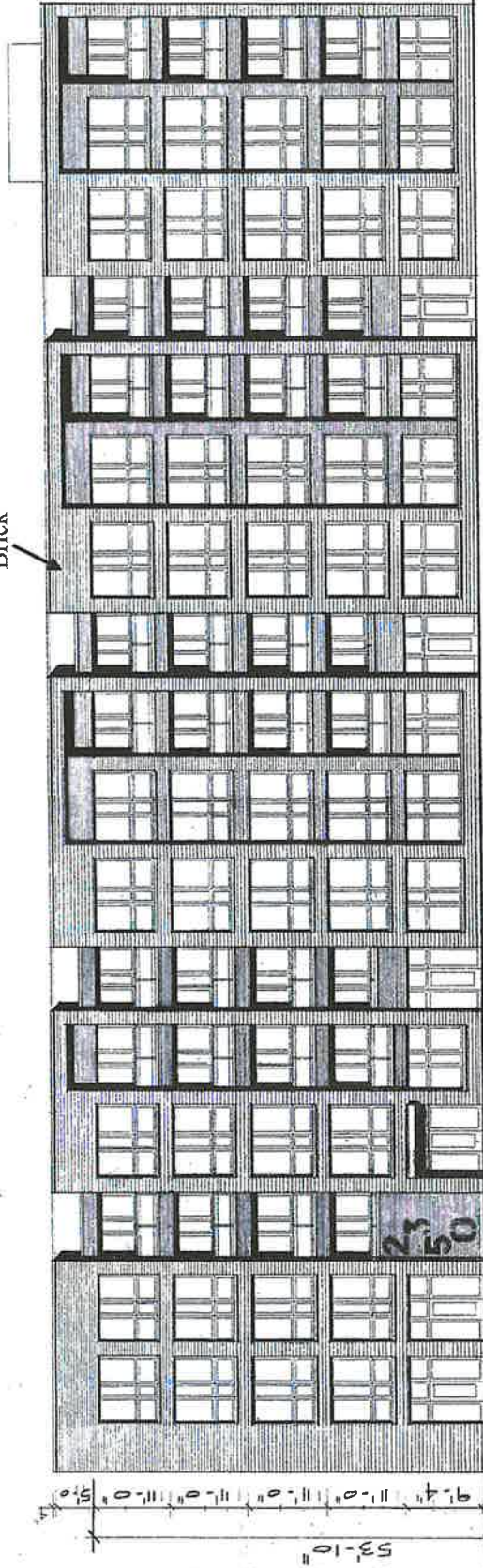
Roof Plan  
1/8" = 1'-0"



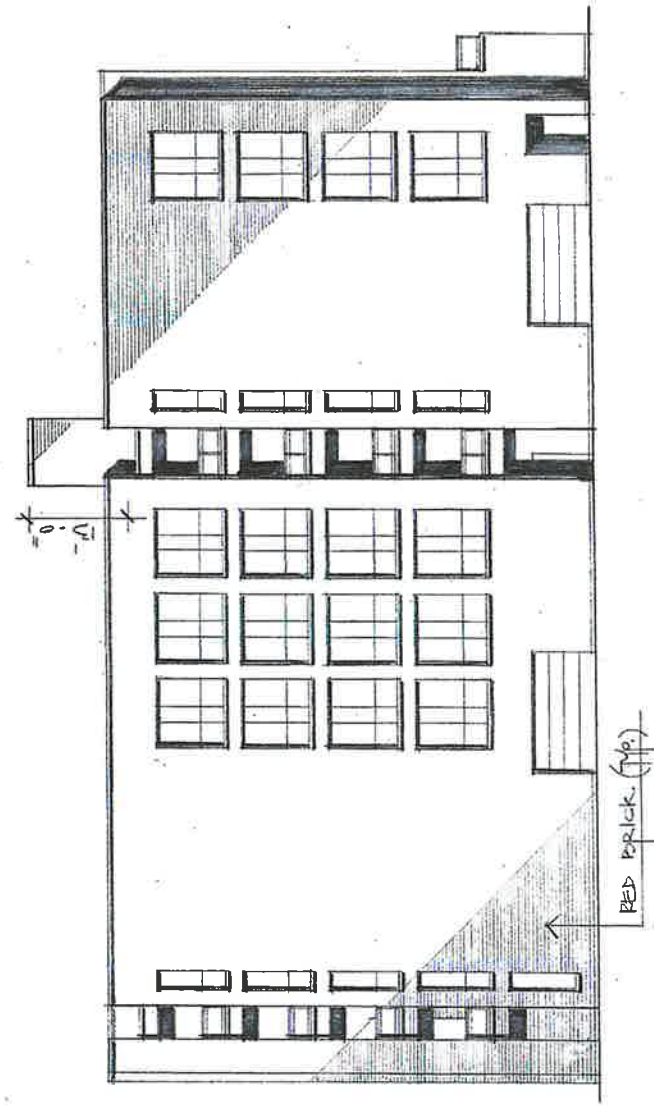
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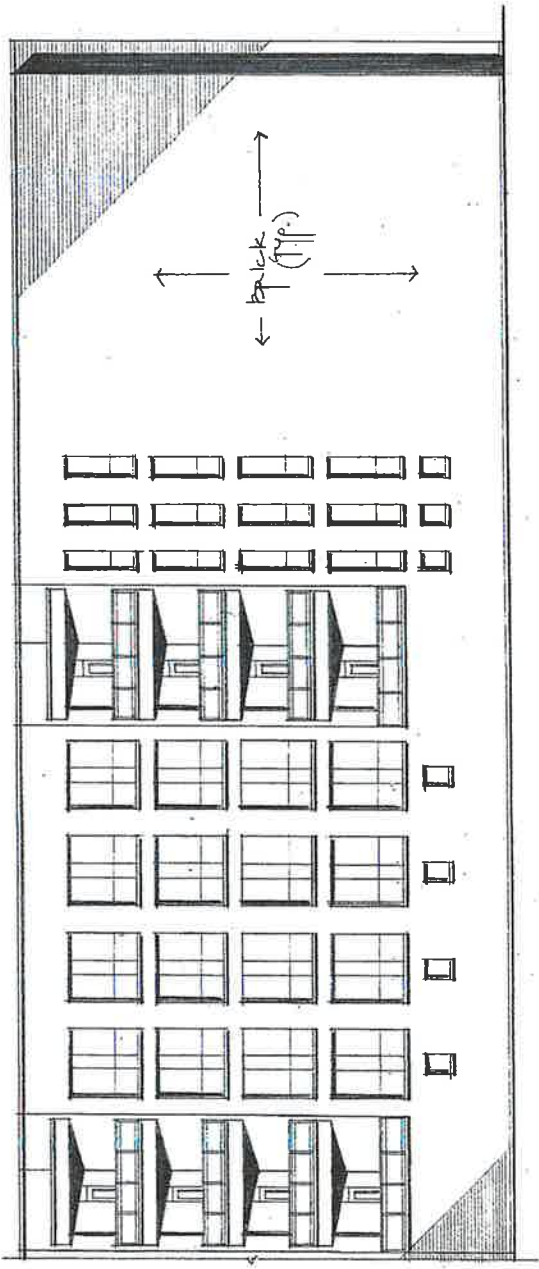
Brick



53'-10"  
CALLEY AVE PLANS 107  
180-11-0



○ NORTH ELEVATION  
1/8" = 1'-0"



○ South West Elevation  
 1/4" = 1'-0"



WEST ELEVATION  
1/16" = 1'-0"

