

Avenue; North Seeley Avenue.

To those of a B2-3, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 2339-59 North Seeley Avenue, Chicago IL.

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Application 18234-T1

**SUBSTITUTE NARRATIVE TYPE 1 REZONING FOR 2339-59 NORTH
SEELEY, CHICAGO, ILLINOIS**

The subject property is currently a vacant lot, measuring 225' x 126.75'. The Applicant proposes to divide this property into 3 zoning lots (each lot 75' x 126.75') and develop 2 lots with a 13 DU building each, and one lot with a 14-dwelling unit residential building. The Applicant needs a zoning change from the existing M3-3 to B2-3.

Project Description: Zoning Change from M3-3 to B2-3

Land Use To divide the property into 3 separate zoning lots and to build two 13 DU buildings (2339 and 2359 North Seeley) and a 14 DU building (2349 North Seeley) for a total of 40 dwelling units.

Lot area for each zoning lot: 9,506.25 SF Building floor area for each building: 22,200 SF FAR (each

building): 2.34

2349 North Seeley - 679 SF per dwelling unit 2339 and 2359 North Seeley - 731 SF per DU

2339 N. Seeley - 16 parking spaces 2349 N. Seeley - 16 parking spaces 2359 N. Seeley - 17 parking spaces

Set Backs (each zoning lot)

Front: 0'

Side: 4'2" (north) and 4'-2" (south) Rear: 30'

Rear Yard Open Space: none

Building height: 4-story / 50'-8"

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