



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-9704
Type: Ordinance
File created: 12/10/2014
Status: Passed
In control: City Council
Final action: 9/24/2015
Title: Zoning Reclassification Map No. 5-H at 2339-2359 N Seeley Ave - App No. 18234T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-H
Attachments: 1. SO2014-9704.pdf, 2. O2014-9704.pdf

Date	Ver.	Action By	Action	Result
9/24/2015	1	City Council	Passed as Substitute	Pass
9/21/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
1/20/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/13/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/10/2014	1	City Council	Referred	

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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 of the M3-3, Heavy Industry District District symbols as shown on Map No. 5-H in the area bounded by:

The public alley next South of and parallel to West Fullerton Avenue; the public alley next East of and parallel to North Seeley Avenue; a line 366 feet South of and parallel to West Fullerton

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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