

TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE 2844 West 26th Street

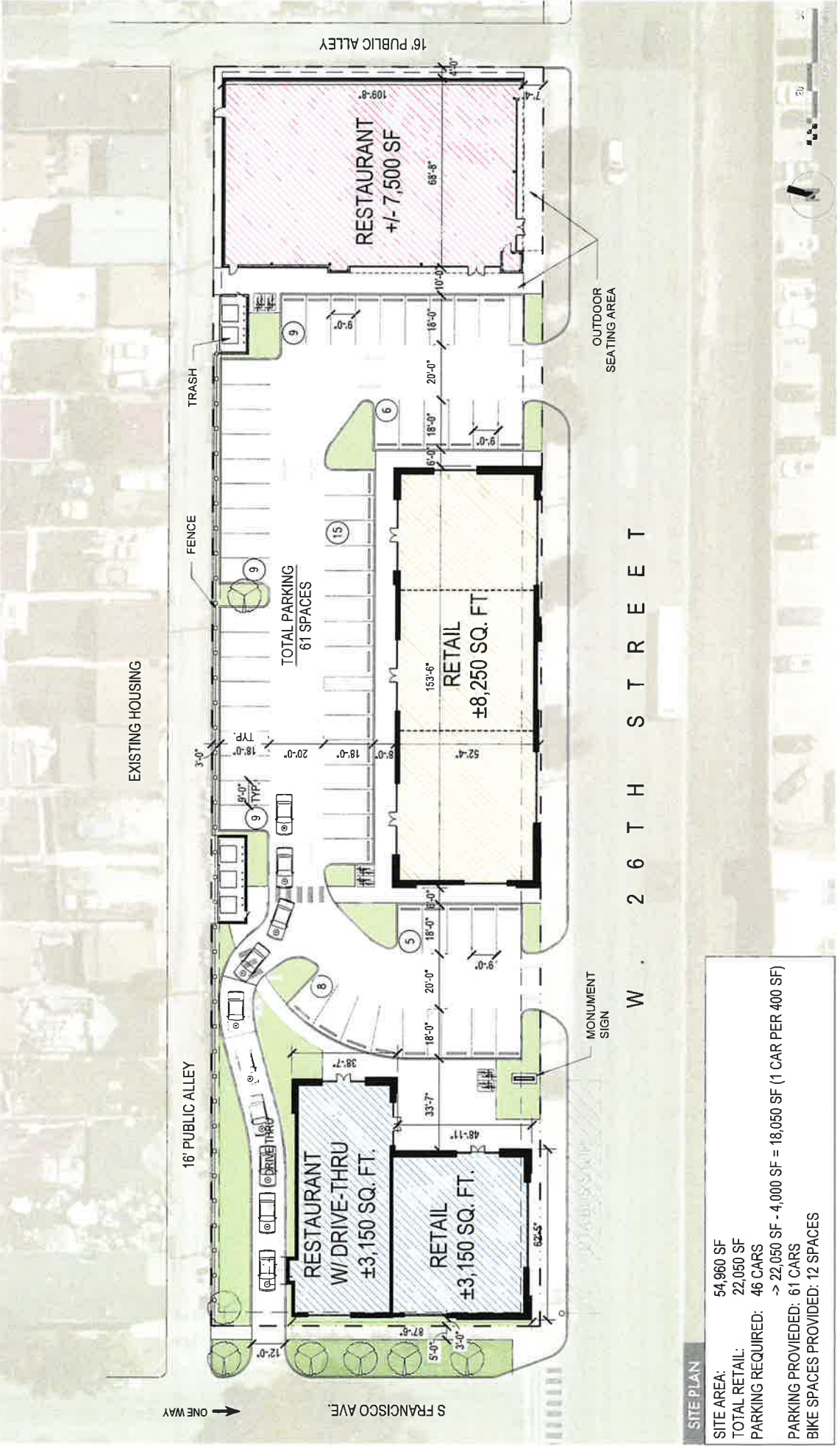
The Applicant seeks to rezone 2844 West 26th Street (the “Property”) from an M1-2 Limited Manufacturing/Business Park District to an B3-1 Community Shopping District to reactivate a vacant lot with three commercial buildings.

The Property is currently a vacant lot previously used as a parking lot. The Applicant seeks to reactivate the Property with the following three commercial uses: (1) a multi-tenant retail establishment with a drive through occupying approximately 6,300 sq./ft. of commercial space; (2) a retail establishment occupying approximately 8,250 sq./ft. of commercial space; and (3) a restaurant establishment occupying approximately 7,500 sq./ft. of commercial space for a total of 22,050 square feet. All three commercial structures will share 60 off-street parking spaces and 12 bike spaces. No residential use will be provided. The height of the tallest building will be 27 feet.

The project is considered a strip center under will be subject to site plan approval pursuant to Section 17-9-0116. The drive-through will be subject to special use permit approval pursuant to Section 17-13-0900. Both site plan approval and special use permit approval may provide changes to the Type-1 plans. Lastly, the Applicant will comply with any applicable exception under Section 17-3-0307.

Project Bulk and Density

	Proposed Development
Lot Area	54,960 SF
Minimum Lot Area	0
Floor Area	22,050 SF
Off Street Parking	60 spaces
Rear Setback	3 feet
Side Setback (West)	3 feet
Side Setback (East)	4 feet
Front Setback	0 feet
Floor Area Ratio	0.41
Building Height	27 feet

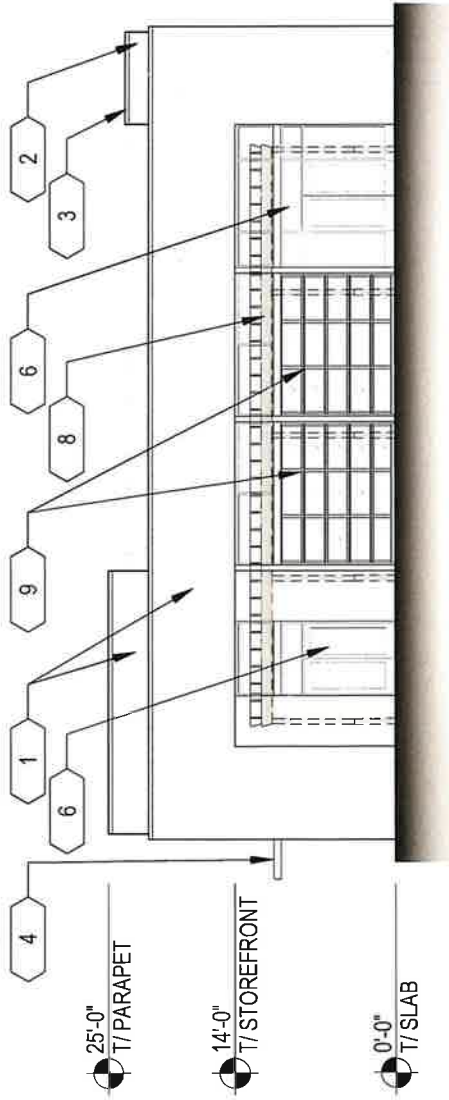


SITE PLAN

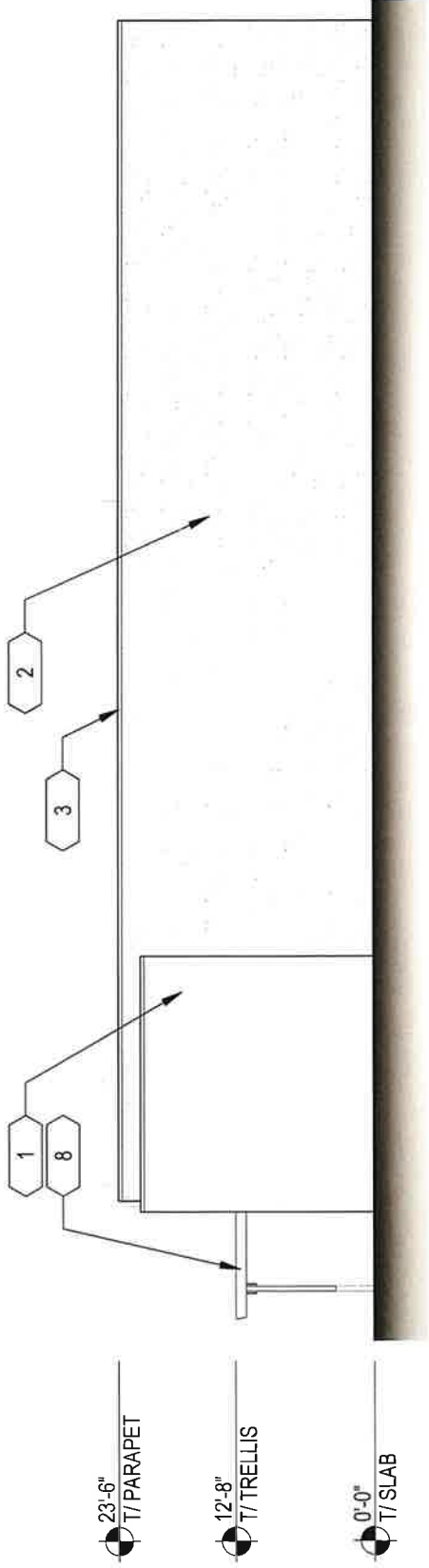
SITE AREA: 54,960 SF
 TOTAL RETAIL: 22,050 SF
 PARKING REQUIRED: 46 CARS
 -> 22,050 SF - 4,000 SF = 18,050 SF (1 CAR PER 400 SF)
 PARKING PROVIDED: 61 CARS
 BIKE SPACES PROVIDED: 12 SPACES

MATERIAL LEGEND:

1. STUCCO
2. SMOOTH FACE CONCRETE MASONRY UNIT
3. METAL COPING
4. METAL CANOPY
5. METAL DOOR
6. STOREFRONT - GLASS & METAL
7. WINDOWS - GLASS & METAL
8. WOOD TRELLIS
9. OVERHEAD DOOR - GLASS & METAL
10. RIBBED METAL PANEL SIDING



SOUTH ELEVATION



EAST ELEVATION

ZONING ELEVATIONS - BUILDING 01 - RESTAURANT

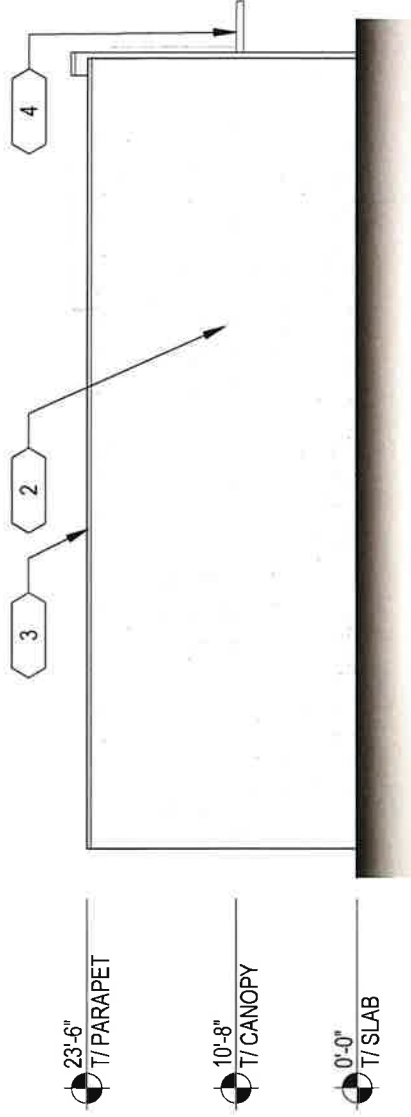
APPLICANT: SANCHEZ GROUP
 ADDRESS: 2814-2844 WEST 26TH STREET
 CHICAGO, ILLINOIS 60623

SCALE: 1/16" = 1'-0"

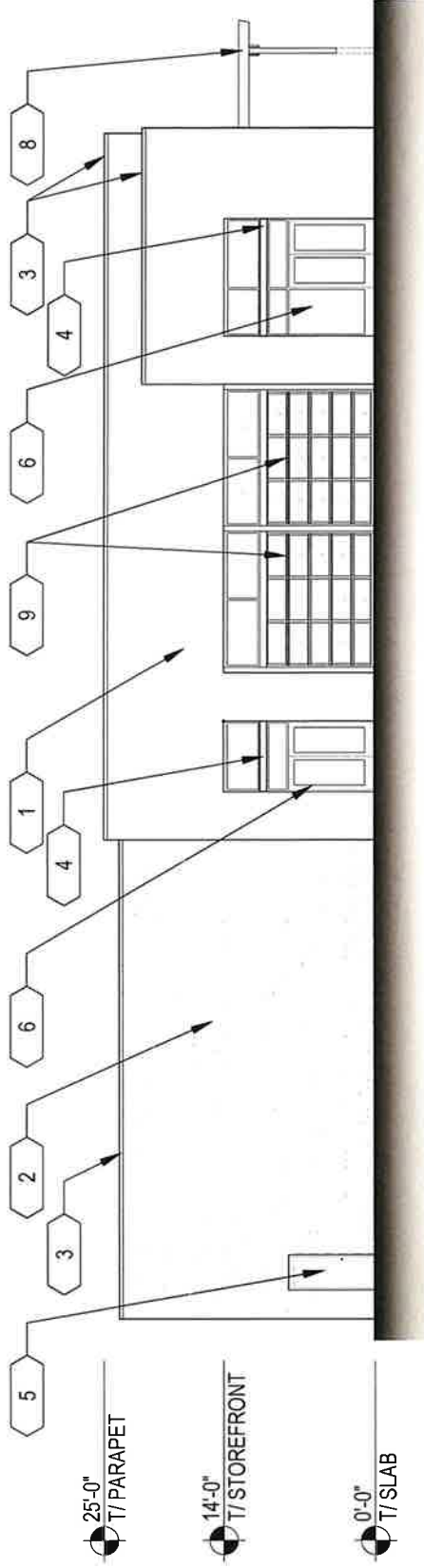


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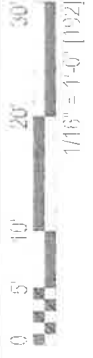
NORTH ELEVATION



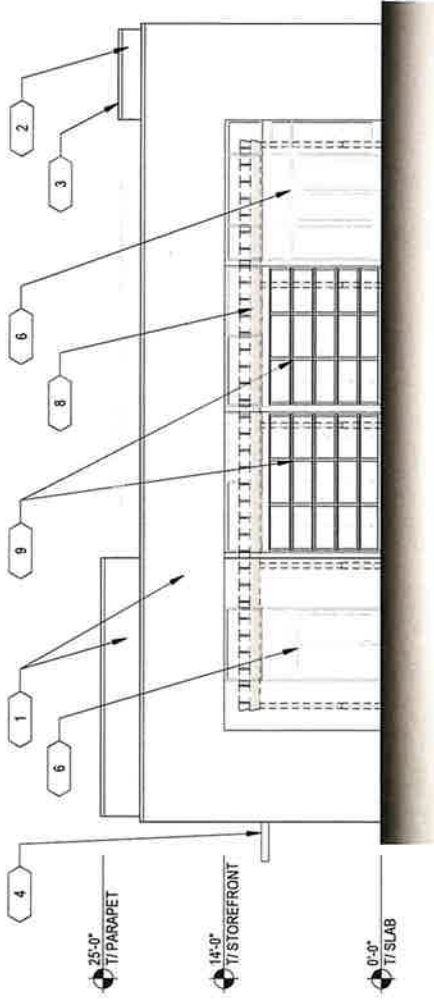
WEST ELEVATION

ZONING ELEVATIONS - BUILDING 01 - RESTAURANT

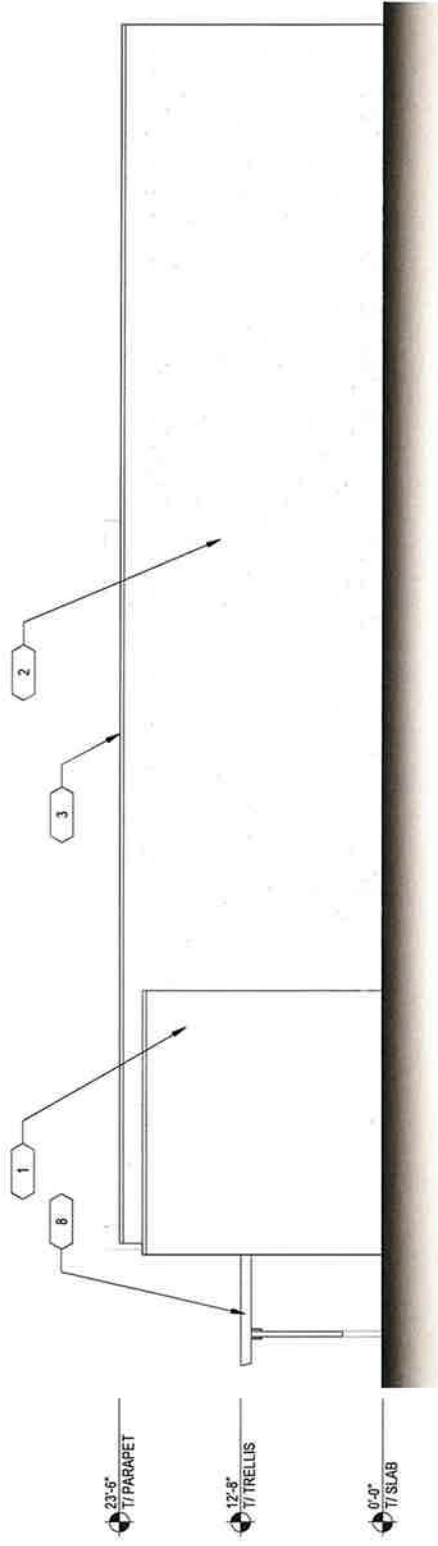
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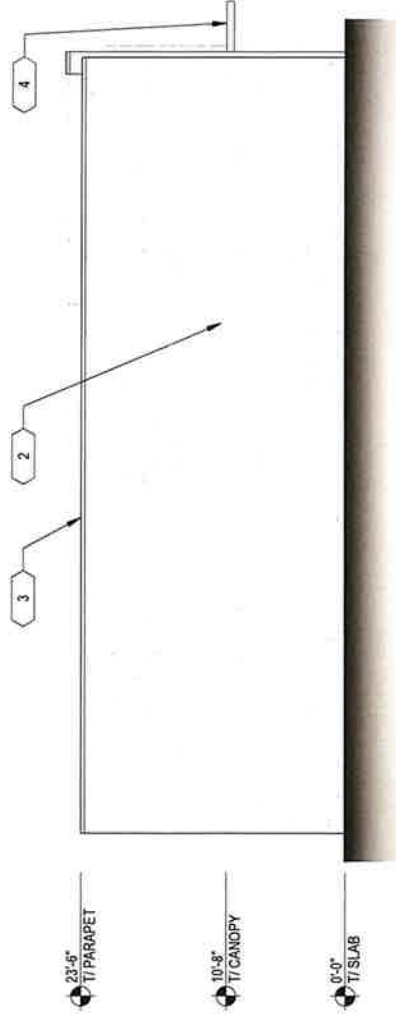
EAST ELEVATION

ZONING ELEVATIONS - BUILDING 01 - RESTAURANT

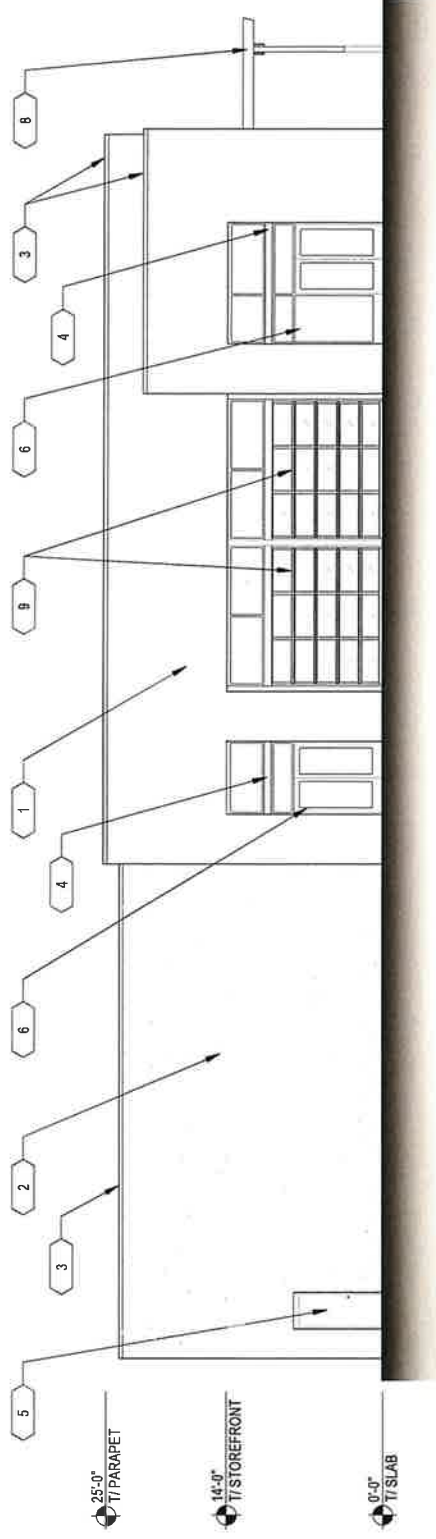
ARCHITECT: HIRSCH | MPG
 ADDRESS: 2500 W. 10TH AVE., DENVER, CO 80202
 CONTACT: P. L. BK. 1500000000

SCALE: 3/8" = 1'-0"
 Hirsch | MPG
 AN ARCHITECTURAL FIRM

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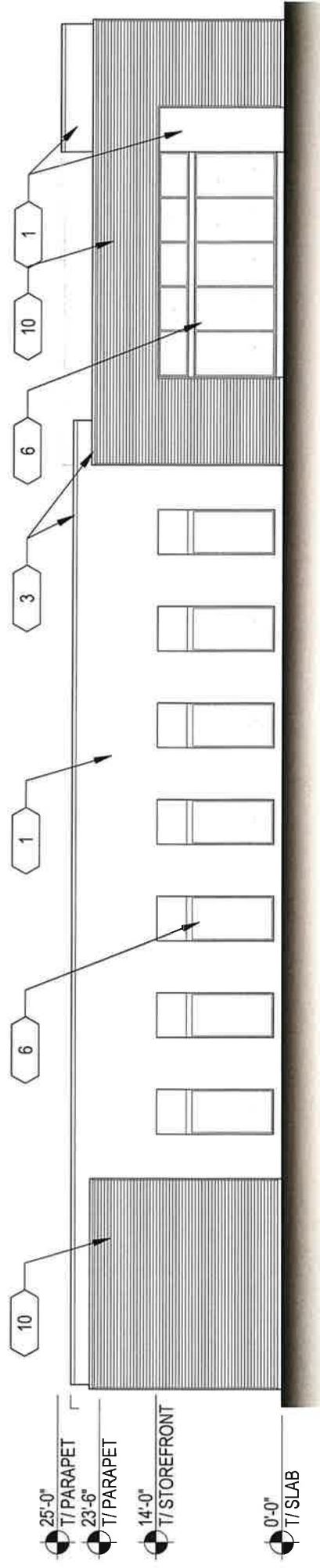
ZONING ELEVATIONS - BUILDING 01 - RESTAURANT

Architect: [Faint text]
 Address: [Faint text]
 Date: [Faint text]

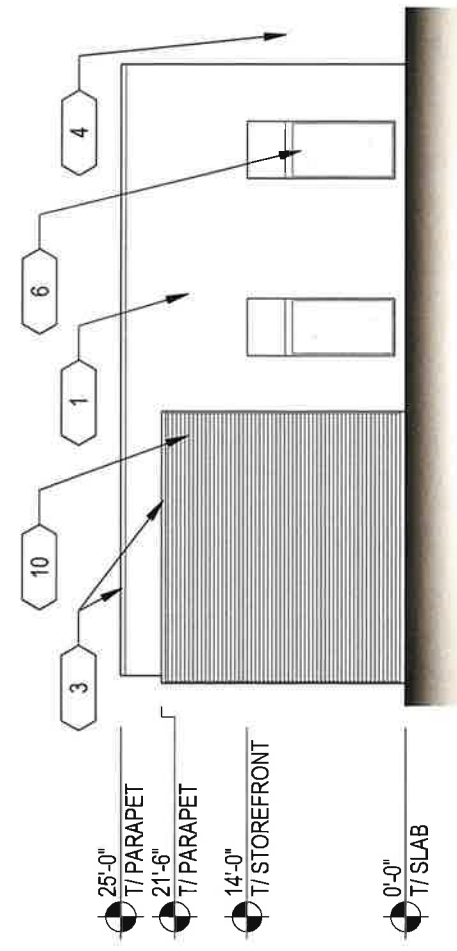


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Hirsch | MPG
 ARCHITECTS



SOUTH ELEVATION



EAST ELEVATION

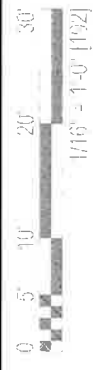
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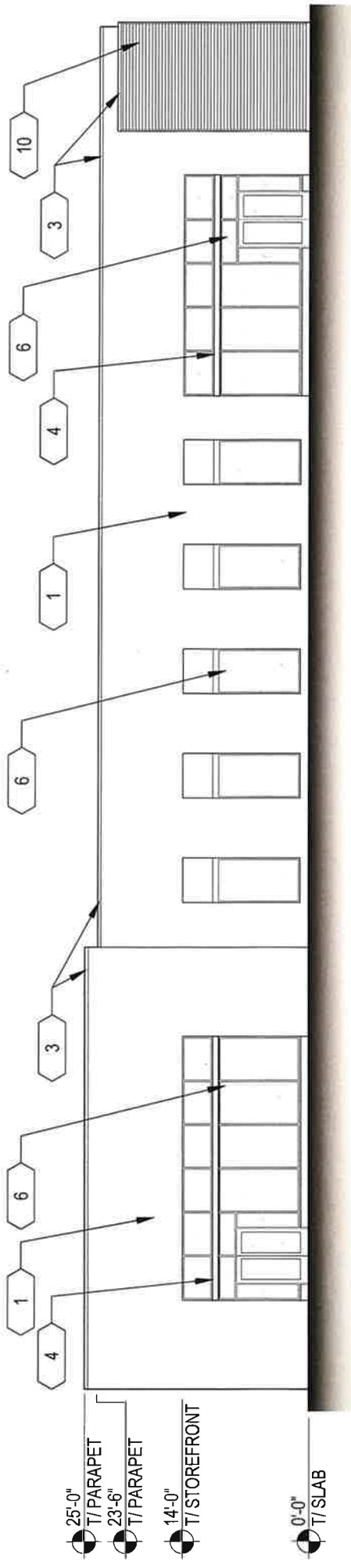
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ZONING ELEVATIONS - BUILDING 02 - RETAIL

APPLICANT: SANCHEZ GROUP
 ADDRESS: 2814-2844 WEST 26TH STREET
 CHICAGO, ILLINOIS 60623

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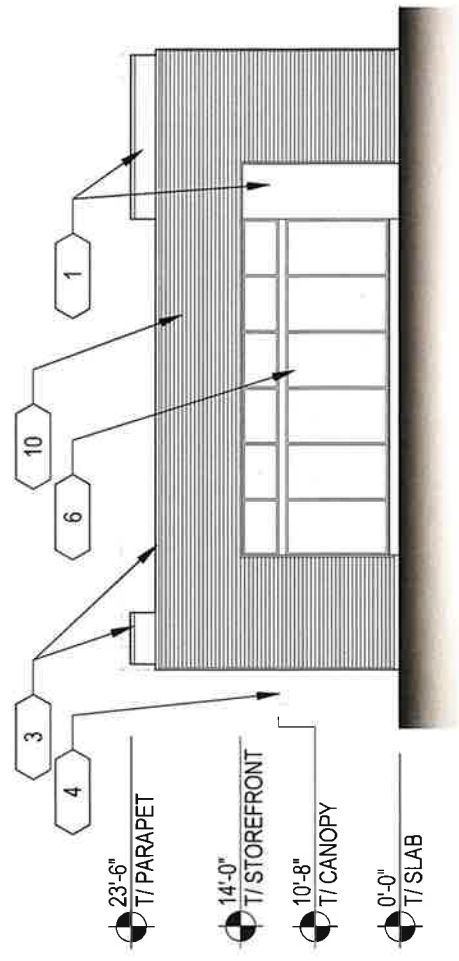




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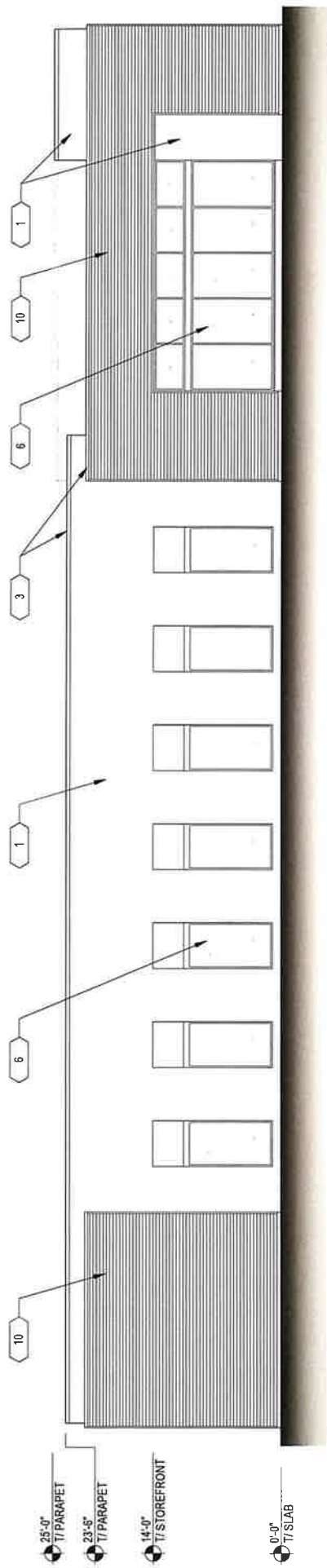
WEST ELEVATION

ZONING ELEVATIONS - BUILDING 02 - RETAIL

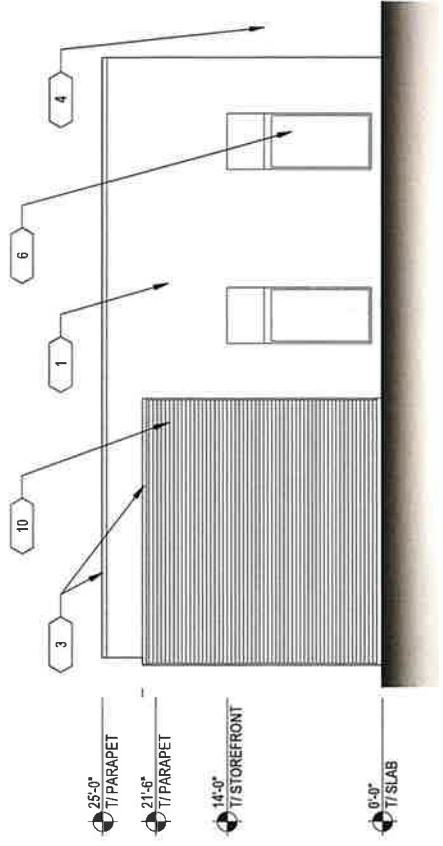
APPLICANT, SANCHEZ GROUP
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SCALE: 1/8" = 1'-0"





SOUTH ELEVATION



EAST ELEVATION

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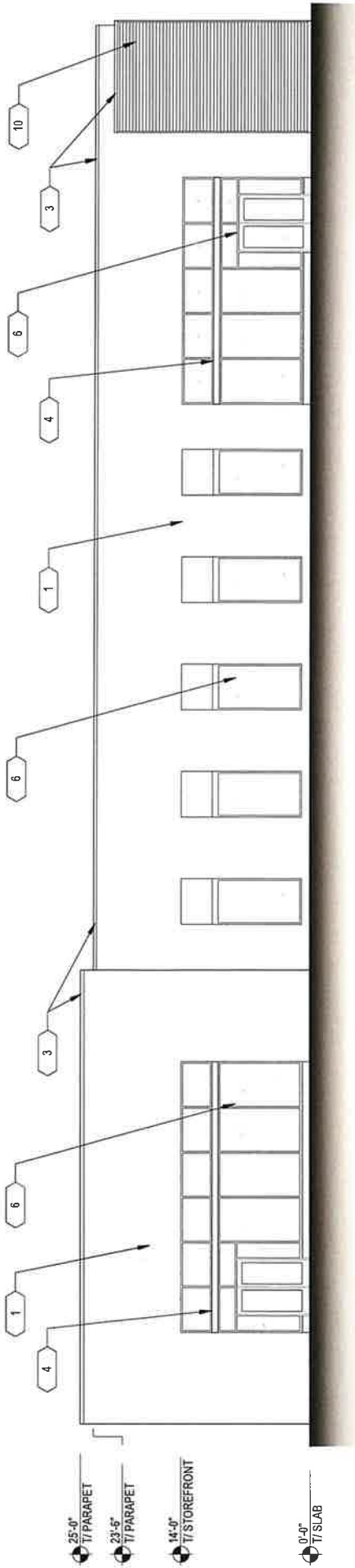
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ZONING ELEVATIONS - BUILDING 02 - RETAIL

00' 0" 10' 0" 20' 0" 30' 0" 40' 0" 50' 0" 60' 0" 70' 0" 80' 0" 90' 0" 100' 0"
 0 10 20 30 40 50 60 70 80 90 100
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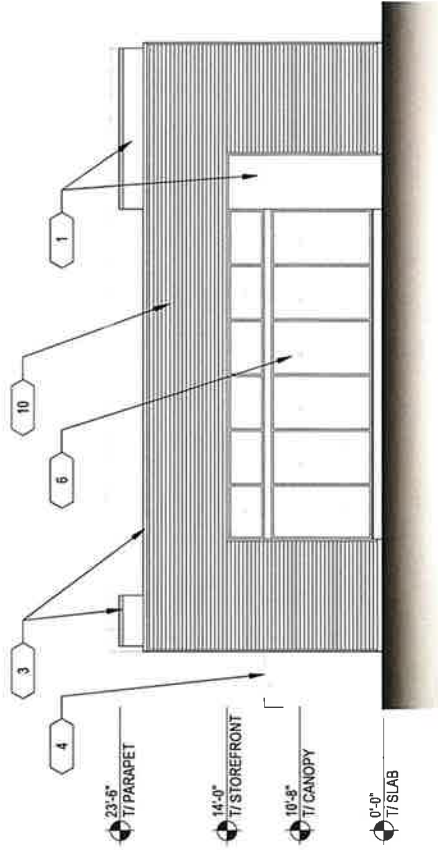
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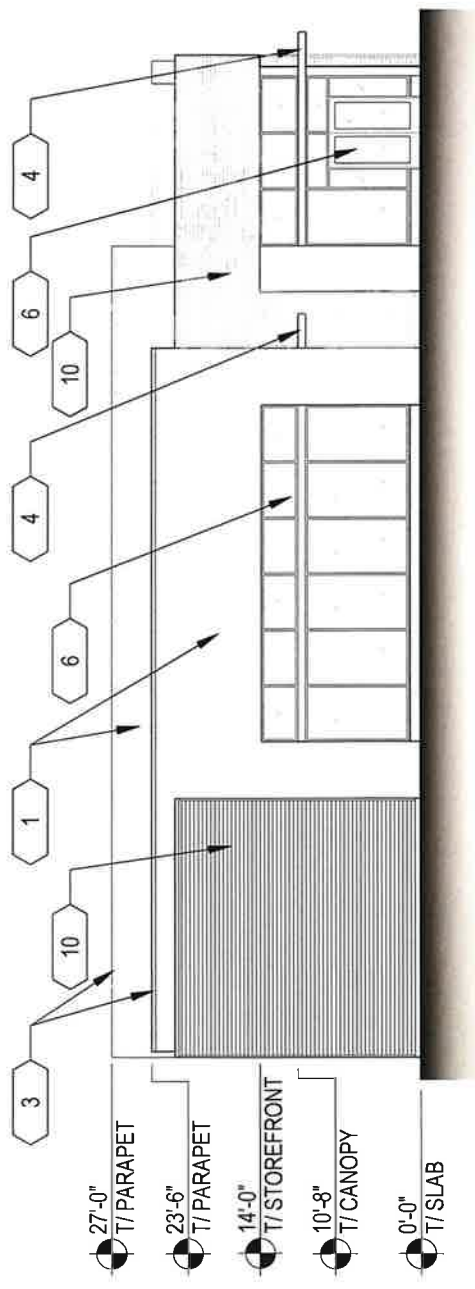
ZONING ELEVATIONS - BUILDING 02 - RETAIL

DATE: 08/20/2018
 DRAWN BY: J. HIRSCH
 CHECKED BY: J. HIRSCH



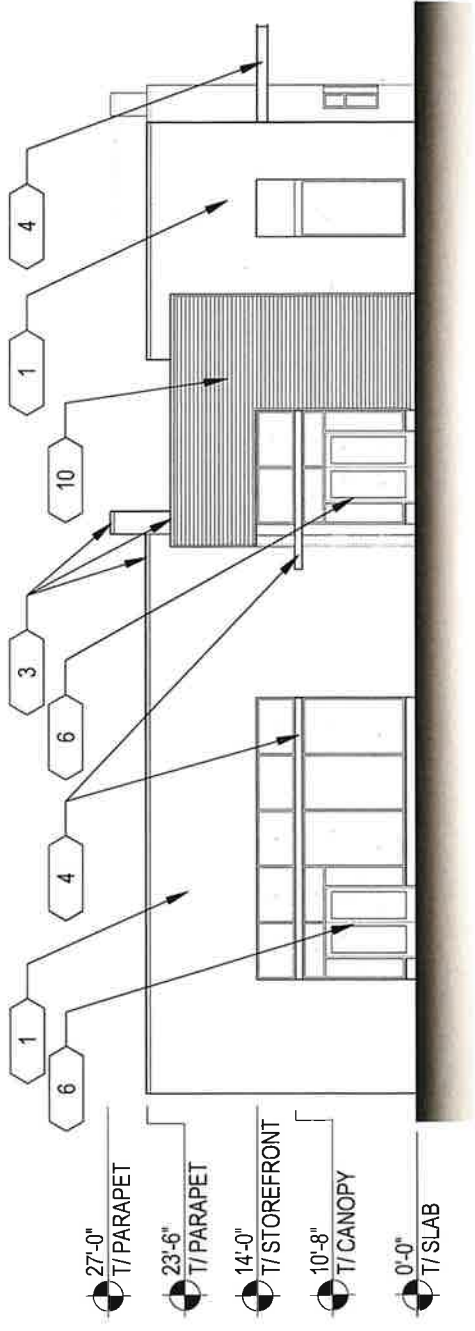
SCALE: 1/8" = 1'-0"

HirschMPG
 ARCHITECTURAL PLANNING



27'-0" T/ PARAPET
 23'-6" T/ PARAPET
 14'-0" T/ STOREFRONT
 10'-8" T/ CANOPY
 0'-0" T/ SLAB

SOUTH ELEVATION



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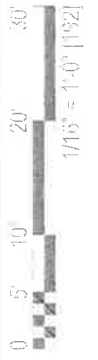
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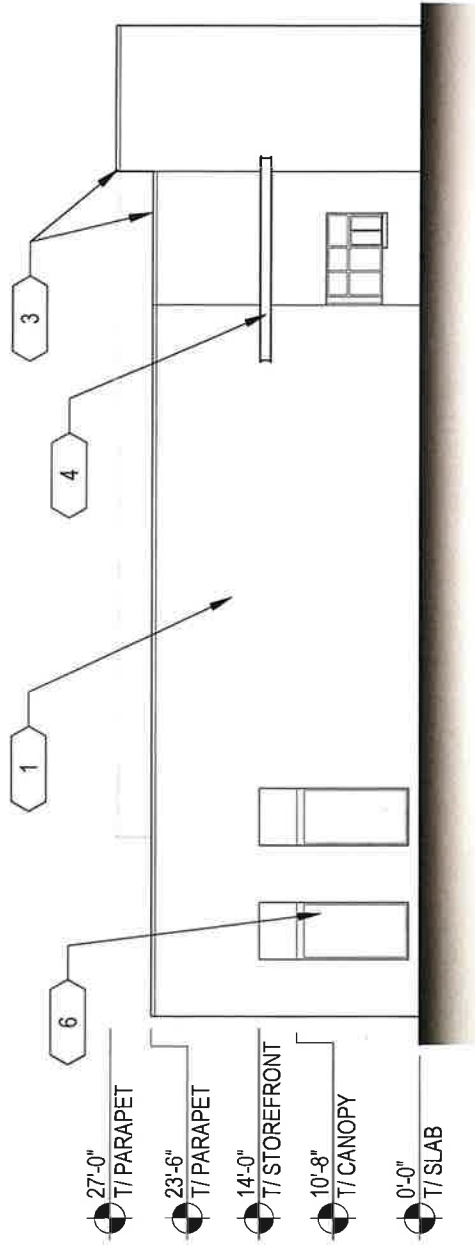
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ZONING ELEVATIONS - BUILDING 03 - MULTI-TENANT RETAIL W/ DRIVE-THRU

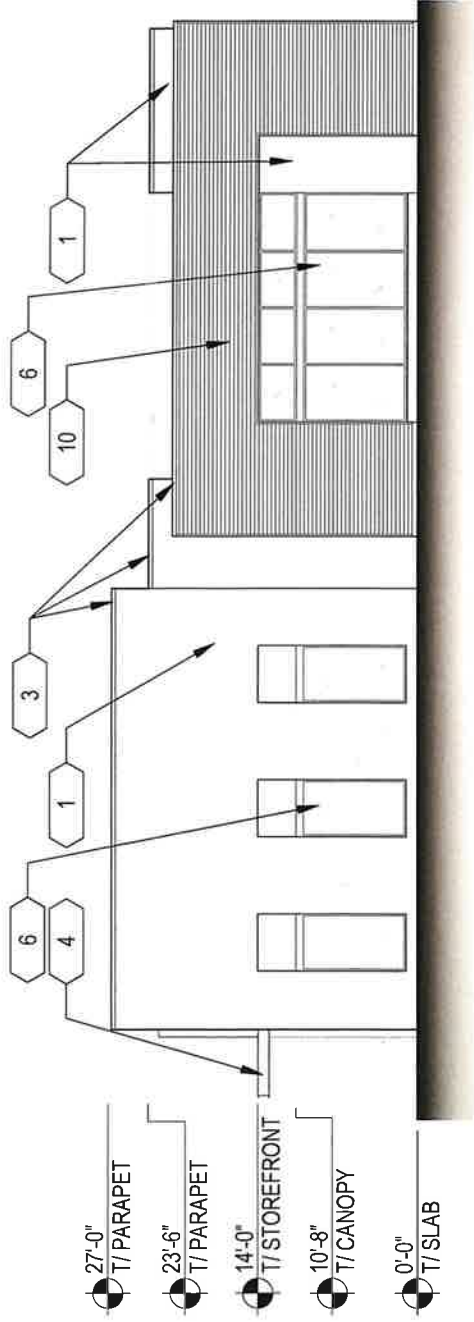
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NORTH ELEVATION



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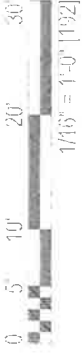
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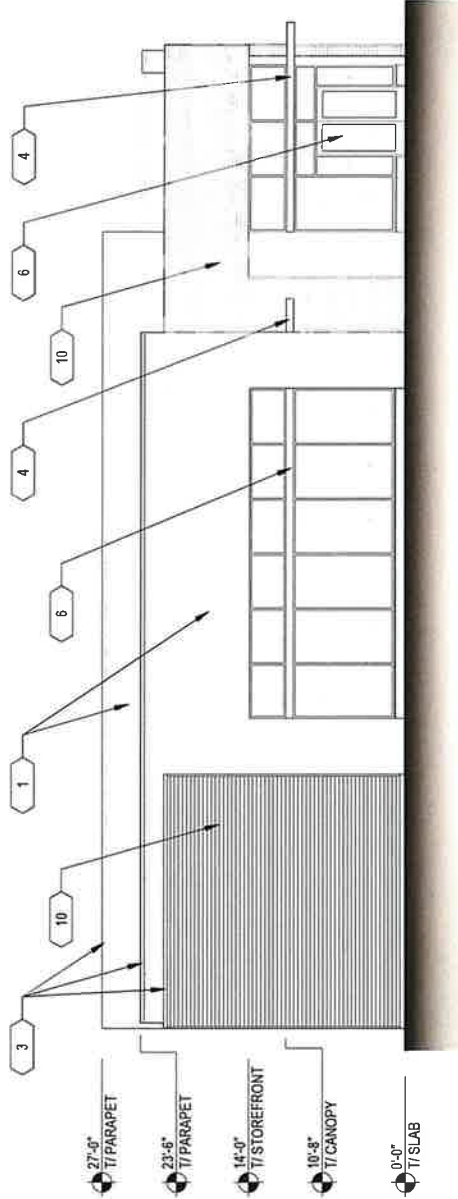
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ZONING ELEVATIONS - BUILDING 03 - MULTI-TENANT RETAIL W/ DRIVE-THRU

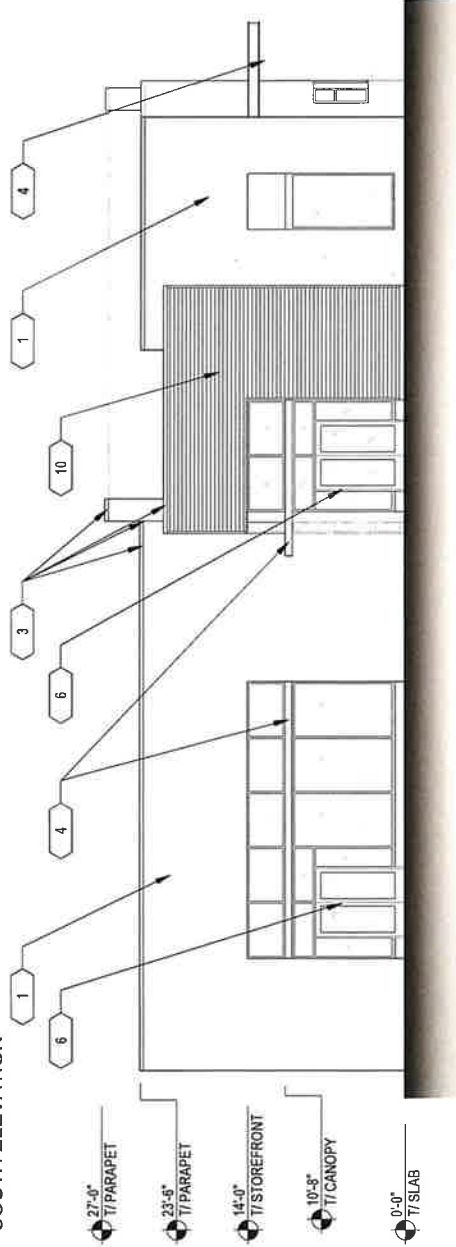
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SCALE: 1/16" = 1'-0"





SOUTH ELEVATION



EAST ELEVATION

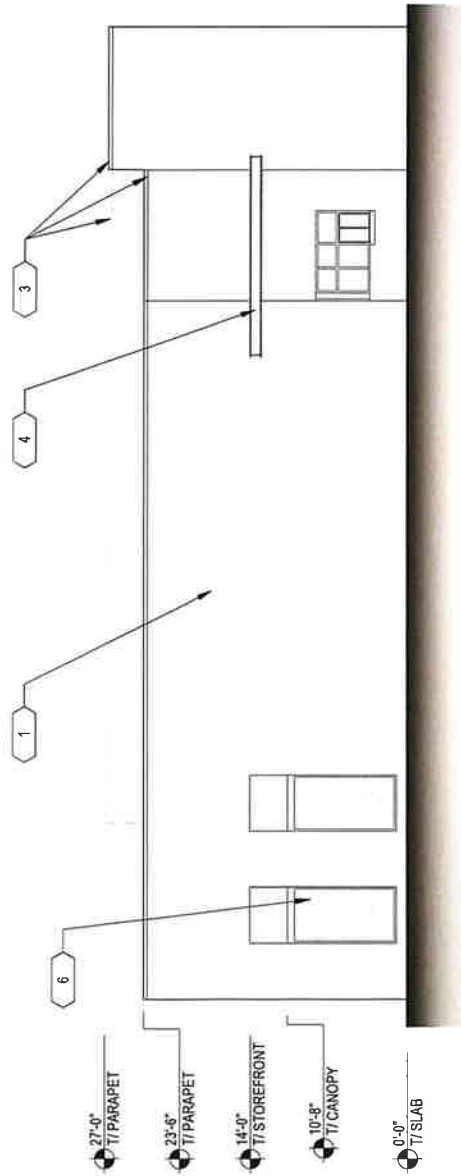
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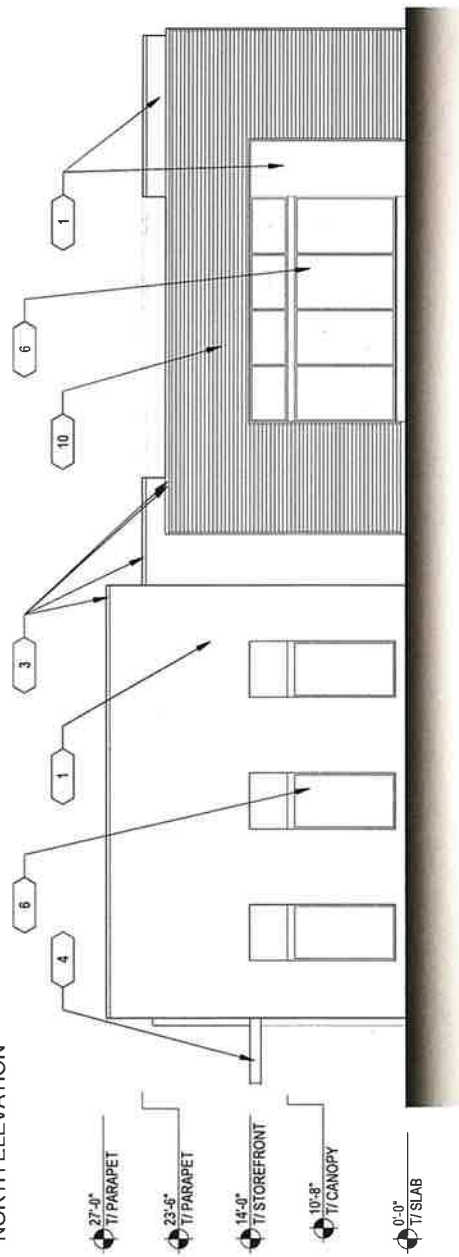
ZONING ELEVATIONS - BUILDING 03 - MULTI-TENANT RETAIL W/ DRIVE-THRU

PROJECT NO: 2020-0000
 DATE: 01/21/2021
 SCALE: 1/8" = 1'-0"





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ZONING ELEVATIONS - BUILDING 03 - MULTI-TENANT RETAIL W/ DRIVE-THRU

Prepared by: [illegible]
 Date: 05/04/2017
 Project: [illegible]



SCALE: 1/8" = 1'-0"

HirschMPG
 ARCHITECTURE PLANS, LLC