

**SUBSTITUTE
PROJECT NARRATIVE AND PLANS
TYPE 1 ZONING AMENDMENT
2844 West 26th Street**

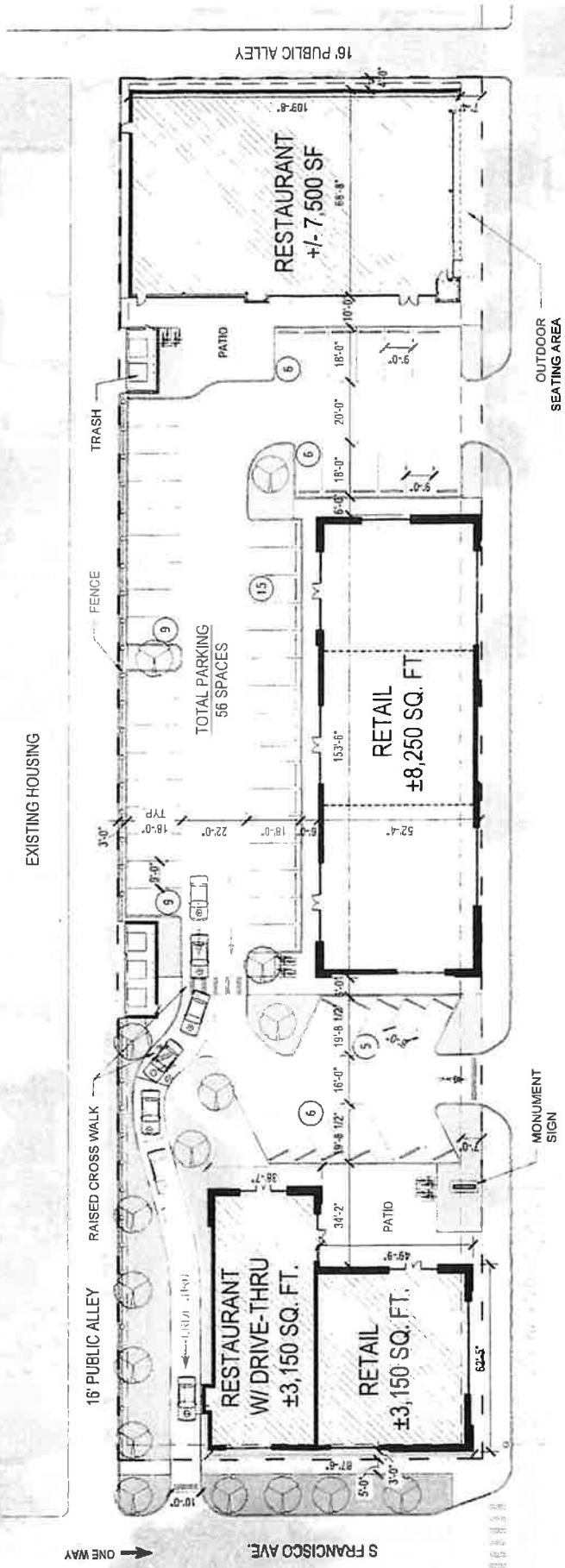
The Applicant seeks to rezone 2844 West 26th Street (the "Property") from an M1-2 Limited Manufacturing/Business Park District to an B3-1 Community Shopping District to reactivate a vacant lot with three commercial buildings.

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 56 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.

	Proposed Development
Lot Area	54,960 SF
Minimum Lot Area	0
Floor Area	22,050 SF
Off Street Parking	56 spaces
Rear Setback	3 feet
Side Setback (West)	0 feet
Side Setback (East)	0 feet
Front Setback	0 feet
Floor Area Ratio	0.41
Building Height	27 feet

Final for Publication



W 26TH STREET

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:	56 CARS
BIKE SPACES PROVIDED:	12 SPACES

CHAVEZ GROUP

REVISED DRIVE/THRU
26TH AND FRANCISCO
CHICAGO, IL

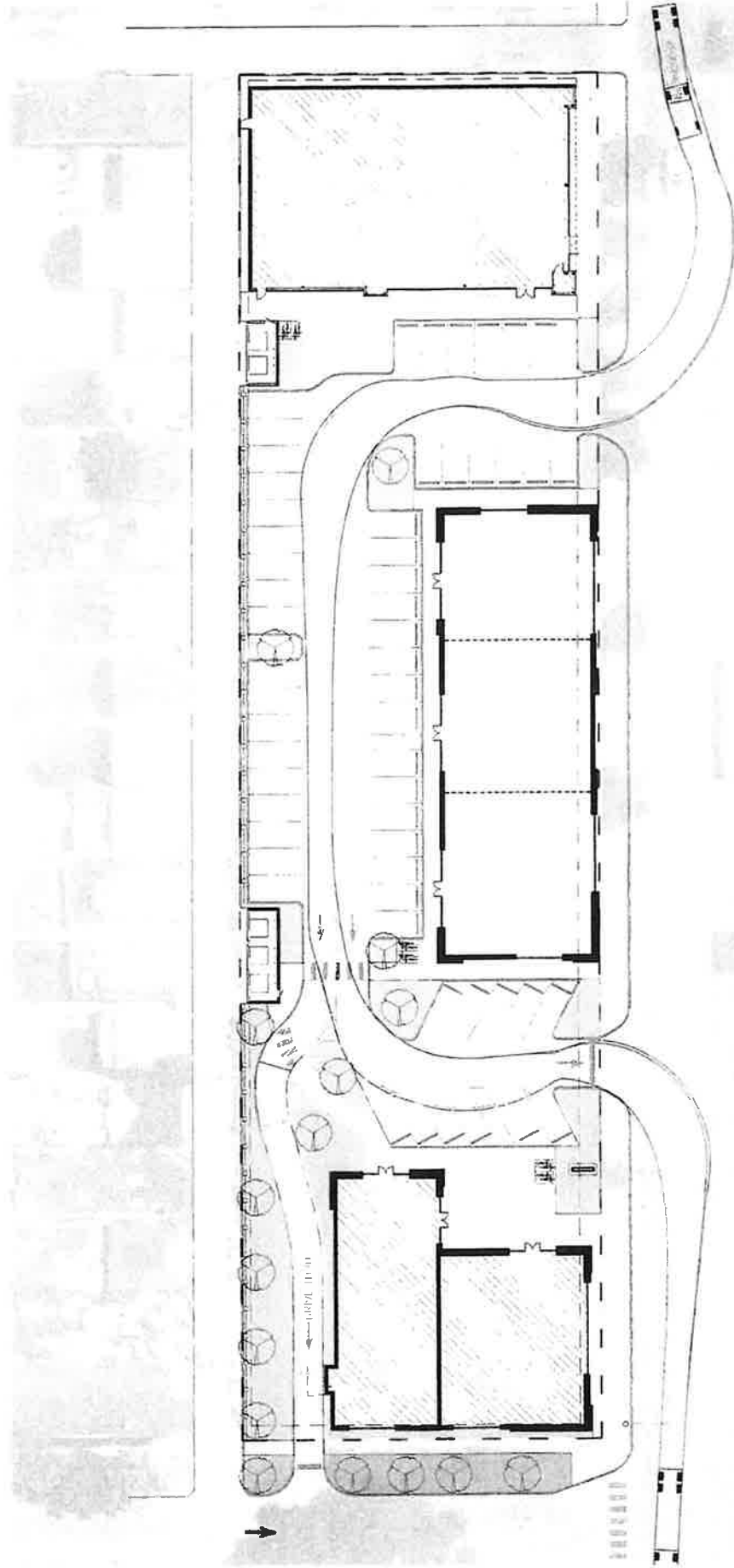
SCALE: 1/8" = 1'-0"

SITE PLAN
23045
NN

2024.03.05

MFG

Final for Publication



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DELIVERY TRUCK MOVEMENT
26TH AND FRANCISCO
 CHICAGO, IL

2024.03.05
 23045
 INN

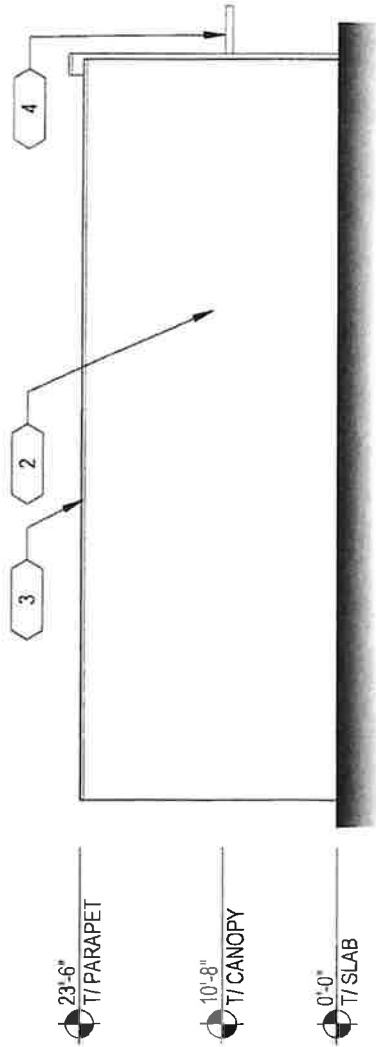
SITE PLAN
 SCALE: 1/32" = 1'-0"

CHAVEZ GROUP

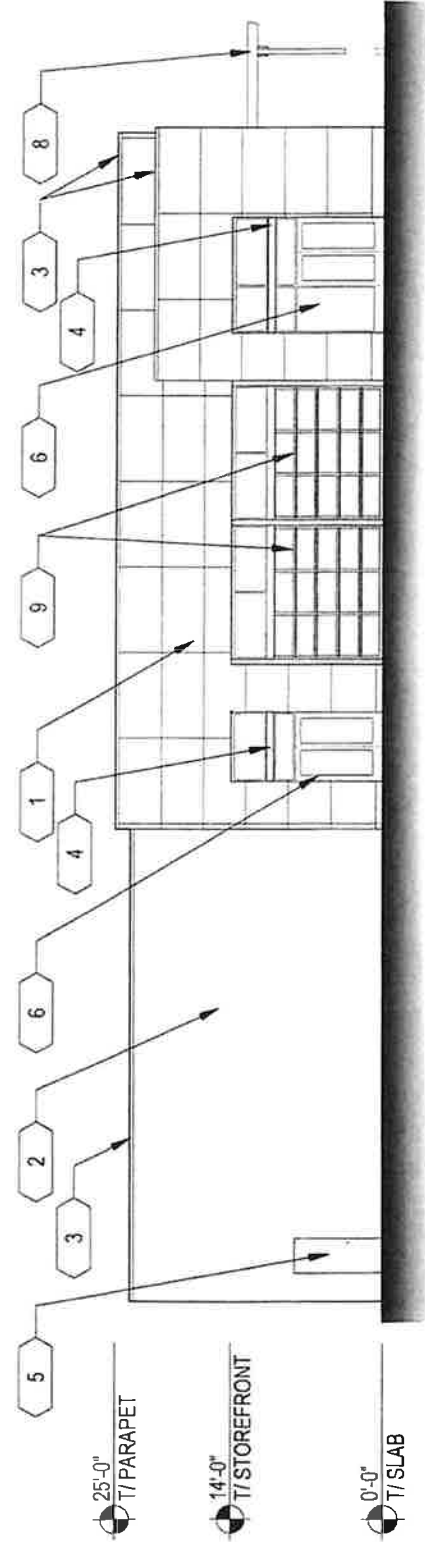
MPG

MATERIAL LEGEND:

- 1. METAL PANEL
- 2. FACE BRICK
- 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



NORTH ELEVATION

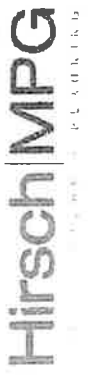


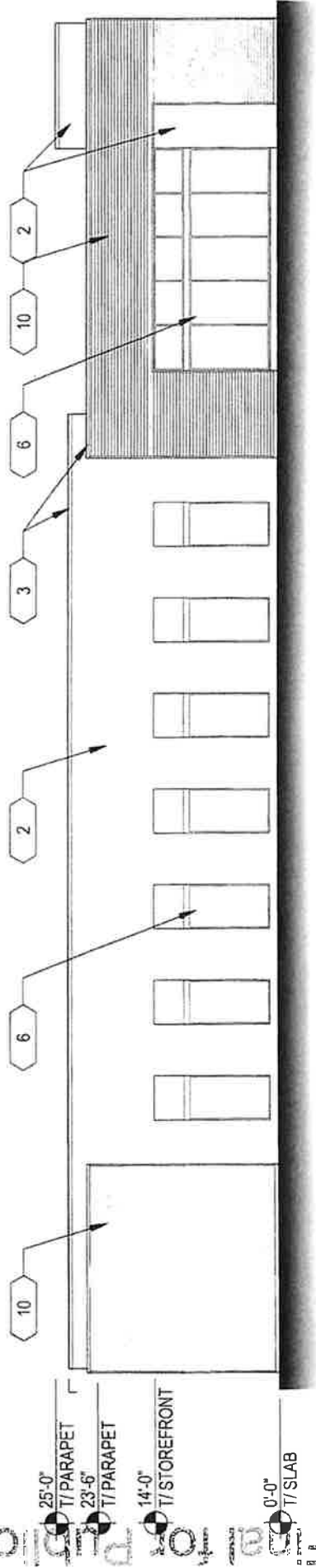
WEST ELEVATION

ZONING ELEVATIONS - BUILDING 01 - RESTAURANT

APPLICANT: SAMCHI Z GROUP
 ADDRESS: 2814-2844 WEST 25TH STREET
 CHICAGO, ILLINOIS 60623

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

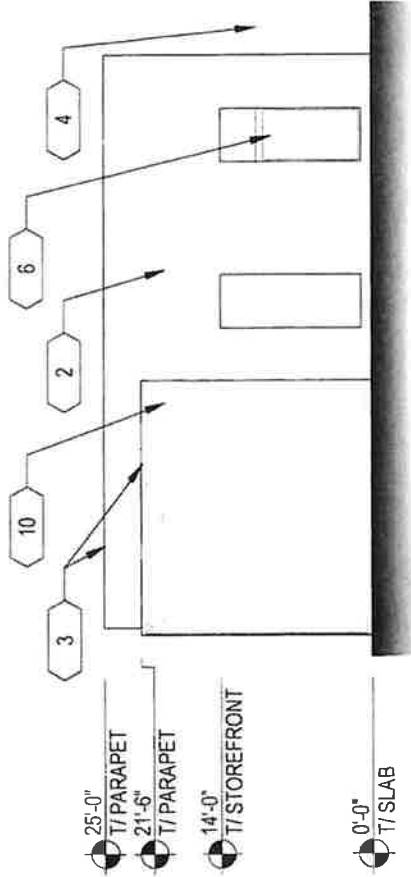




SOUTH ELEVATION

MATERIAL LEGEND:

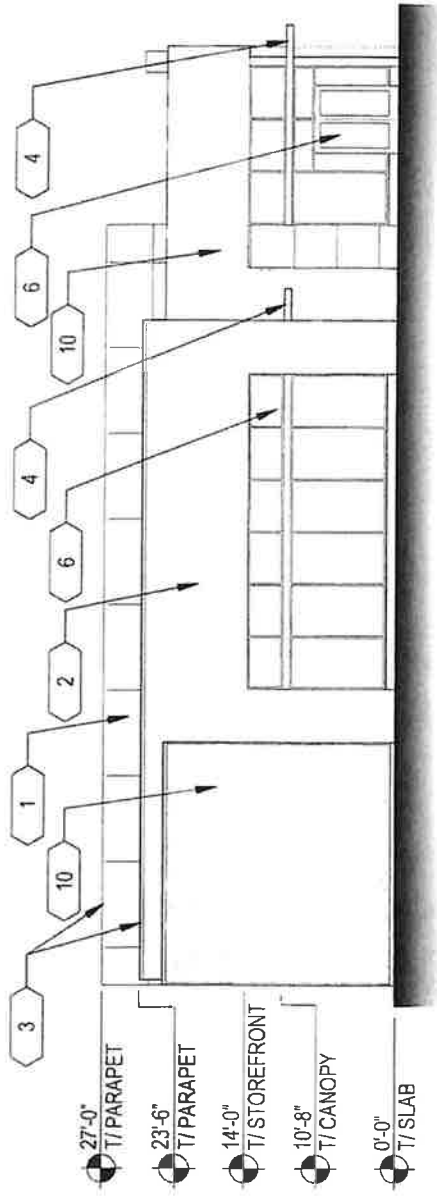
1. METAL PANEL
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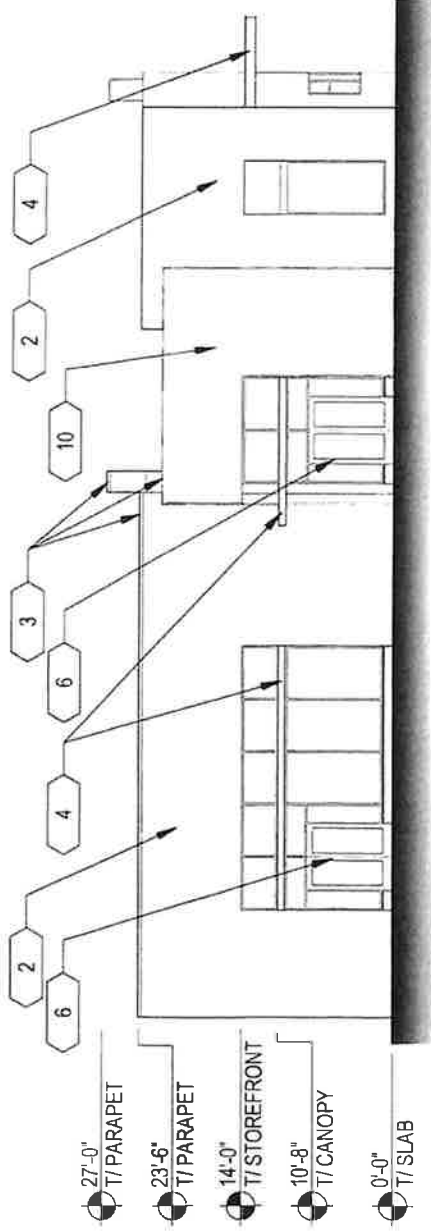
EAST ELEVATION

ZONING ELEVATIONS - BUILDING 02 - RETAIL

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



SOUTH ELEVATION



EAST ELEVATION

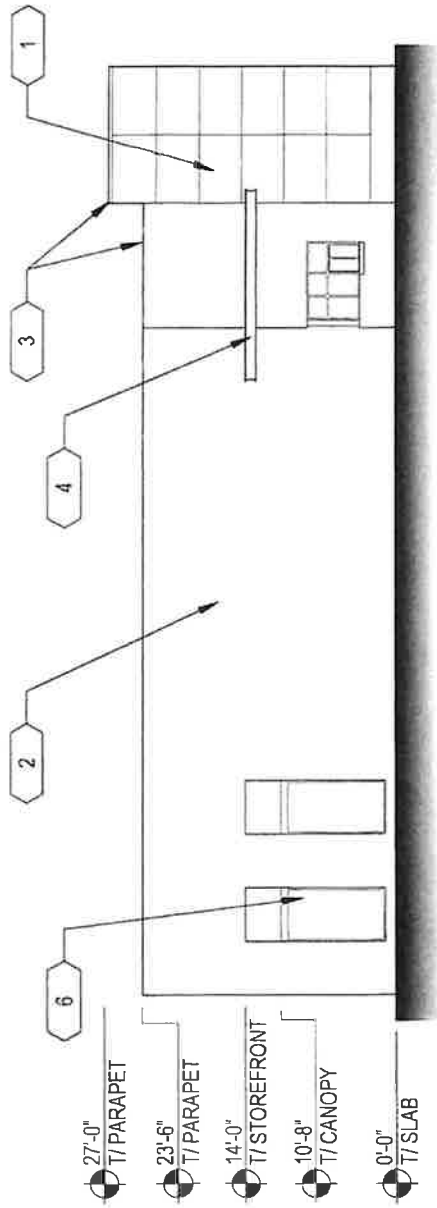
MATERIAL LEGEND:

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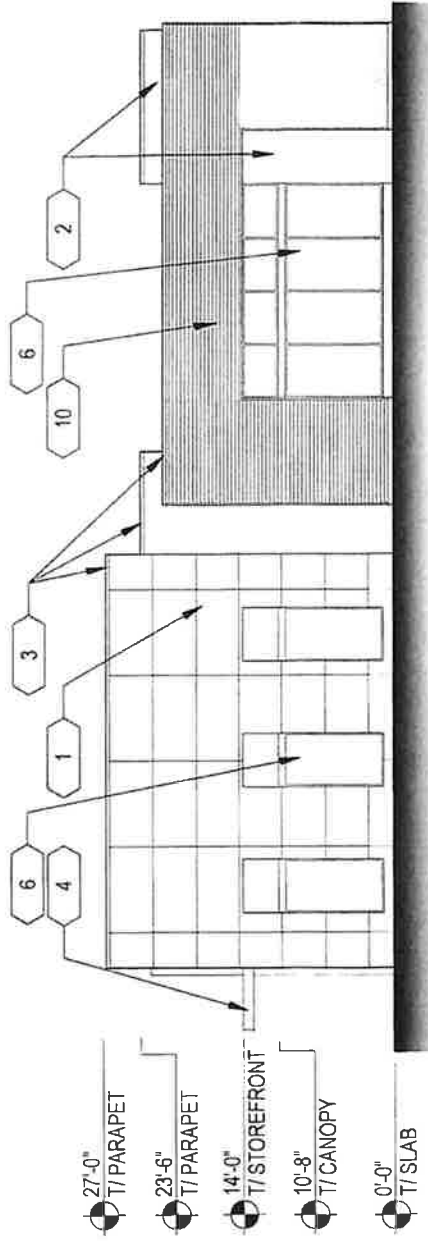
ZONING ELEVATIONS - BUILDING 03 - MULTI-TENANT RETAIL W/ DRIVE-THRU

ARCHITECT: SANCHEZ GROUP
 ADDRESS: 2814 28th Ave SE, Fort Lauderdale, FL 33304
 DATE: 11/10/15

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



NORTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND:

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

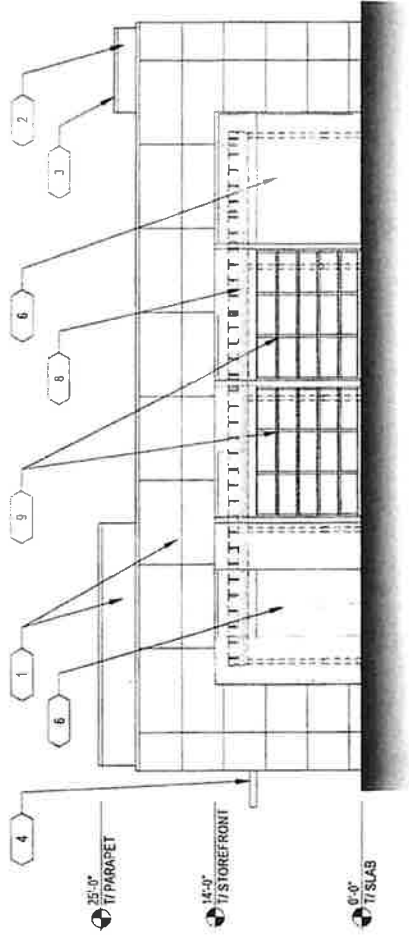
SCALE: 1/16" = 1'-0"

ARCHITECT: [REDACTED]
 ADDRESS: [REDACTED]
 CONTACT: [REDACTED]

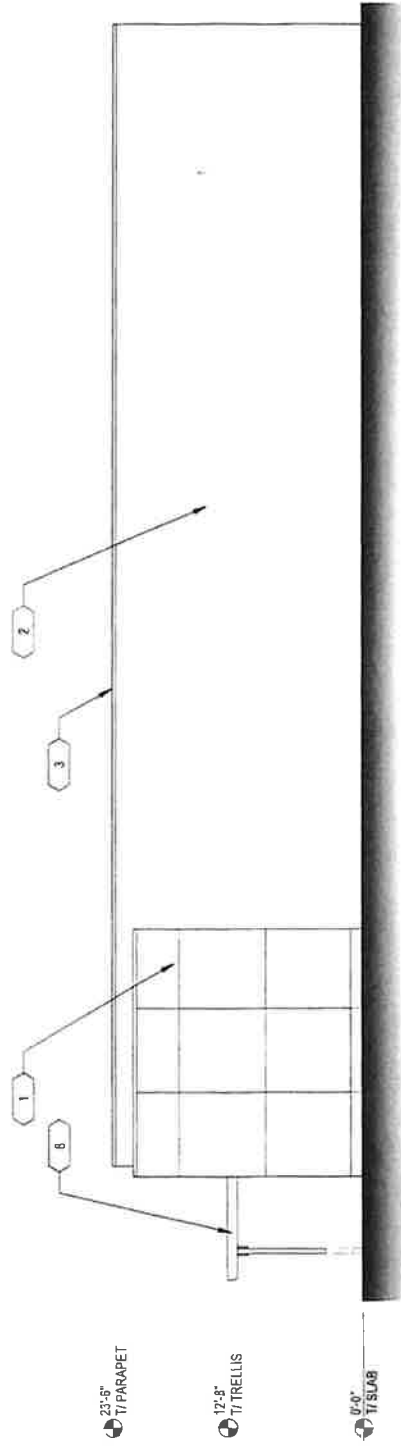


HirschMPG
 ARCHITECTS & ENGINEERS

- MATERIAL LEGEND:**
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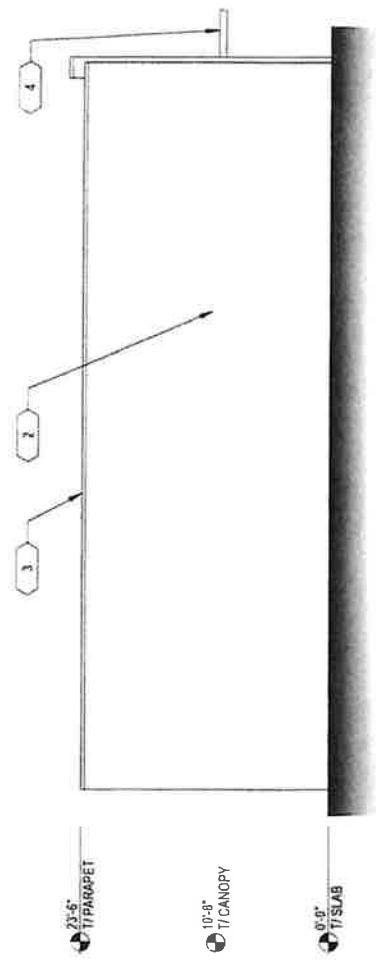


SOUTH ELEVATION

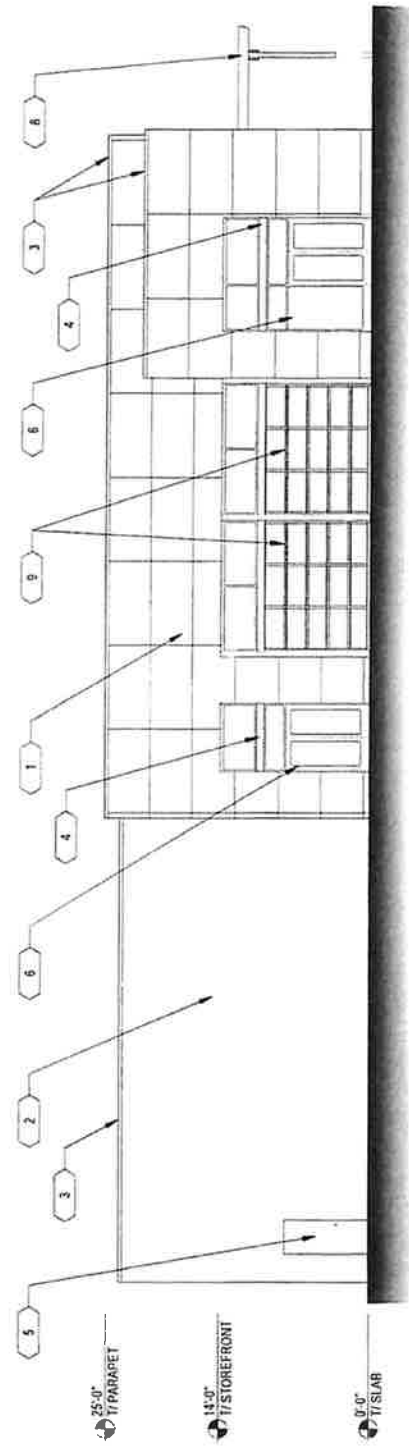


EAST ELEVATION

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NORTH ELEVATION



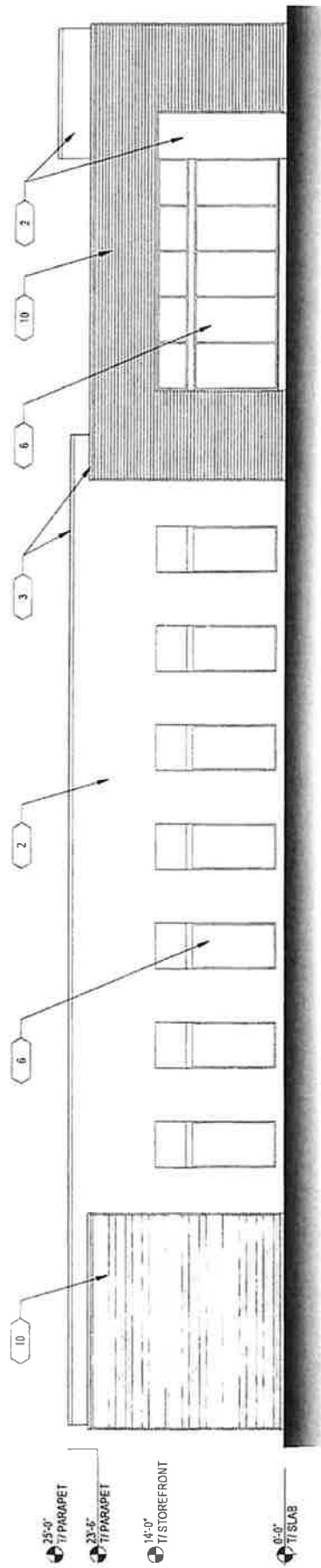
WEST ELEVATION

ZONING ELEVATIONS - BUILDING 01 - RESTAURANT

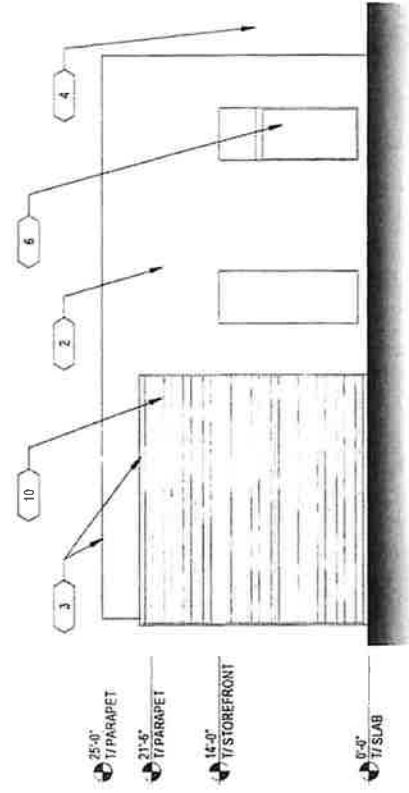
SCALE: 3/8" = 1'-0"

Hirsch|MPG

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SOUTH ELEVATION



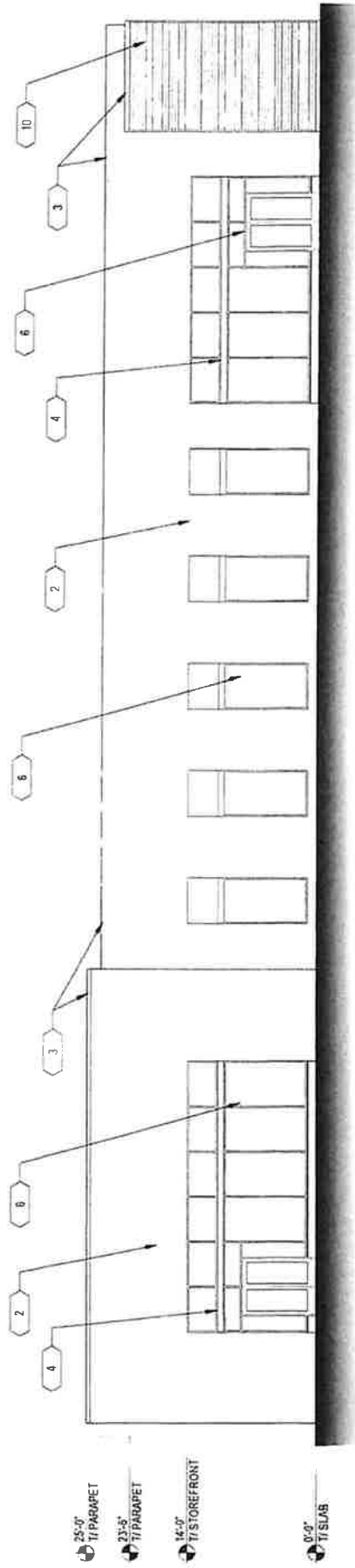
EAST ELEVATION

ZONING ELEVATIONS - BUILDING 02 - RETAIL

SCALE: 3/8" = 1'-0"

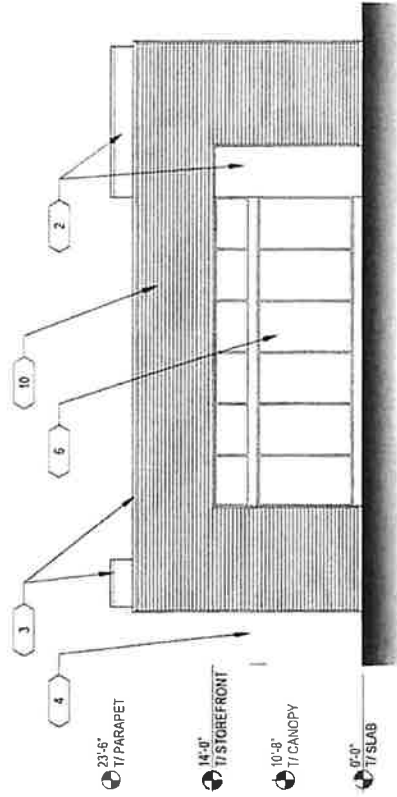
Hirsch|MPG

1000 10th St, Suite 100, San Francisco, CA 94103

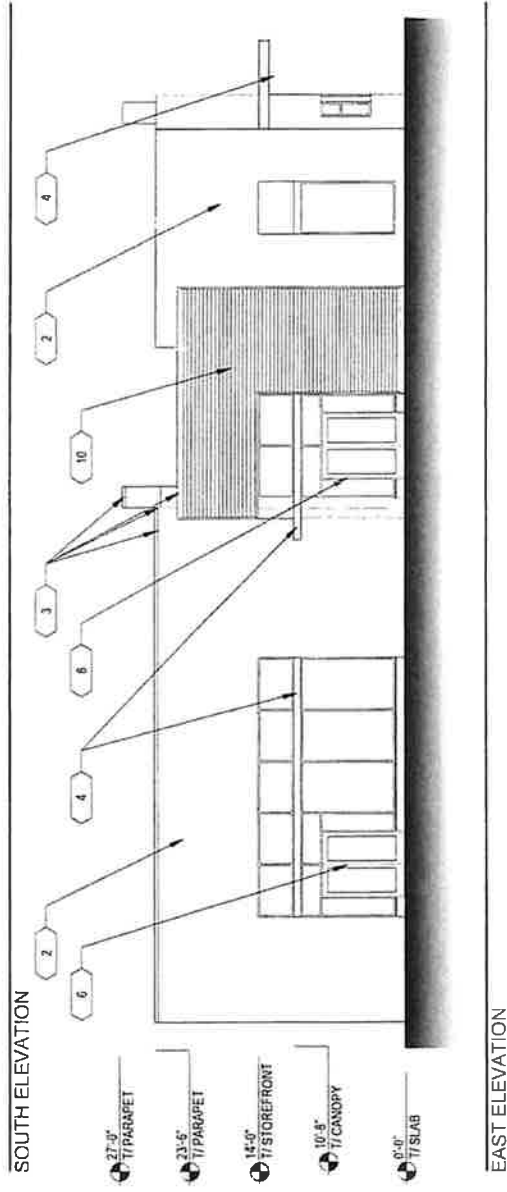
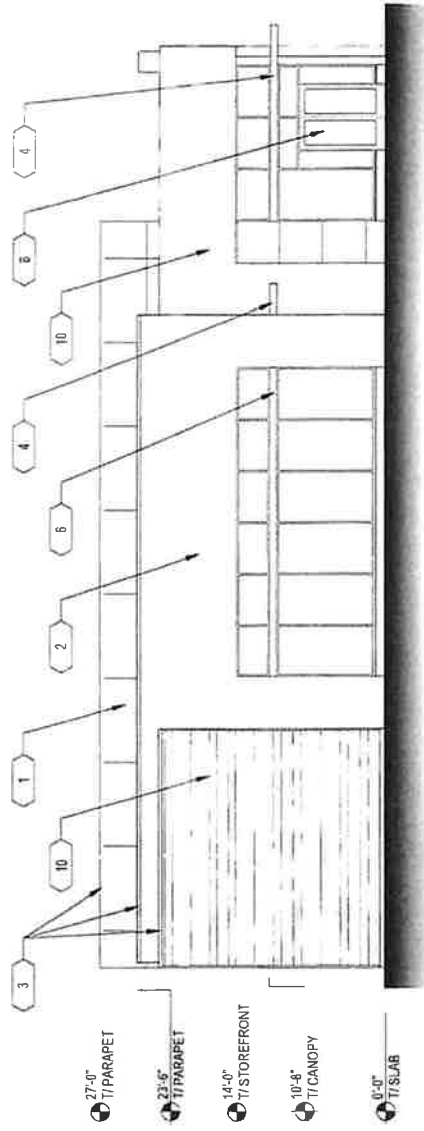


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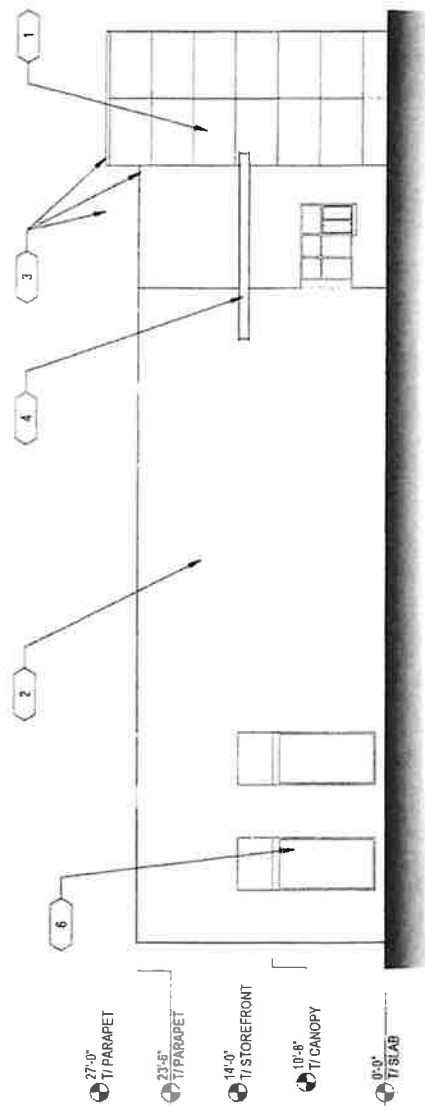


EAST ELEVATION

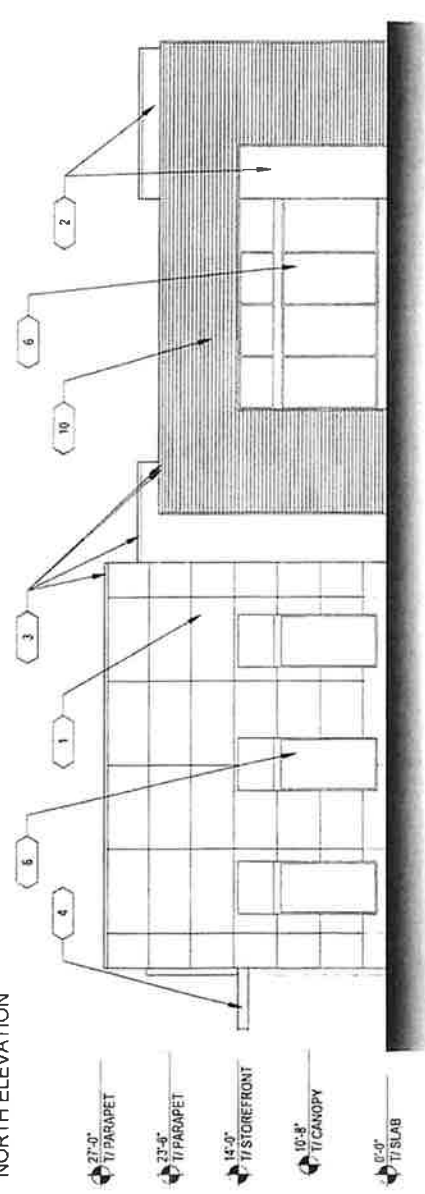


ZONING ELEVATIONS - BUILDING 03 - MULTI-TENANT RETAIL W/ DRIVE-THRU

SCALE: 1/4" = 1'-0"



NORTH ELEVATION



WEST ELEVATION

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