



City of Chicago



SO2018-7774

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-F at 2801-2807 S Halsted St and 739-747 W 28th St - App No. 19828T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

~~SECTION 1:~~ Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the B1-5 Neighborhood Shopping District symbols and indications as shown on Map No. 6-F in the area bounded by:

West 28th Street;
the public alley next east of and parallel to South Halsted Street;
a line 85 feet south of and parallel to West 28th Street;
South Halsted Street

to those of a B1-3 Neighborhood Shopping District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

FINAL FOR PUBLICATION

Common Address(es): 2801-2807 South Halsted Street; 739-747 West 28th Street

SUBSTITUTE TYPE I NARRATIVE AND PLANS

Re: 2807 South Halsted

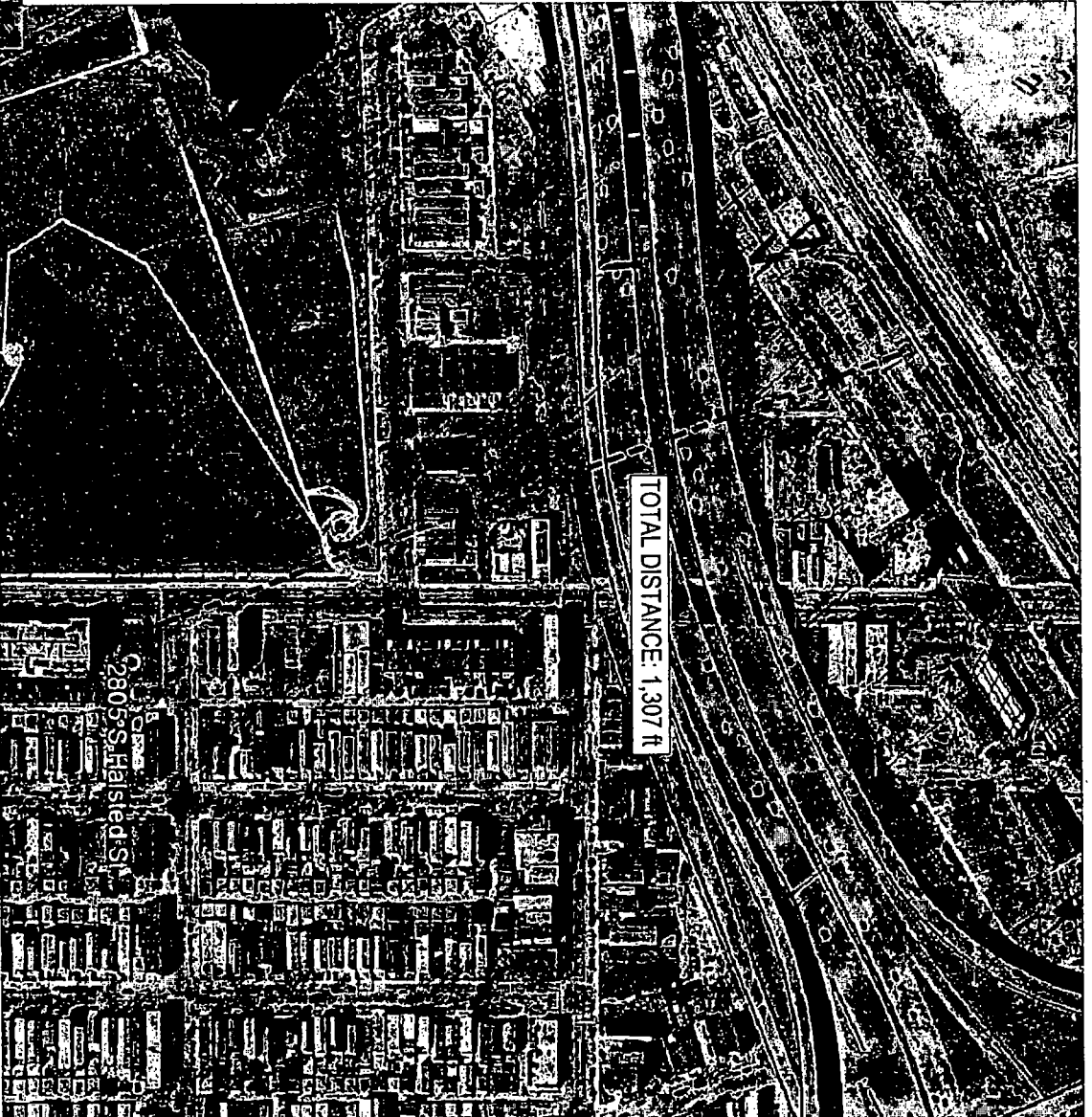
The proposed zoning change is from B1-5 to a B1-3.

The proposed project is a 4-story mixed use building with 30 residential units and approximately 1,225 square feet of ground floor commercial space, 20 auto parking spaces and 30 bicycle parking spaces.

Site Area:	11,305 square feet
Maximum Floor Area Ratio:	3.3
Minimum Lot Area Per Dwelling Unit:	376.8 square feet
Off-Street Parking*:	20 Autos / 30 Bicycle
Front Setback (Halsted Street):	0'
Side Setback (north):	0'
Side Setback (south):	0'
Rear Setback (alley):	0'
Building Height (per § 17-17-0311, and excluding allowable rooftop features):	47'

*Transit Served Location allows for reduction in automobile parking spaces

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J&J DEVELOPMENT

Vicinity Map
2807 South Halsted Street
Chicago, Illinois

9 August, 2018
17031

Hirsch|MPG
ARCHITECTURE + PLANNING

A

SITE PLAN

$$1/32" = 1'-0"$$

Hirsch|MPG

J AND I: DEVELOPMENT

2807 S. HALSTED

Chicago, Illinois

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GROUND FLOOR PLAN 1/16" = 1'-0"

J AND I DEVELOPMENT

2807 S. HALSTED

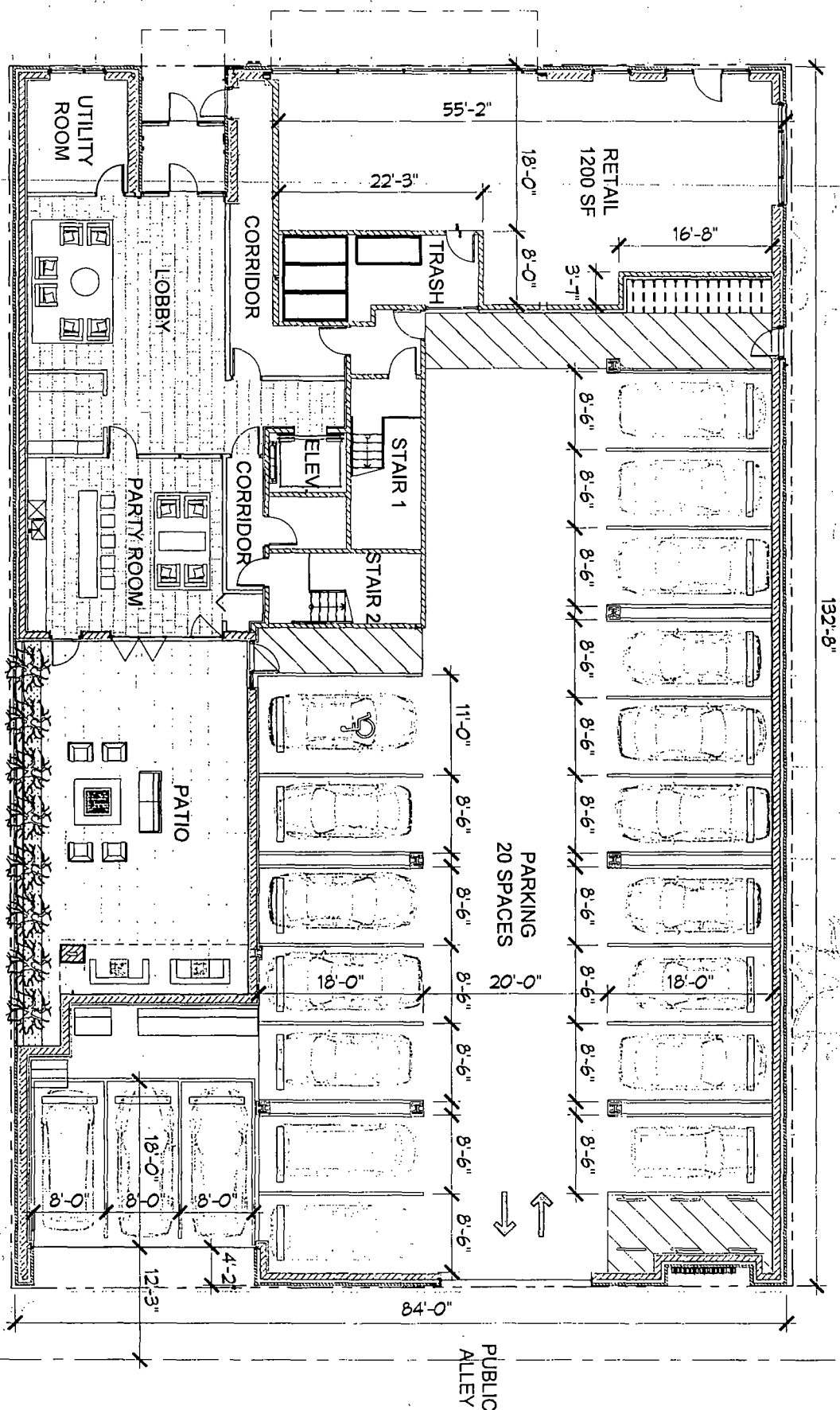
Chicago, Illinois

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HIRECH ASSOCIATES B LLC 721P



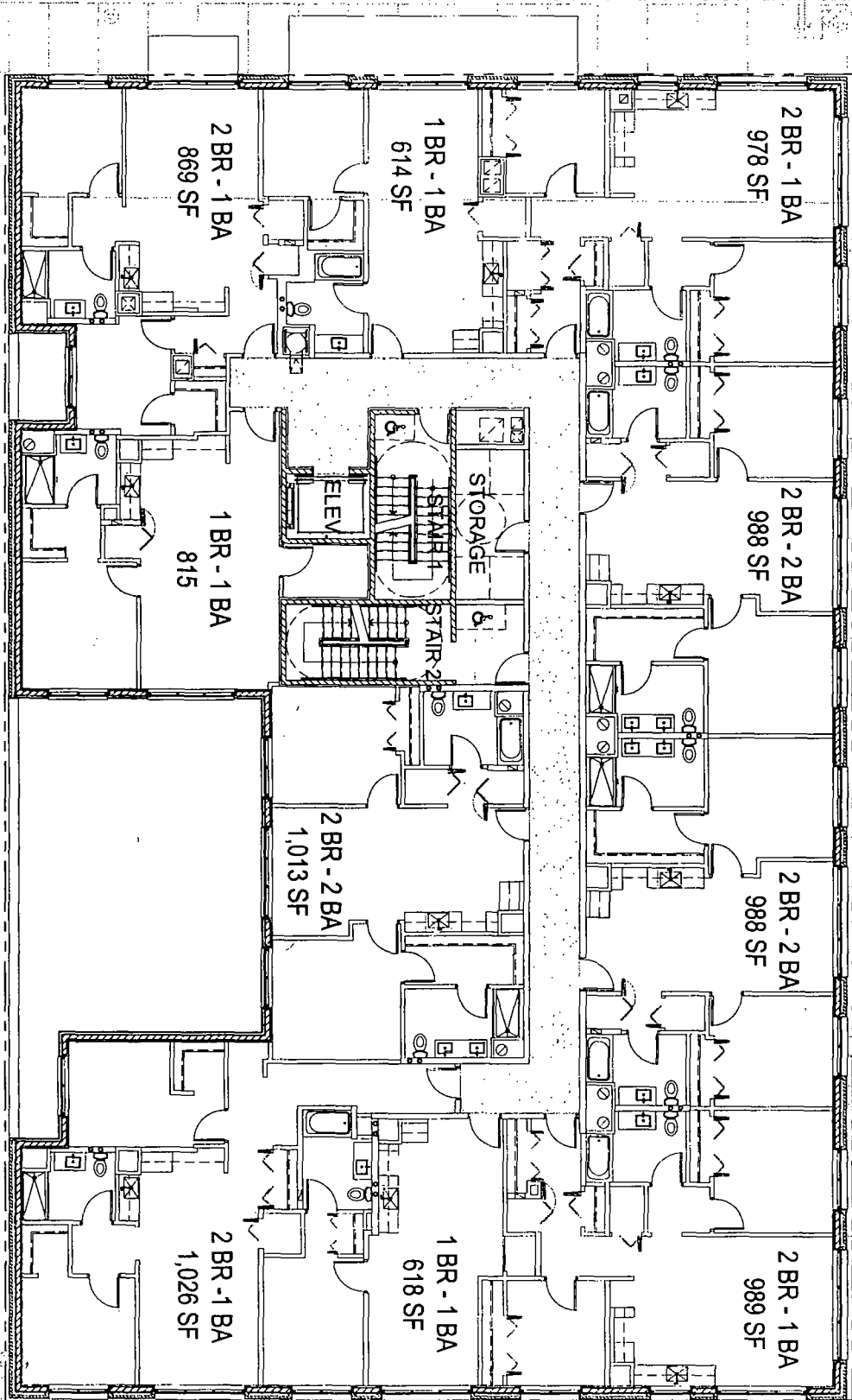
W. 28TH STREET

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132'-6"

S. HALSTED STREET



84'-0"

PUBLIC
ALLEY

TYPICAL FLOOR PLAN

1/16" = 1'-0"

Hirsch/MPG

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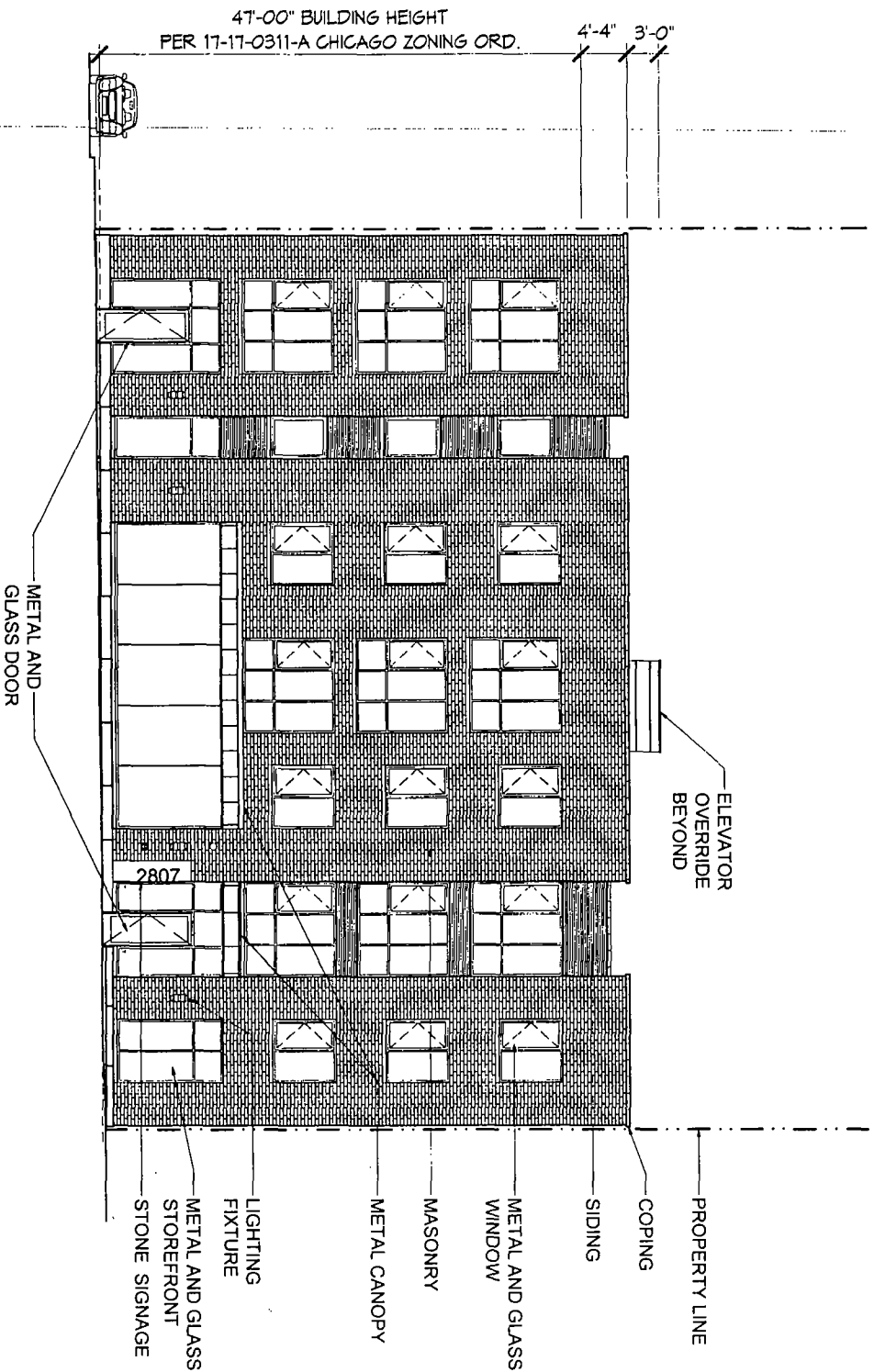
2807 S. HALSTED

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

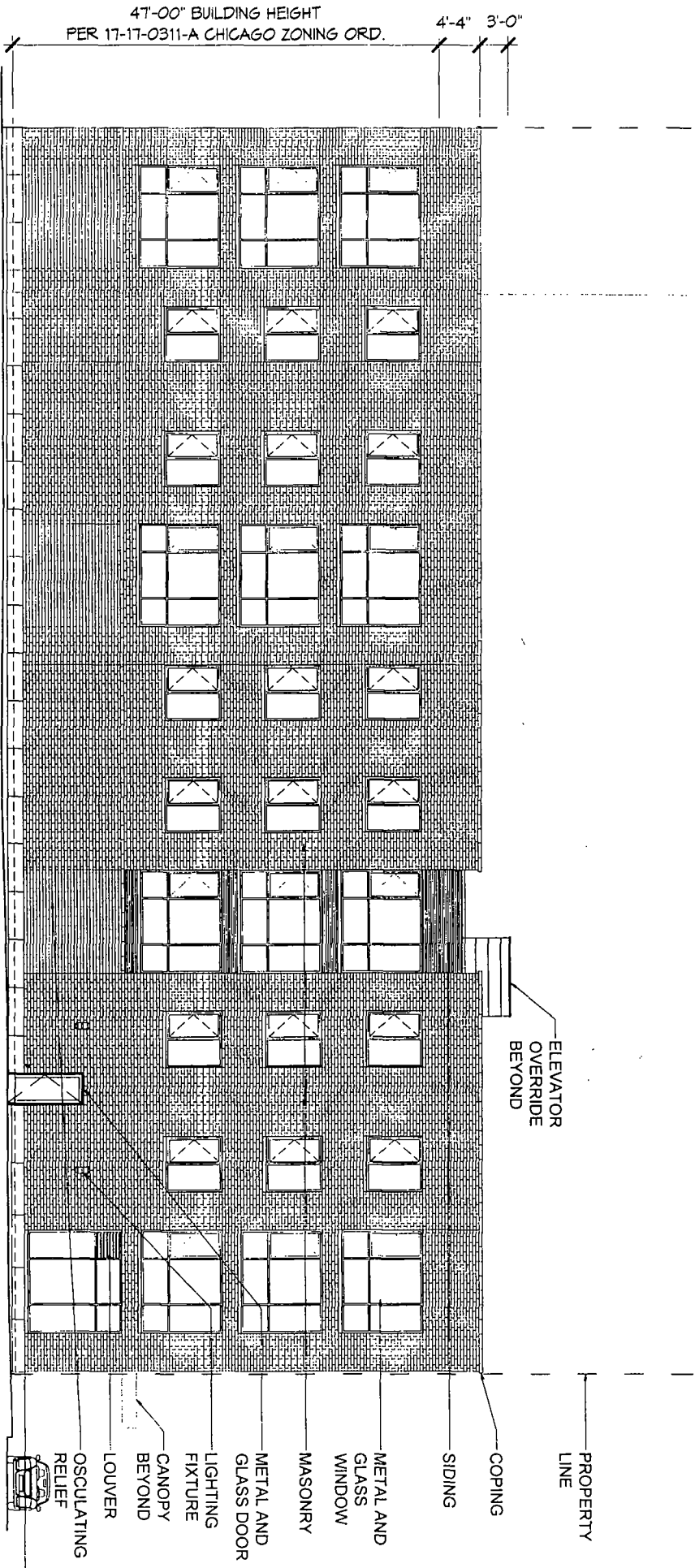
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2807 S. HALSTED
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NORTH ELEVATION 1/16" = 1'-0"

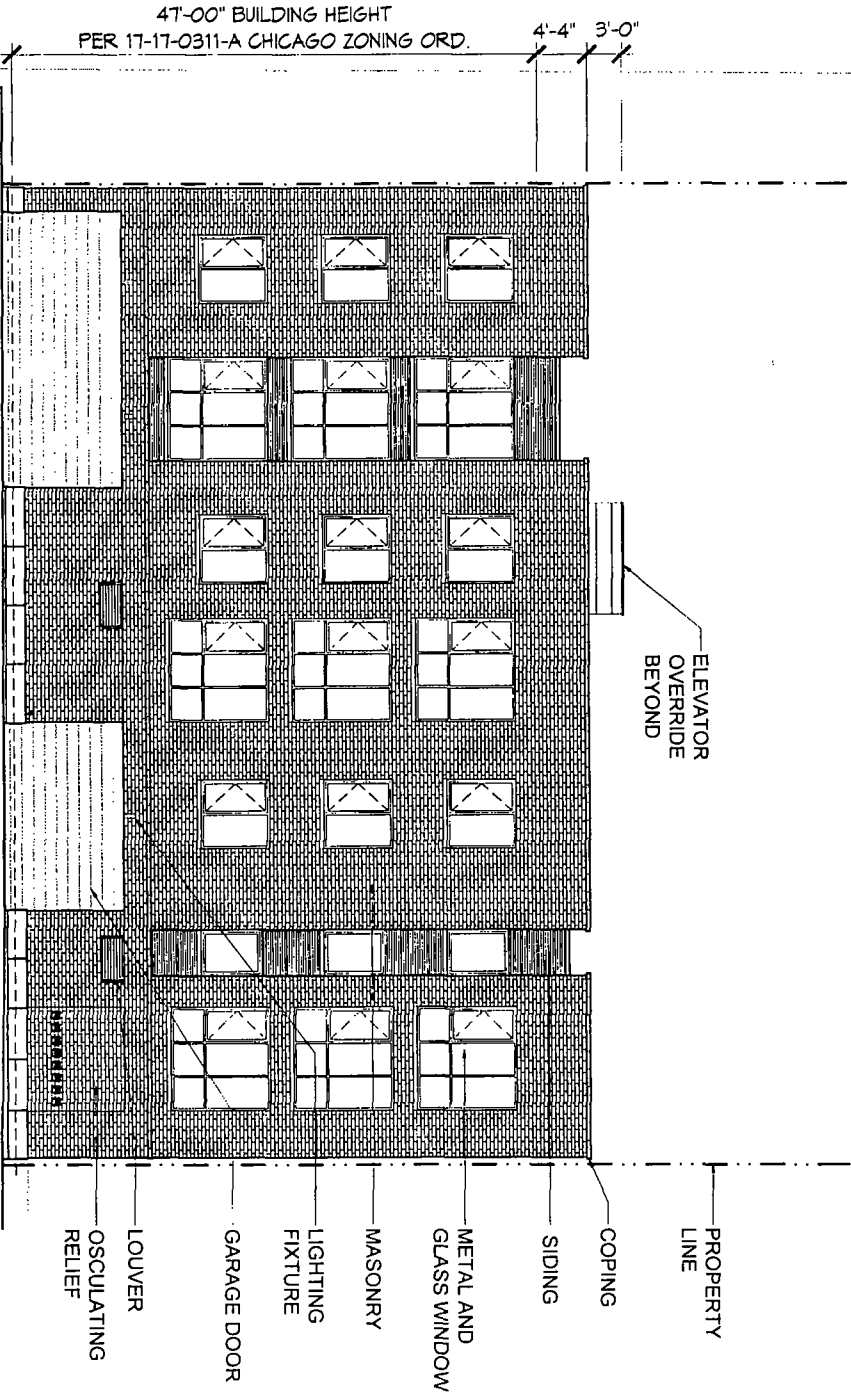
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EAST ELEVATION

1/16" = 1'-0"

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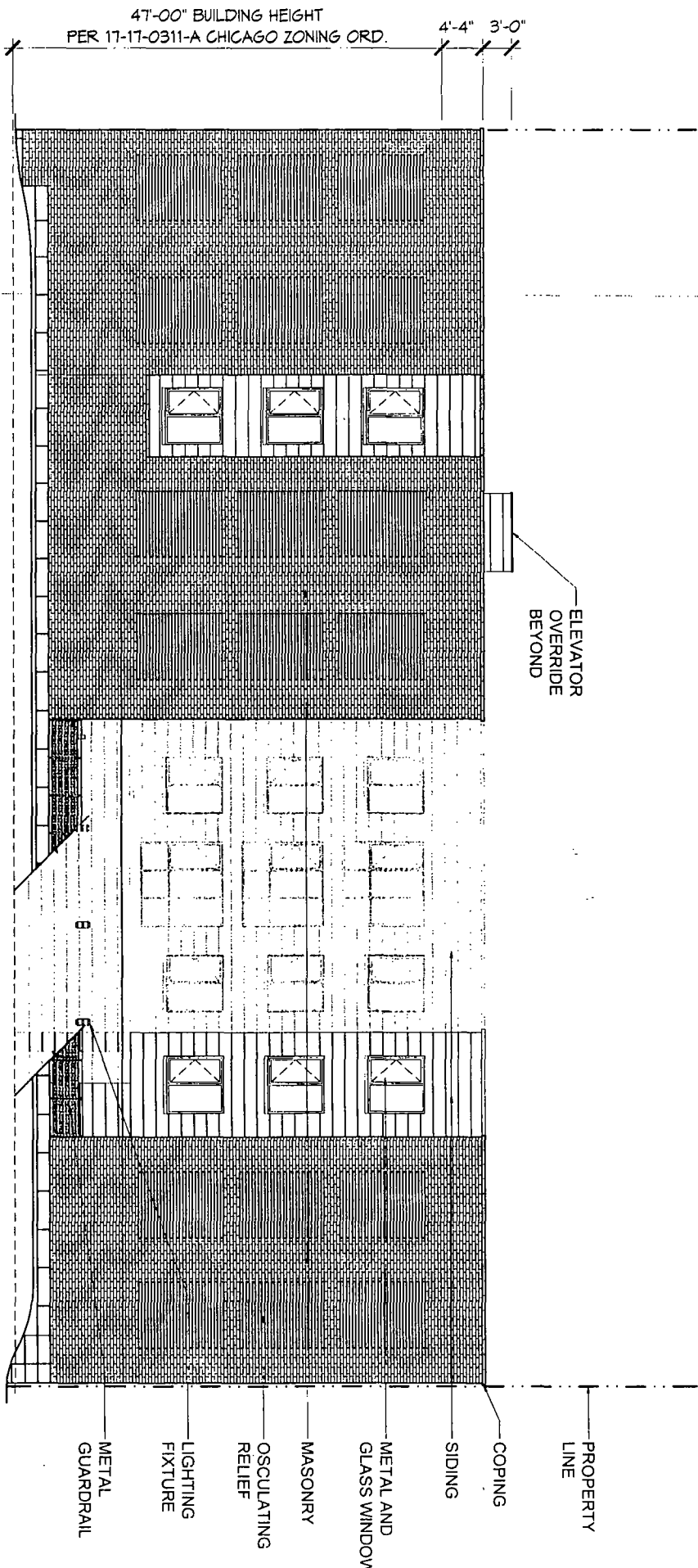
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SOUTH ELEVATION

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