SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1923 South Jefferson Street
From C1-2 to B2-2

The Property
The property is a vacant lot located in a Transit Served Location within 2,640 feet to the Halsted METRA station. The immediate area along Jefferson is predominantly residential with multi-unit residential buildings ranging from two to four stories.

The Project
KEY DEVELOPMENT GROUP LLC (the "Applicant") seeks to rezone the property to allow a four-story residential building (approx. 44'-10" height) with four units, four bicycle spaces, and a detached two car garage.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a C1-2, Neighborhood Commercial District to a B2-2, Neighborhood Mixed-Use District.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-EE(2) to allow an increase in parking for properties in a Transit Served Location to a qualifying train station from two required parking spaces to four spaces; 2) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-P to allow a 6'-9" front yard setback versus a maximum of 5' as required per section 17-3-0504-B; and 3) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-A to allow a reduction in MLA by 117.5 square feet to allow a fourth unit.

The following are the relevant zoning parameters for the proposed project:

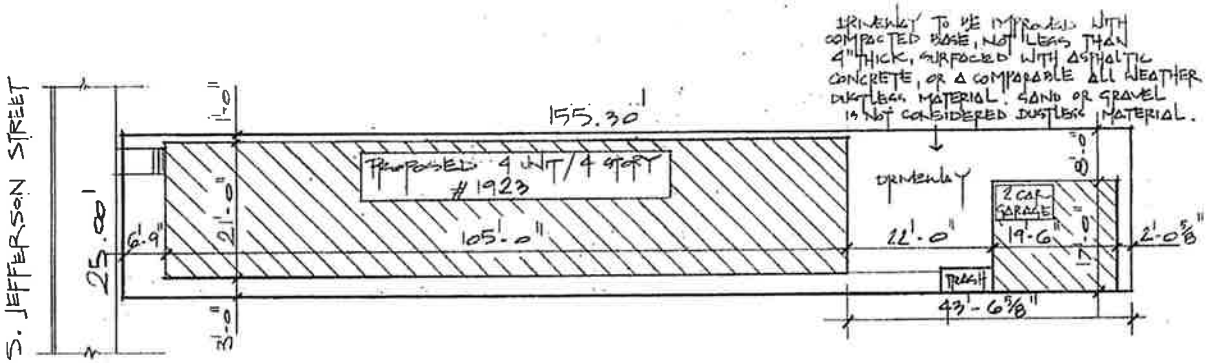
Lot Area:	3,882.5 square feet	
Maximum FAR:	2.2	
Floor Area:	7,721 square feet	
Residential Dwelling Units:	4	
MLA Density:	882.5 square feet*	
Height:	44'-10"	
Bicycle Parking:	4	
Automobile Parking:	4*	
Setbacks:	Front (Jefferson):	6'-9"*
	North:	1.0'
	South:	3.0'
	Rear (east/alley):	43'-6 5/8"

A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

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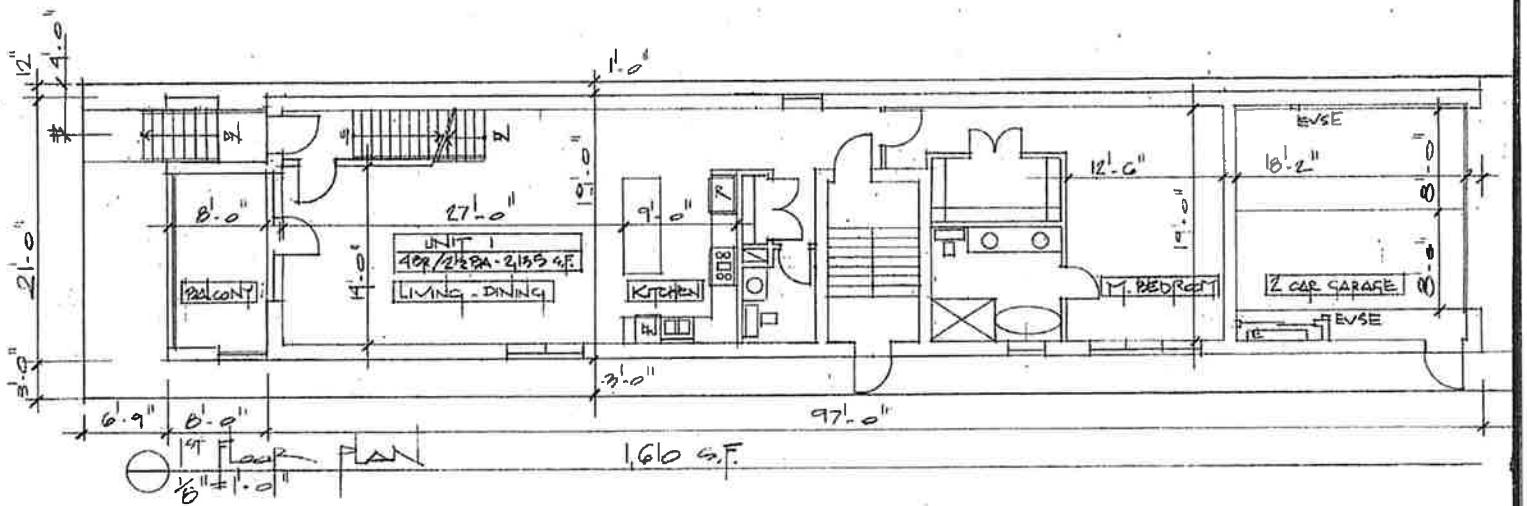
⊕ SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA 25 x 155.3 =	3,882.5
F.A.R.	2.2
MAX. BUILDABLE	8541.5 s.f.
BSMT	0
1ST FLOOR	1,610
2ND FLOOR	2,037
3RD FLOOR	2,037
4TH FLOOR	2,037
TOTAL	7,721 S.F.

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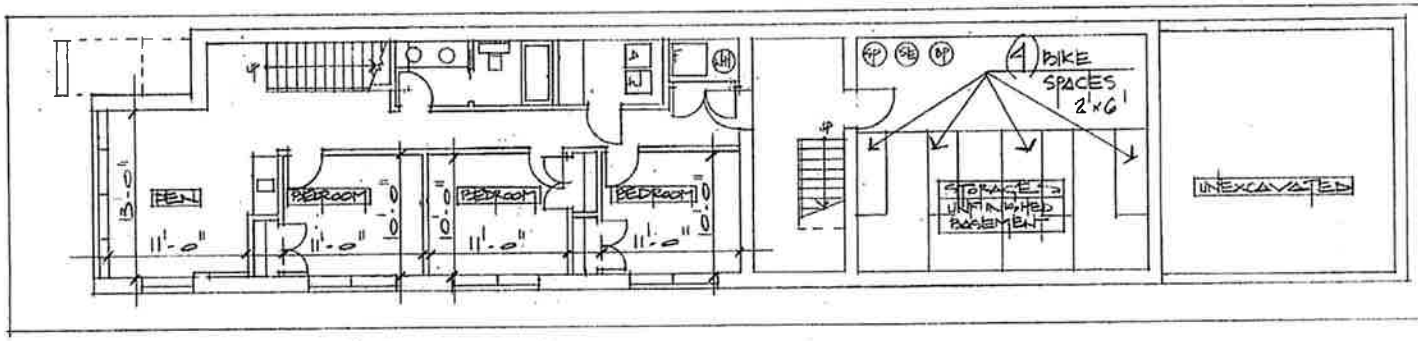
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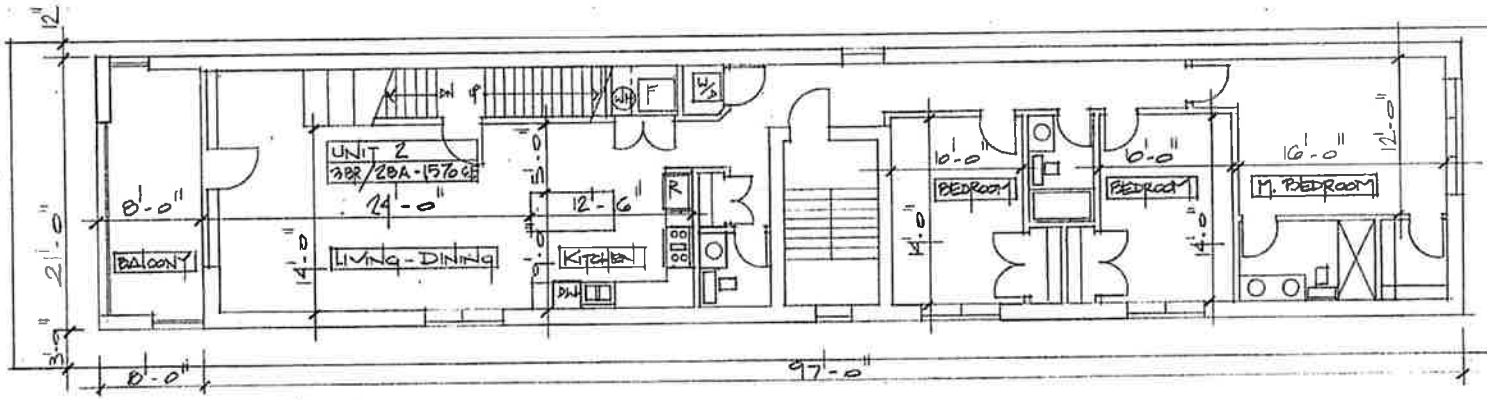


BASEMENT FLOOR PLAN
1/8" = 1'-0"

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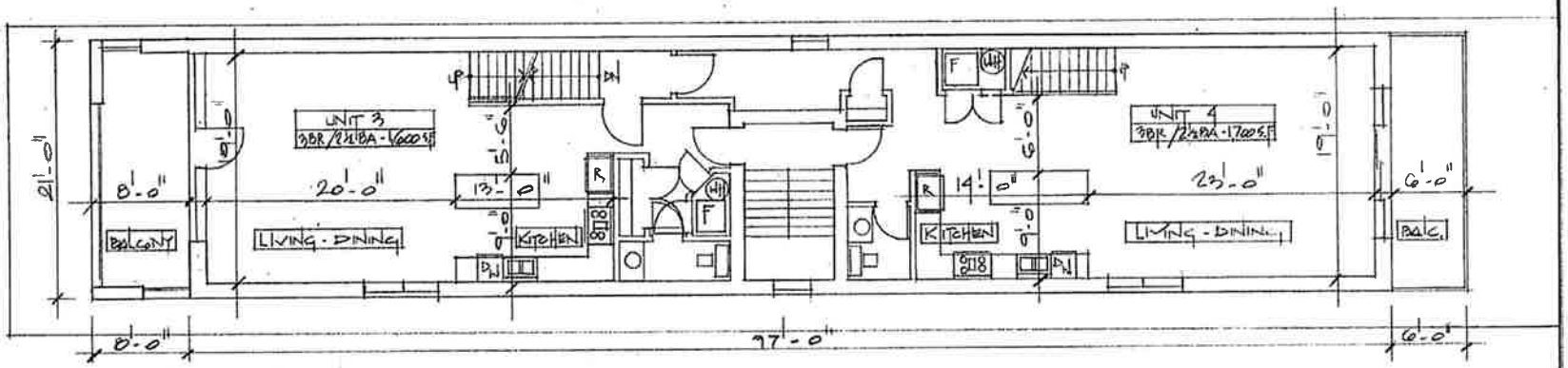


2nd Floor PLAN · 2037 S.F.
1/8"=1'-0"

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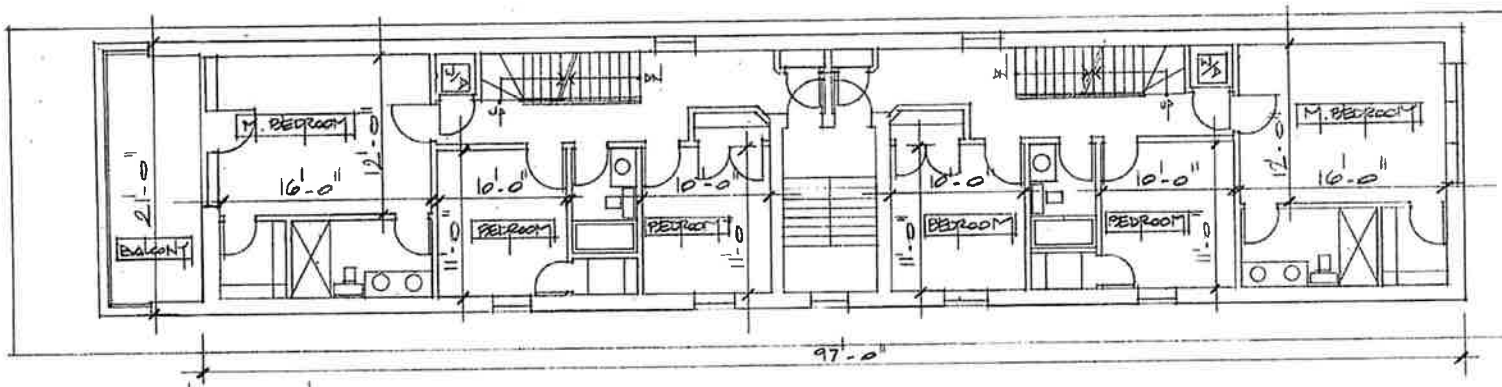


3rd Floor PLAN 2,037 S.F.
1/8" = 1'-0"

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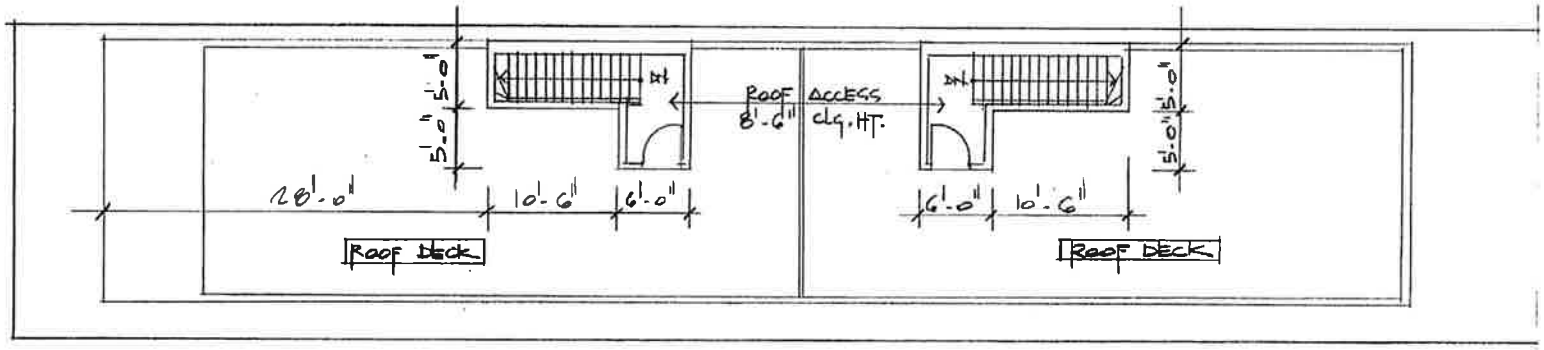
4TH FLOOR PLAN
1/8"=1'-0"

2,037 S.F.

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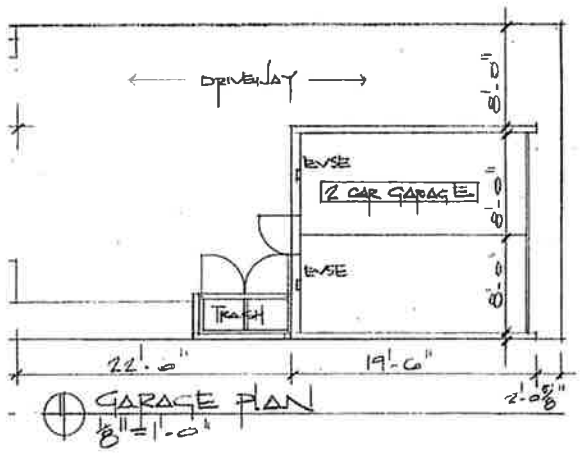


ROOF PLAN
1/8" = 1'-0"

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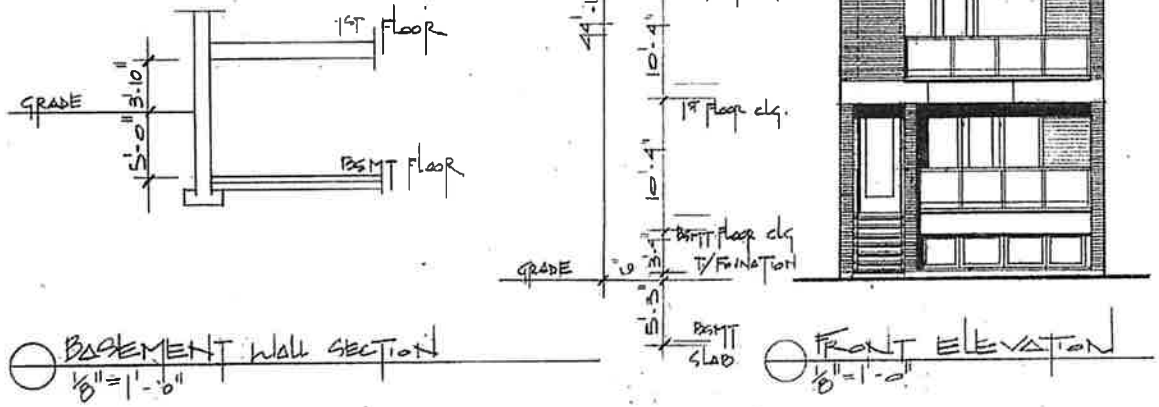


GARAGE PLAN
1/8" = 1'-0"

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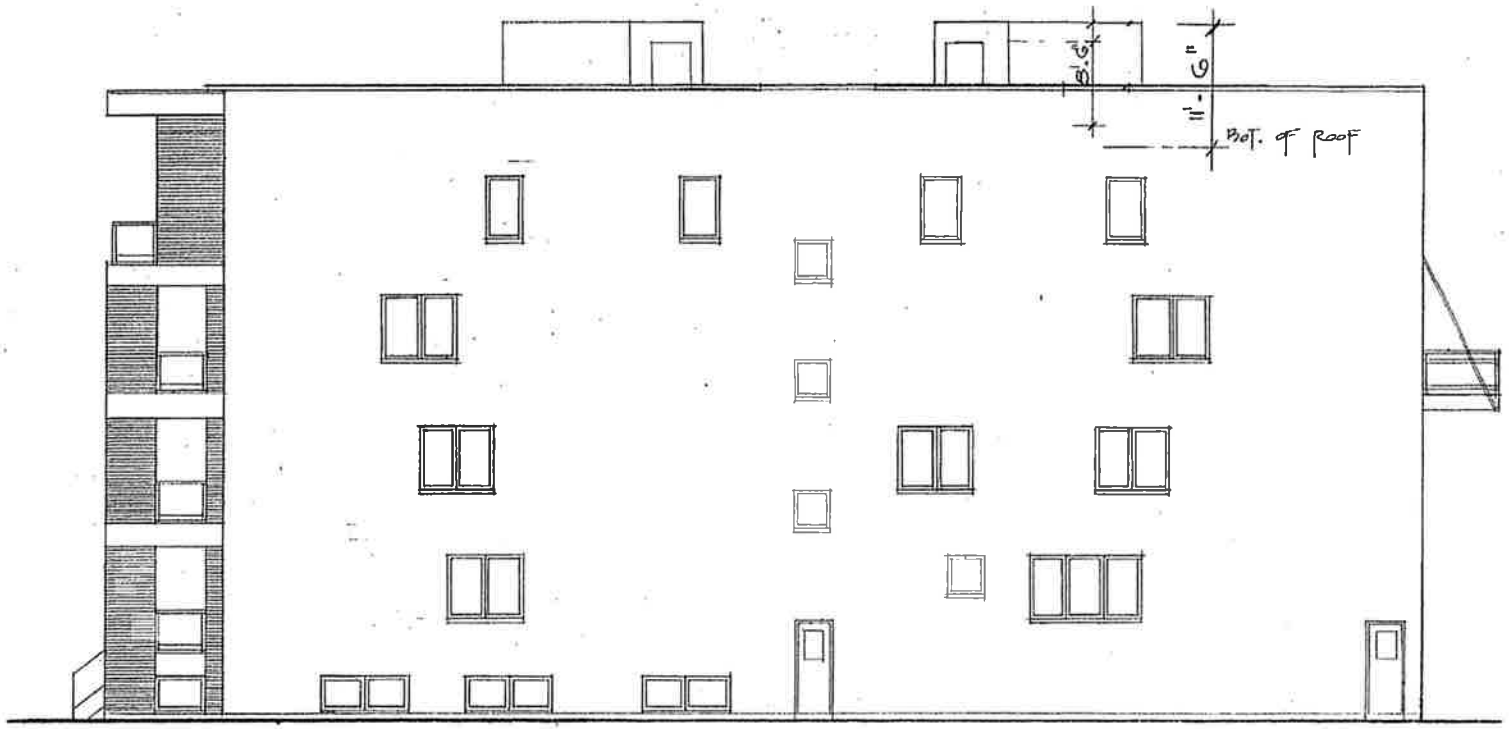
BASEMENT WALL SECTION
1/8" = 1'-0"

FRONT ELEVATION
1/8" = 1'-0"

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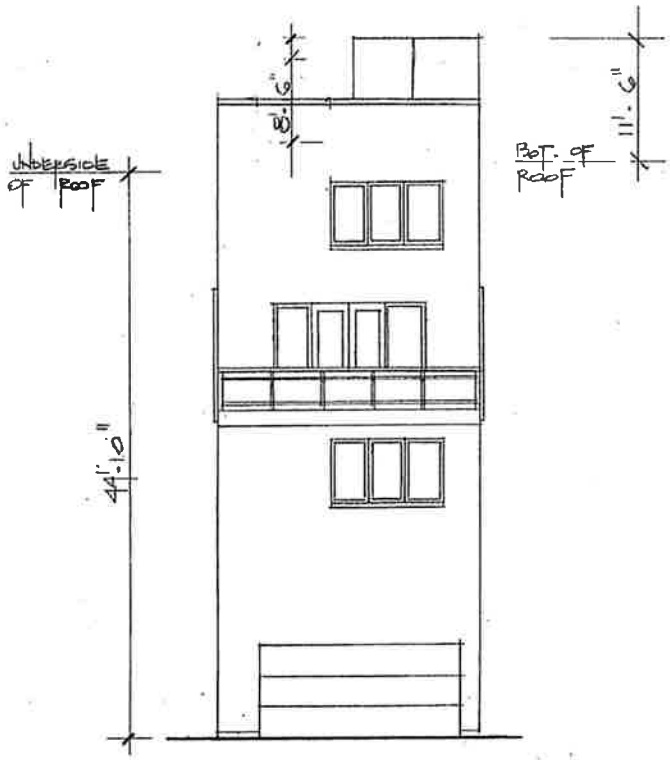


SOUTH ELEVATION
1/8" = 1'-0"

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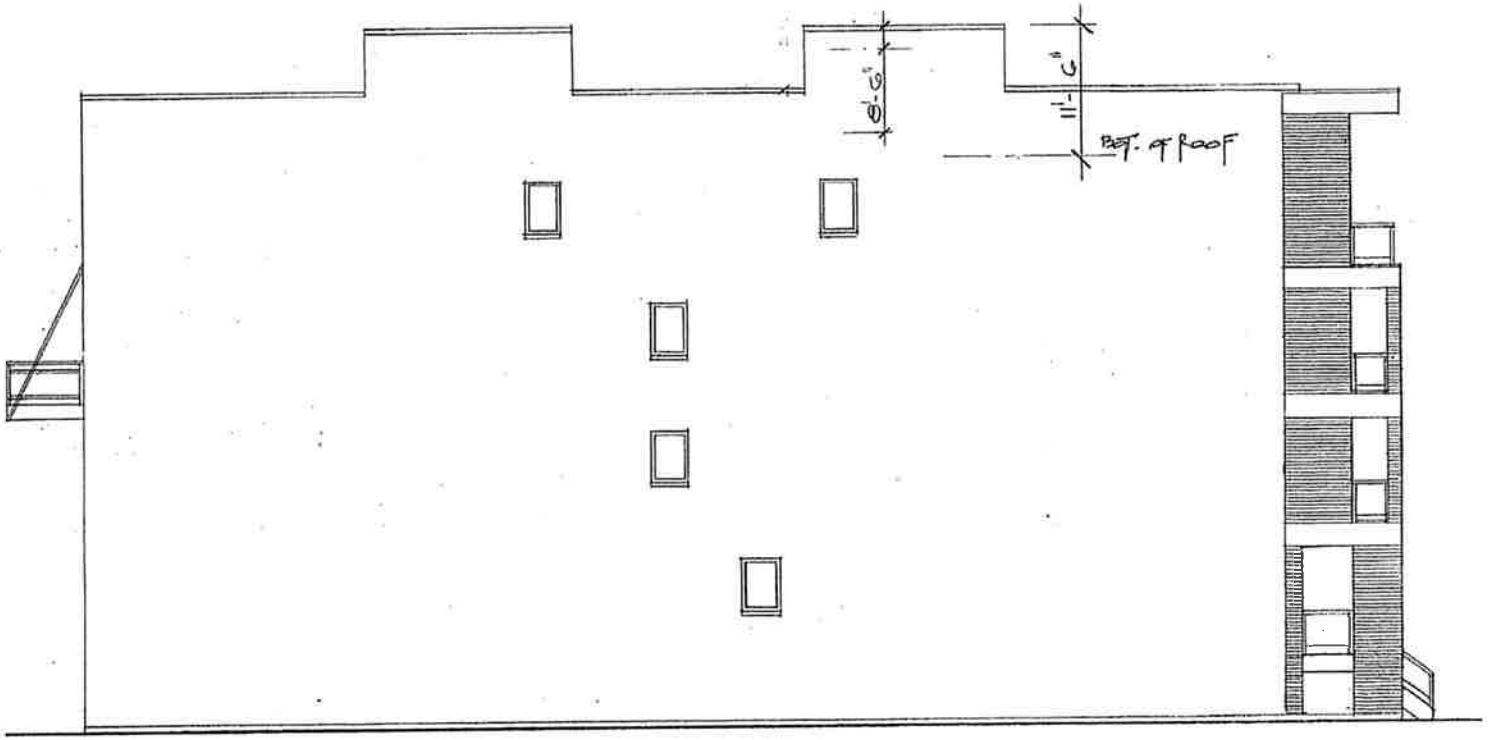


REAR ELEVATION
1/8" = 1'-0"

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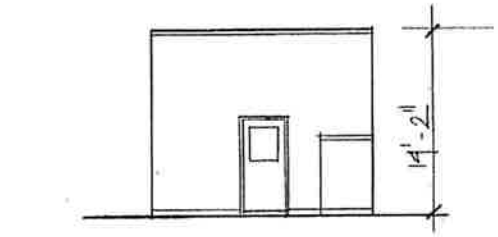


NORTH ELEVATION
1/8" = 1'-0"

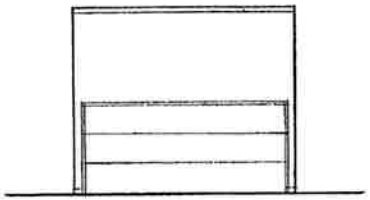
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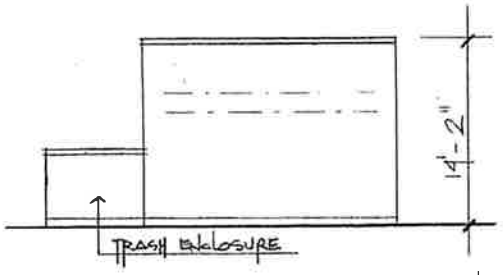
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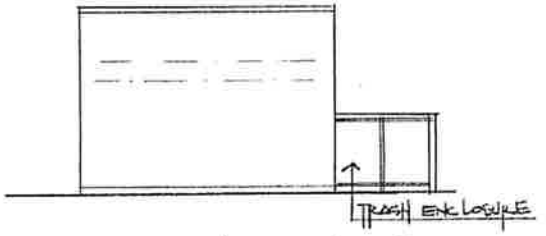
GARAGE WEST ELEVATION
1/8" = 1'-0"



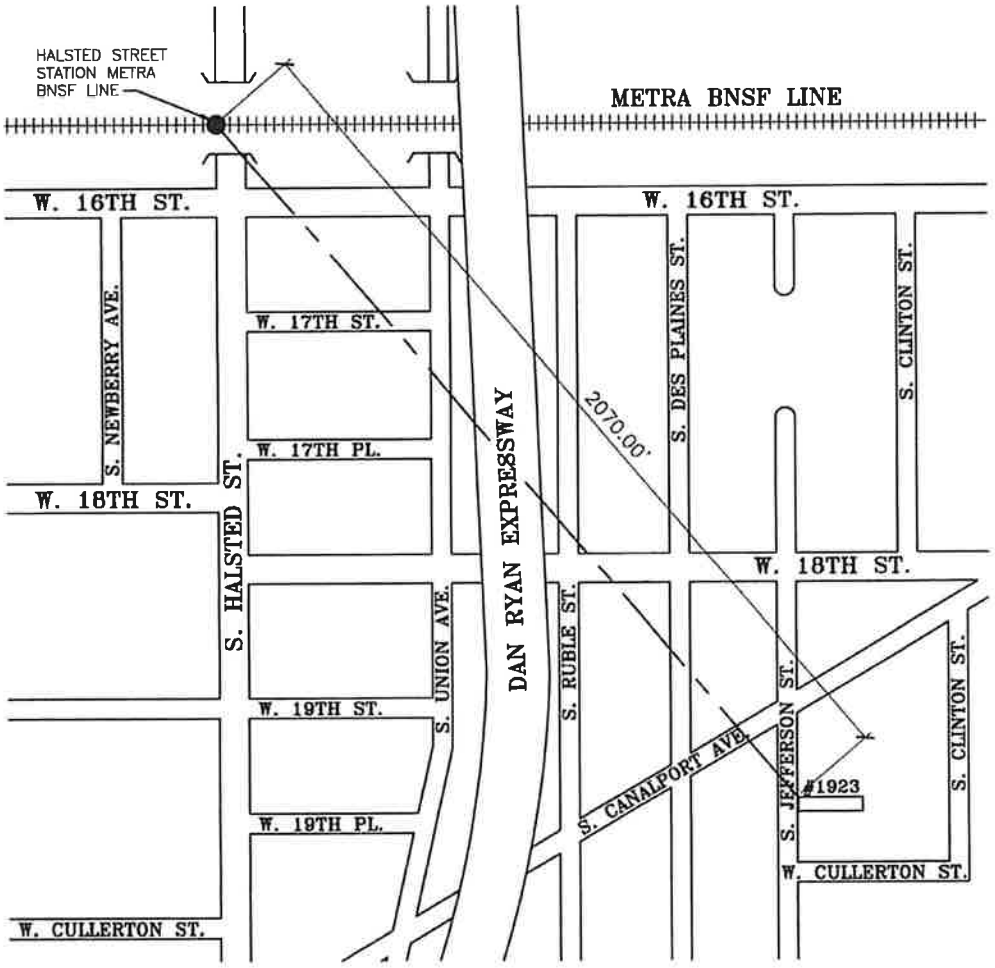
GARAGE EAST ELEVATION
1/8" = 1'-0"



GARAGE SOUTH ELEVATION
1/8" = 1'-0"



GARAGE NORTH ELEVATION
1/8" = 1'-0"



TRANSIT SERVED LOCATION MAP



METRA BNSF HALSTED STREET STATION

SWORN STATEMENT FOR TRANSIT SERVED PROJECT

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE HALSTED STREET STATION ON THE METRA BNSF LINE TO THE NEAREST BOUNDARY POINT OF THE PROPOSED SITE AT 1923 S JEFFERSON ST. BY A STRAIGHT LINE IS 2070.00' WHICH IS LESS THAN THE REQUIRED 2460.00'

SIGNED: _____ DATE: JUNE 24, 2025

(ARCH.) ILLINOIS LICENSE NUMBER: 001-010137

STATE OF ILLINOIS JOHN C. HANNA 001-010137 LICENSED ARCHITECT

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