

Land | For Sale

2840 S. Calumet Ave. / 300-334 E. 29th St.

Chicago, IL 60616

Apply to Purchase at: <https://chiblockbuilder.com>



Property Information

+ 37,460 SF, / +/- 0.86 Acres

+ Zoning: RT - 4

+ Neighborhood: Douglas

+ Property Index Numbers (PINs):

17-27-306-035-0000

17-27-306-036-0000

17-27-306-037-0000

17-27-306-078-0000

17-27-306-079-0000

17-27-306-087-0000 *

* listing only includes North and South portion of the public alley

+ Ward 4 / Alderman Lamont J. Robinson

+ TIF District: Bronzeville

+ Price: \$1,200,000

The City's environmental review of this property has not yet been completed. The City will undertake further review to determine whether the property can be sold without restrictions, or whether use restrictions or additional environmental work, such as an environmental study of the property or enrollment of the property in the State of Illinois' environmental clean-up program, must be undertaken by the buyer. Among other factors, the buyer's proposed use for the property can impact the environmental review and requirements. Please contact CBRE at info@chiblockbuilder.com to provide the City with further information about your proposed use, to assist the City's further review.

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CBRE

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UNDER EXISTING R - 4 ZONING CLASSIFICATION

SITE SETBACKS

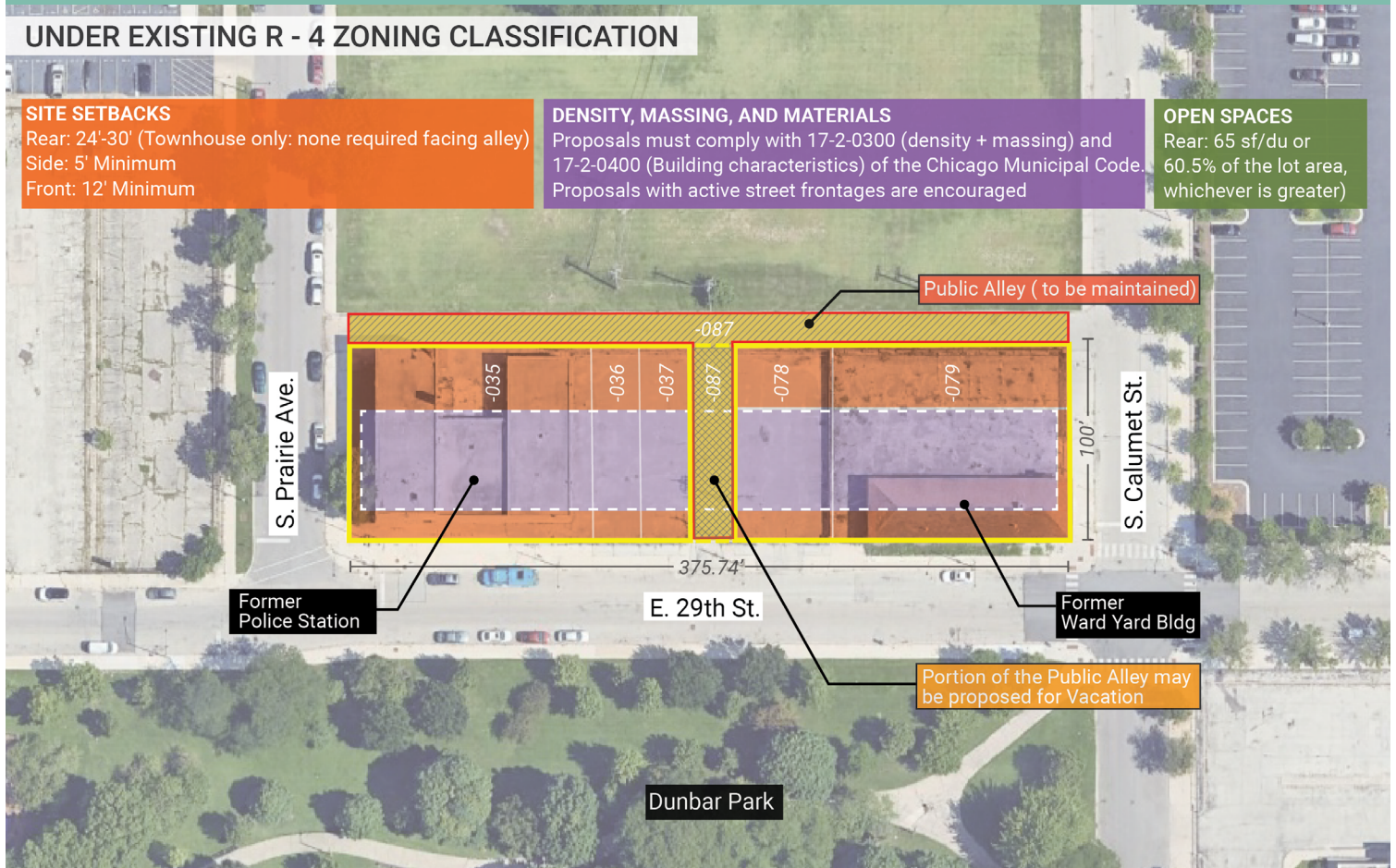
Rear: 24'-30' (Townhouse only: none required facing alley)
Side: 5' Minimum
Front: 12' Minimum

DENSITY, MASSING, AND MATERIALS

Proposals must comply with 17-2-0300 (density + massing) and 17-2-0400 (Building characteristics) of the Chicago Municipal Code. Proposals with active street frontages are encouraged

OPEN SPACES

Rear: 65 sf/du or 60.5% of the lot area, whichever is greater)



Development proposals for the city-owned land at 2840 S. Calumet Ave./ 300-334 E. 29th St. should demonstrate basic land use, siting and massing principles consistent with the character of existing surrounding development. Proposals that do not follow these guidelines may be negatively impacted during the City's proposal evaluation process.

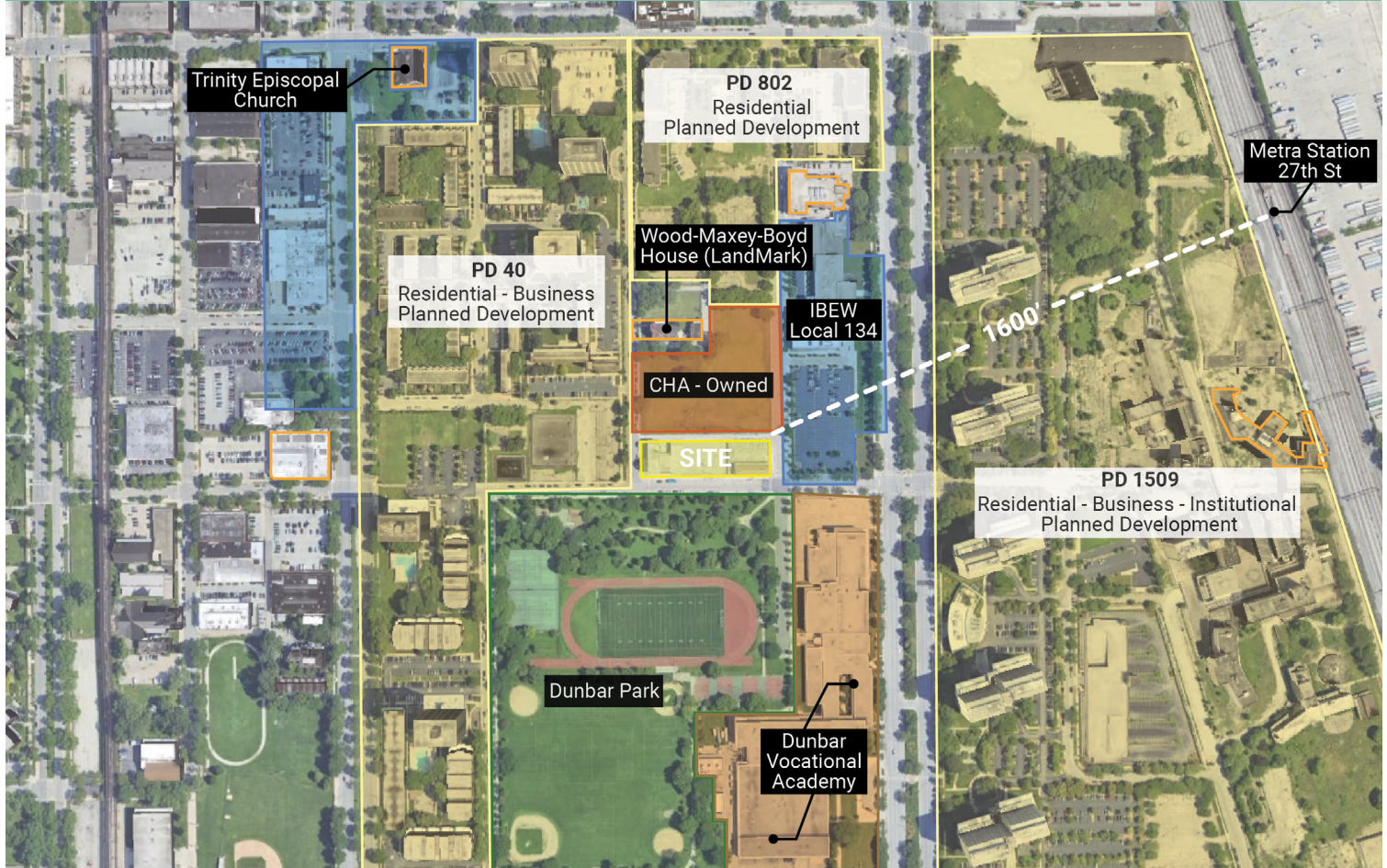
The property is currently zoned RT-4 (Residential Two-Flat, Townhouse and Multi-unit District) see Sec. 17-2-0103 and Sec. 17-2-0207 of the Chicago Municipal Code for further information on permitted uses. The current Maximum Floor Area Ratio (FAR) is 1.2 FAR and the maximum height is 38'.

The City will consider projects that seek re-zoning to better achieve the development goals of the community, provided the proposed zoning and development are compatible with the surrounding context and the criteria outlined in Sec. 17-13-0300 or 17-13-0600 of the Chicago Zoning and Land Use Ordinance.

The site consists of a grouping of the several lots and parcels, including a "T"-shaped public alley (PIN # 17-27-306-087) that borders the site on the north and bisects the site near 318 E. 29th St. The north/south portion of this alley may be proposed for vacation and subsequent PIN division to accommodate a proposed development. The east/west portion of the public alley is not for sale, and improvements to this section of the existing alley may be required as part of adjacent parcel redevelopment.



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Two structures are currently located on the site including a former police station located at 300 E. 29th St. and a former ward yard building located at 2840 S. Calumet Ave. Neither structure is required to be maintained as part of any development proposal.

As shown above and in the following contextual images, this site is directly adjacent to a 21.80-acre public park. Other nearby context includes the Dunbar Vocational Academy (school), the Bronzeville Lakefront mixed-use Planned Development (PD # 1509), the IBEW Union Hall, the Wood-Maxey-Boyd House (landmark), and several major planned developments with primarily residential use types.

A currently vacant CHA parcel is located immediately north of the site.



Property Index Numbers (PINs)



Zoning



Contact:

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