

**Type-1 Narrative and Plans  
Zoning Map Amendment  
located at 1857 W 16th Street  
From M2-2 to C3-2**

**1a. Project Description:** Within the existing 50,000 square feet space we will operate a limited manufacturing production and industrial use specifically manufacturing of food and beverages, operate a tasting room, full-service kitchen and bar, secondary use operate small to medium venue space with a maximum occupancy of not more than 200 persons within the existing 1 story industrial building with 6 on-site parking spaces; I the applicant is requesting a type-1 as per section 17-13-0303-D Optional Administrative Adjustment and variation specifically an Administrative Adjustment as per section 17-13-1003-EE and 17-10-01012-B Transit Served Location (18<sup>th</sup> St. Pink Line CTA stop) which is within 1013 feet distance from the property to the entrance and or exit of the CTA train station line. The site will provide 20 on-site bicycle parking spaces. The existing grand-fathered building is over 50 years old with prior use as a factory. It is surrounded by mixed use, including B2-3 on the South end, and industrial manufacturing on the North and West ends, and RT-4 on the East end.

**1b. Project's floor area ratio:**

Existing FAR: 0.71

Lot area: 75,145.05 sq. ft.

Building size: 52,945. sq. ft.

**1c. Project's density (lot area per dwelling):** Not applicable. There are no current plans for any dwellings.

**1d. Amount of off-street parking:** 6 spaces. Applicant is requesting relief to reduce the required parking by 100%

**1e. Existing Setbacks:**

Front: Zero

Rear: Zero

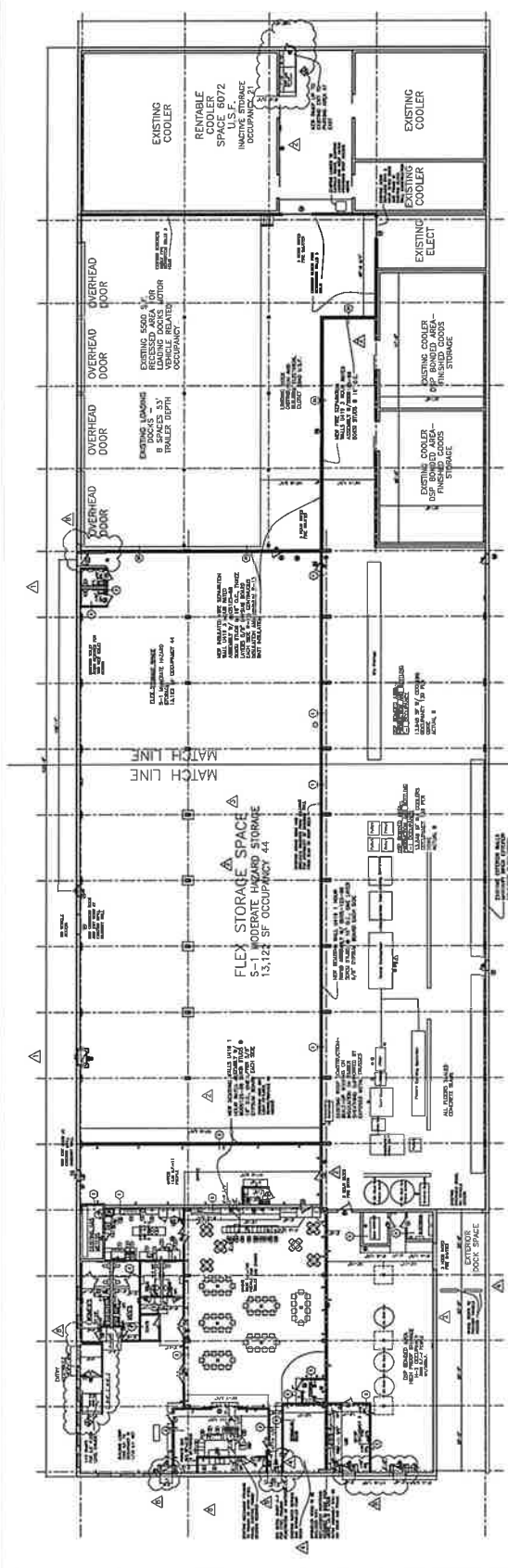
Side West: Zero

Side East: 167.11 feet

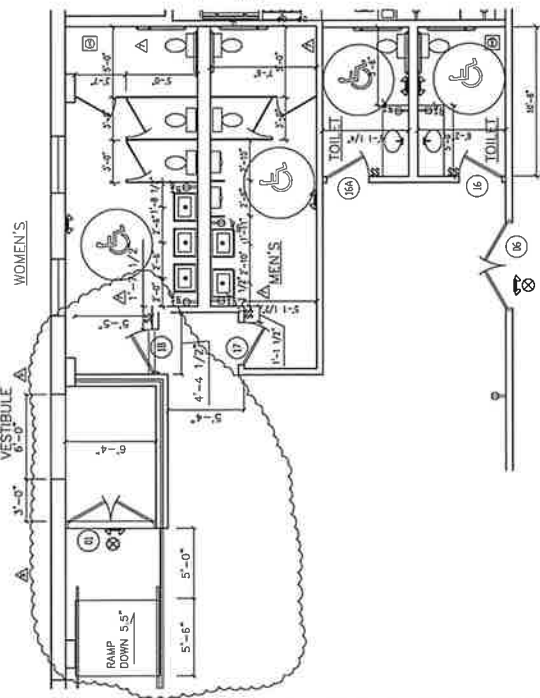
**1f. Existing Building Height:** 1 story, 36 feet, 3 inches



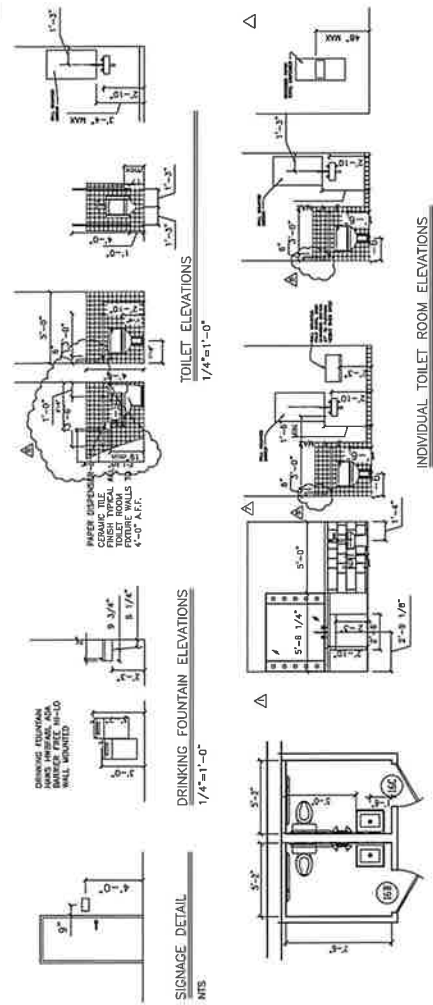
CERTIFIED  
CORRECTIONS



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



TOILET PLANS  
1/4"=1'-0"



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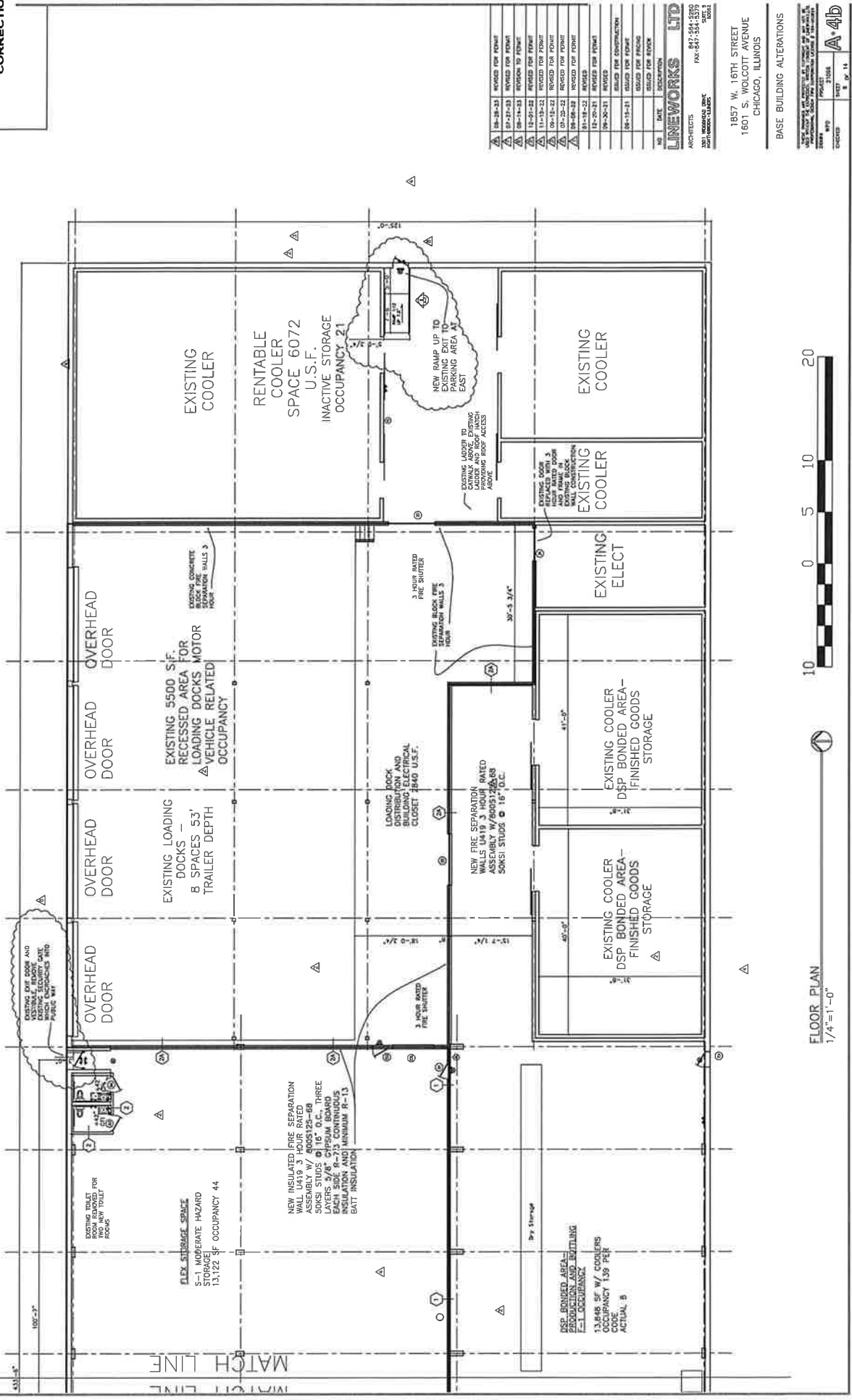
LINEWORKS LTD  
ARCHITECTS  
3001 WOODRIDGE DRIVE  
CHICAGO, ILLINOIS 60641  
TEL: 773-325-1100  
FAX: 773-325-1101  
WWW.LINEWORKS.COM

1857 W. 15TH STREET  
1601 S. WOLCOTT AVENUE  
CHICAGO, ILLINOIS

BASE BUILDING ALTERATIONS

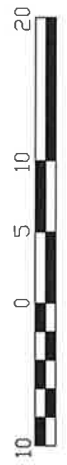
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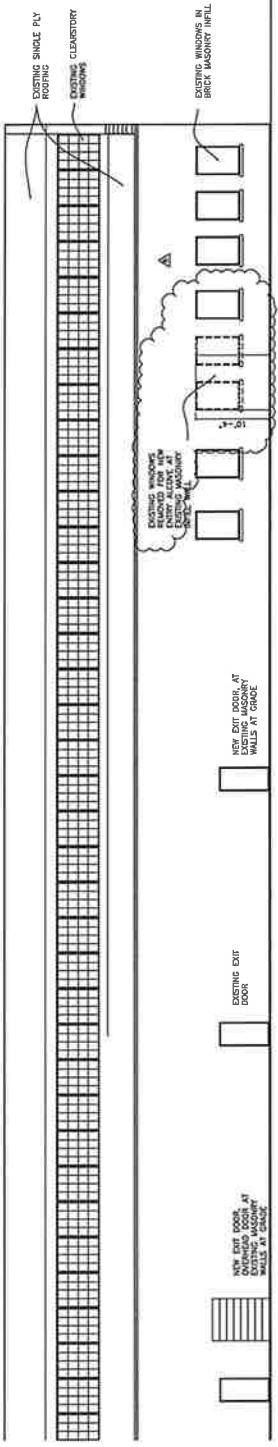


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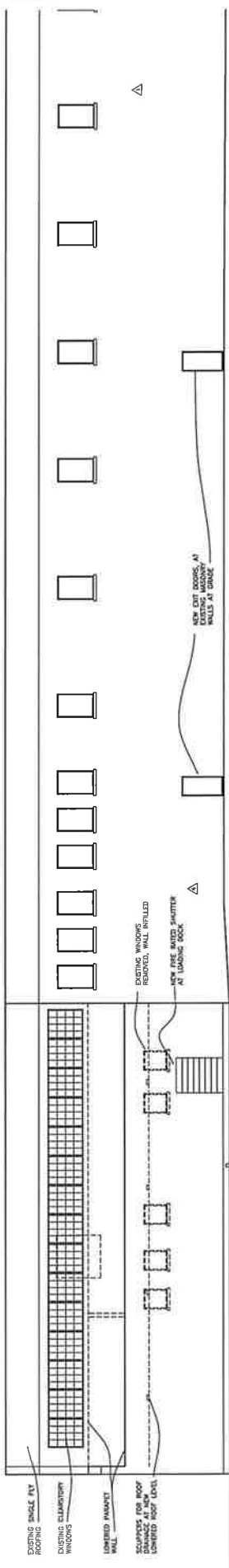
**LINEWORKS LTD**  
 ARCHITECTS  
 300 W. MADISON AVENUE  
 CHICAGO, ILLINOIS 60606  
 TEL: 312.329.5500  
 FAX: 312.329.5500  
 1857 W. 16TH STREET  
 1601 S. WOLCOTT AVENUE  
 CHICAGO, ILLINOIS  
 BASE BUILDING ALTERATIONS  
 SHEET NO. 14  
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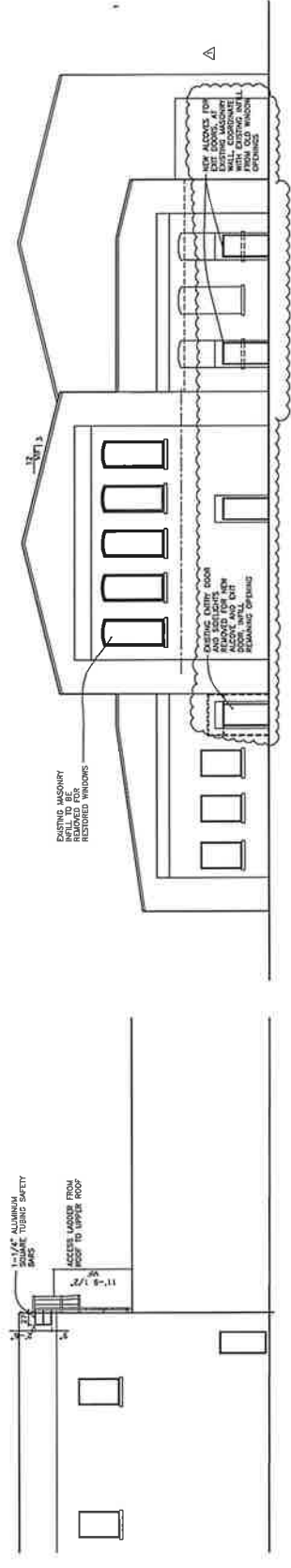
FLOOR PLAN  
 1/4"=1'-0"



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



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



**SOUTH ELEVATION - PARTIAL AT ROOF ACCESS**  
1/8"=1'-0"

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

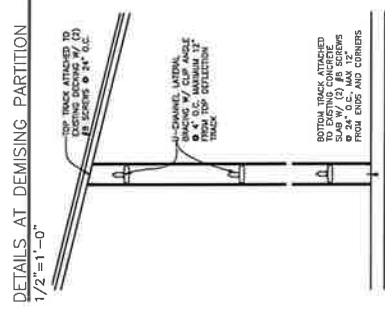
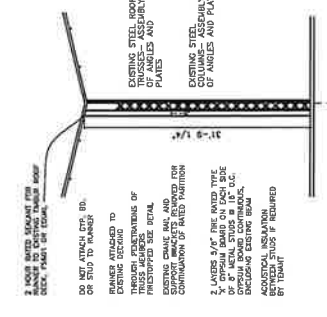
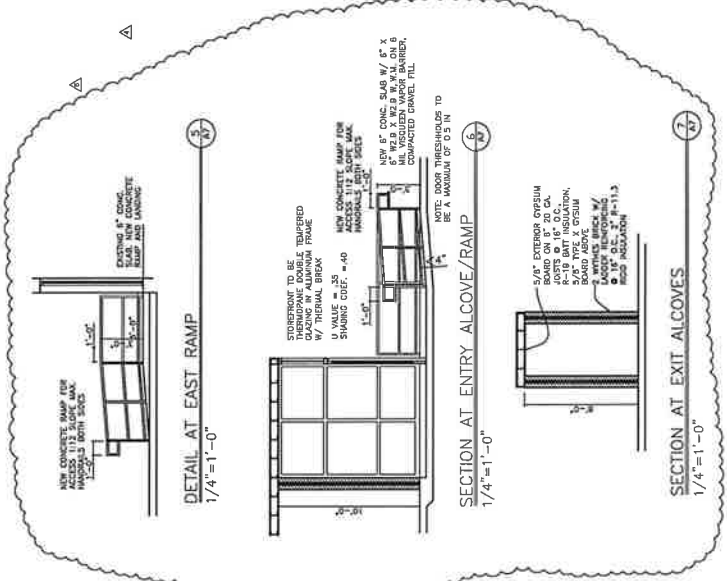
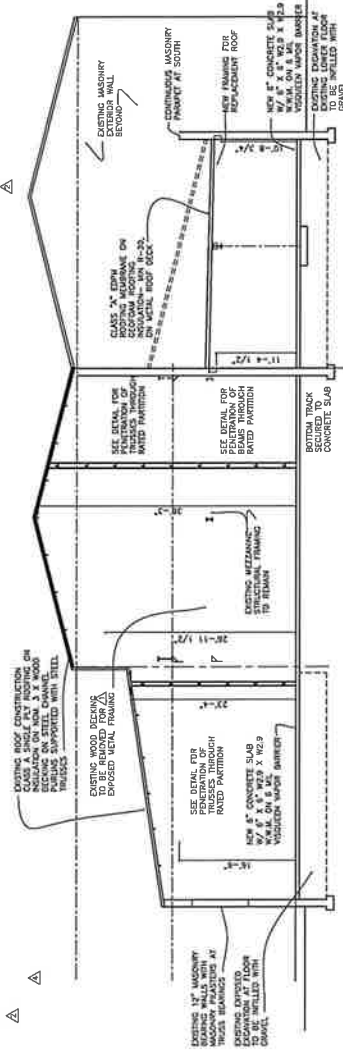
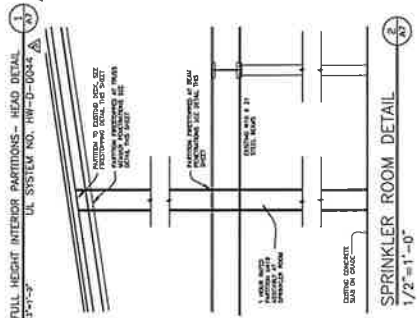
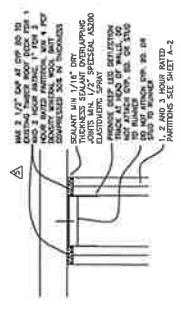
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947.844.3550  
947.844.3550  
1857 W. 16TH STREET  
CHICAGO, ILLINOIS 60608

1857 W. 16TH STREET  
1601 S. WOLCOTT AVENUE  
CHICAGO, ILLINOIS

BASE BUILDING ALTERATIONS

OWNER	PROJECT	DATE	SCALE
WFO	21008		A-6
CHECKED	DATE	BY	NO. OF SHEETS
			14



EXISTING ROOF CONSTRUCTION. A RANGE TO EXISTING TRUSS ROOF INSULATION ON TOP OF 3\"/>

DO NOT ATTACH STEEL TRUSS TO EXISTING CONCRETE THROUGH PENETRATION OF RATED PARTITION. PRESTRESS SIZE DETAIL. EXISTING CHANGING AND RATED PARTITION CONTINUATION OF RATED PARTITION.

2. LAYERS 5/8\"/>

ACROUSTICAL INSULATION IN TRUSS.



EXP DATE 11/30/24

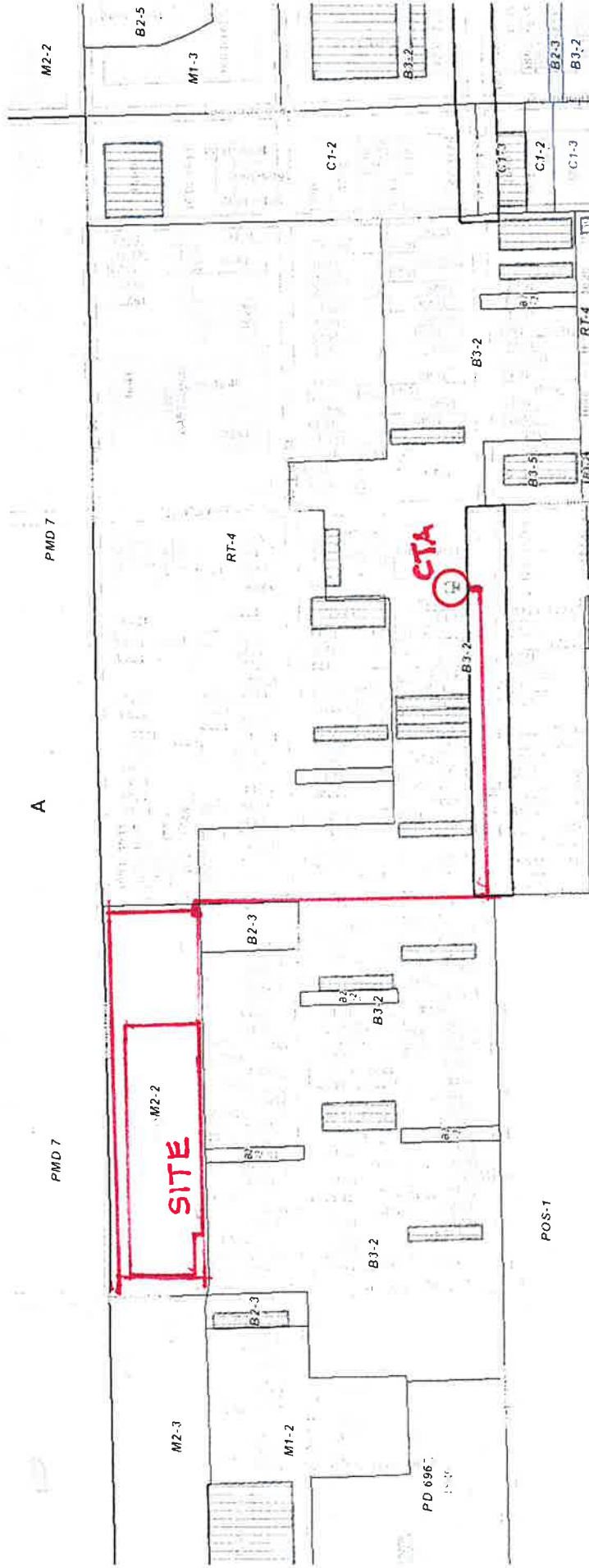
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12-12-21	REVISED FOR PERMIT	

**LINEWORKS LTD**  
 ARCHITECTS  
 3001 WOODLAND DRIVE  
 CHICAGO, ILLINOIS 60640  
 TEL: 312.554.2300  
 FAX: 312.554.2300  
 WWW: WWW.LINEWORKS.COM

1657 W. 16TH STREET  
 1601 S. WOLCOTT AVENUE  
 CHICAGO, ILLINOIS  
 BASE BUILDING ALTERATIONS

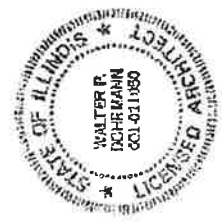
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11-12-21	REVISED FOR PERMIT	
12-12-21	REVISED FOR PERMIT	

FULL HEIGHT PARTITION DETAIL  
 1/2"=1'-0"

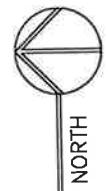


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ARCHITECTS 847-564-5280  
PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924  
3501 WOODHEAD DRIVE SUITE B  
NORTHBROOK, ILLINOIS 60062



TRAVEL DISTANCE FROM SITE TO  
18TH STREET CTA STATION 1013  
FEET



1857 W. 16TH STREET  
1601 S. WOLCOTT  
CHICAGO, ILLINOIS

EXP DATE 11/30/24

SITE PLAN