

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2315 West 24th Place
From B2-3 to B2-3

The Property

The subject property is located in a B2-3 Neighborhood Mixed-Use District and sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance and is approximately within 536.0 feet of a CTA Western (Route 49) Bus Corridor stop.

The subject property is improved with a two-story residential building with nine units and three indoor parking spaces. The Applicant rezoned the property in 05-25-2022 as a Type-1 rezoning application to convert the building from eight units to nine units.

The Project

Cloud Property Management LLC, 2315 Series (the “Applicant”) seeks a rezoning to amend the previously approved Type-1 Application passed by City Council on 05-25-2022 to convert the building from nine to 12 units. The Applicant also will be constructing a third-floor addition to accommodate the three new proposed units. The proposed zoning building height will be 43’-3”. There will two new bicycle spaces added for a total of eleven bicycle spaces on the property. There will be no additional parking.

The Applicant also seeks Type-1 application relief pursuant to section 17-13-0300 of the Chicago Zoning Ordinance for an Administrative Adjustment under section 17-13-1003-EE to reduce 2 required parking spaces to zero for properties located in an Equitable Transit Served Location, and Variations under section 17-13-1101-B to reduce the front yard setback from 4.28’ to 3.25’ (existing) , reduce the combined side yards from 9.6’ to zero (existing), and reduce the rear yard setback from 30.0’ to zero.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District.

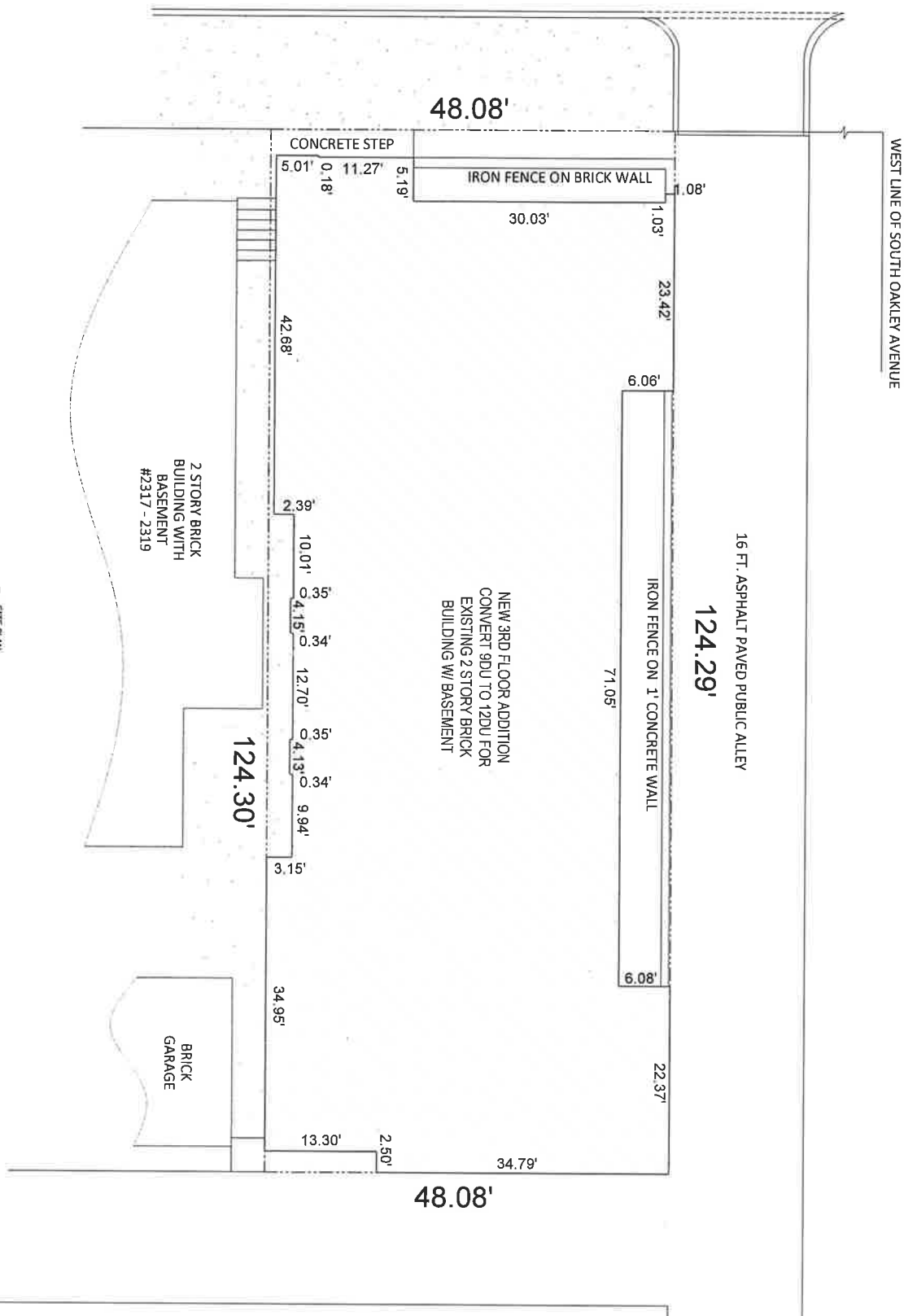
The following are the relevant zoning parameters for the proposed project:

Lot Area:	5,952 square feet
FAR:	3.38
Floor Area:	20,168 square feet
Residential Dwelling Units:	12
MLA Density:	496.0 square feet
Height:	43’-3”
Bicycle Parking:	11
Automobile Parking:	3*
Setbacks:	North (West 24 th Pl): 3.25’* South (rear): 0.0’* East: 0.0’* West: 0.0’*

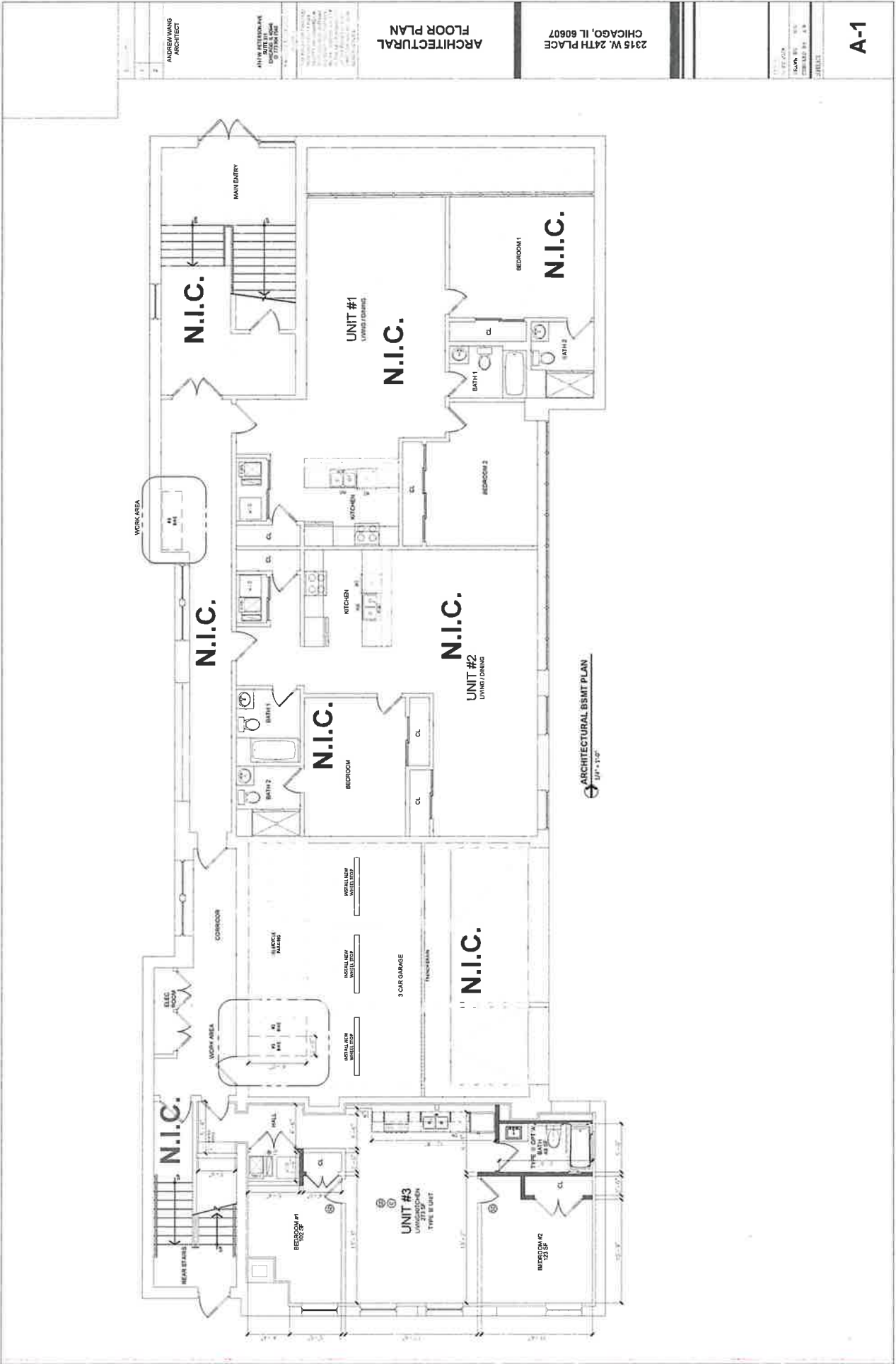
A set of plans is attached.

* As mentioned above, the Applicant seeks optional Administrative Adjustment relief under section 17-13-0303-D to reduce parking from two new spaces to zero under ETOD regulations and also seeks optional Variation to reduce the front yard setback from 4.28’ to 3.25’ (existing) , reduce the combined side yards from 9.6’ to zero (existing), and reduce the rear yard setback from 30.0’ to zero.

WEST 24TH PLACE



<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>ISSUED FOR PERMITS</td> </tr> </table>		NO.	DESCRIPTION	1	ISSUED FOR PERMITS	2	ISSUED FOR PERMITS	<p>1611 N. STEVENSON AVE CHICAGO, ILL 60642 312.734.1234 07/26/2024</p> <p>DAVID A. BENTLEY ARCHITECT</p>
NO.	DESCRIPTION							
1	ISSUED FOR PERMITS							
2	ISSUED FOR PERMITS							
<p>THE ARCHITECT HAS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN UNLESS SPECIFICALLY NOTED OTHERWISE. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED HEREIN.</p>								
<p>2315 W. 24TH PLACE CHICAGO, IL 60607</p>								
<p>SITE PLAN</p>								
<p>T-1</p>								



ANDREW WANG
ARCHITECT

411 W. PETERSON AVE
CHICAGO, IL 60607

ARCHITECTURAL
FLOOR PLAN

2315 W. 24TH PLACE
CHICAGO, IL 60607

DATE: 05/15/18
SCALE: 1/8" = 1'-0"
DRAWN BY: J.S.
CHECKED BY: J.S.
PROJECT: 18-001

A-1

ARCHITECTURAL BSMT PLAN
1/4" = 1'-0"

STAIR UP
TO 2ND FLOOR

N.I.C.

BEDROOM 1

BATH 2

BEDRM HALLWAY

BEDROOM 2

UNIT #6
LIVING/DINING RM

N.I.C.

BEDROOM 3

BATH 1

N.I.C.

N.I.C.

N.I.C. STAIR UP
TO 2ND FLOOR

STAIR DN
TO EXIT

BEDROOM 1

BATH 2

KITCHEN

BEDROOM 1

N.I.C.

KITCHEN

KITCHEN

UNIT #4
LIVING/DINING RM

N.I.C.

BEDROOM 1

BEDROOM 2

UNIT #5
LIVING/DINING RM

N.I.C.

BATH 2

BATH 1

ANTY

N.I.C.

ARCHITECTURAL
FLOOR PLAN

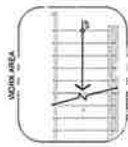
2315 W. 24TH PLACE
CHICAGO, IL 60607

A-2

DATE: 11/11/2014
DRAWN BY: J.C.
CHECKED BY: A.P.
REVISIONS:

414 W. PETERSON AVE
CHICAGO, IL 60607
ARCHITECT

ARCHITECTURAL 1ST FL PLAN
1/11/14

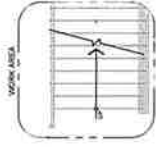


WORK AREA

N.I.C.

COMMON CORRIDOR

N.I.C.



WORK AREA

BEDROOM 1

BATH 2

BATH 1

STAIR TO UP

STAIR TO DOWN

STAIR TO EXIT

STAIR TO EXIT

STAIR TO EXIT

STAIR TO EXIT

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BEDROOM 2

BEDRM HALLWAY

N.I.C.

UNIT #9

LIVING / DINING RM

KITCHEN

UNIT #8

LIVING / DINING RM

KITCHEN

UNIT #7

LIVING / DINING RM

BEDROOM 3

BATH 1

BEDROOM 1

BEDROOM 2

BEDROOM 1

BEDROOM 1

BEDROOM 1

BEDROOM 1

BATH 2

BATH 1

STAIR TO UP

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STAIR TO EXIT

BEDROOM 2

BEDRM HALLWAY

N.I.C.

UNIT #9

LIVING / DINING RM

KITCHEN

UNIT #8

LIVING / DINING RM

KITCHEN

UNIT #7

LIVING / DINING RM

BEDROOM 3

BATH 1

BEDROOM 1

BEDROOM 2

BEDROOM 1

BEDROOM 1

BEDROOM 1

BEDROOM 1

BATH 2

BATH 1

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BEDROOM 1

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BEDROOM 1

BATH 2

BATH 1

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ARCHITECTURAL
FLOOR PLAN

2315 W. 24TH PLACE
CHICAGO, IL 60607

DATE: 11/11/11
SCALE: 1/8" = 1'-0"
DRAWN BY: J.S.
CHECKED BY: J.S.
INDEX

A-3

ARCHITECTURAL 2ND FL PLAN
1/8" = 1'-0"

SHEET

DATE: 01.15.11

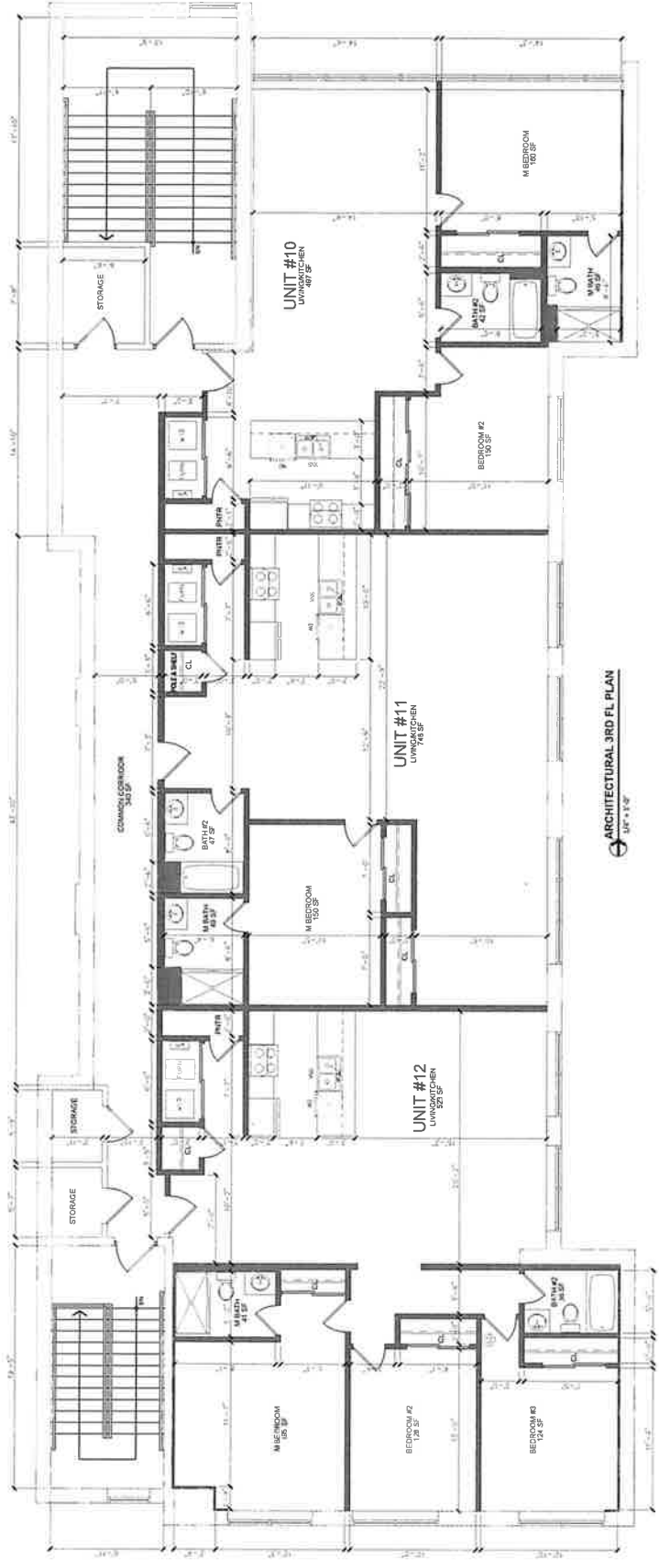
PROJECT: 2315 W. 24TH PLACE

2315 W. 24TH PLACE
CHICAGO, IL 60607

ARCHITECTURAL
FLOOR PLAN

ANDREW HANG
ARCHITECT

444 N. PULASKI
CHICAGO, IL 60610
PH: 312.467.1111
WWW.AHARCHITECT.COM



ARCHITECTURAL 3RD FL PLAN
1/4" = 1'-0"

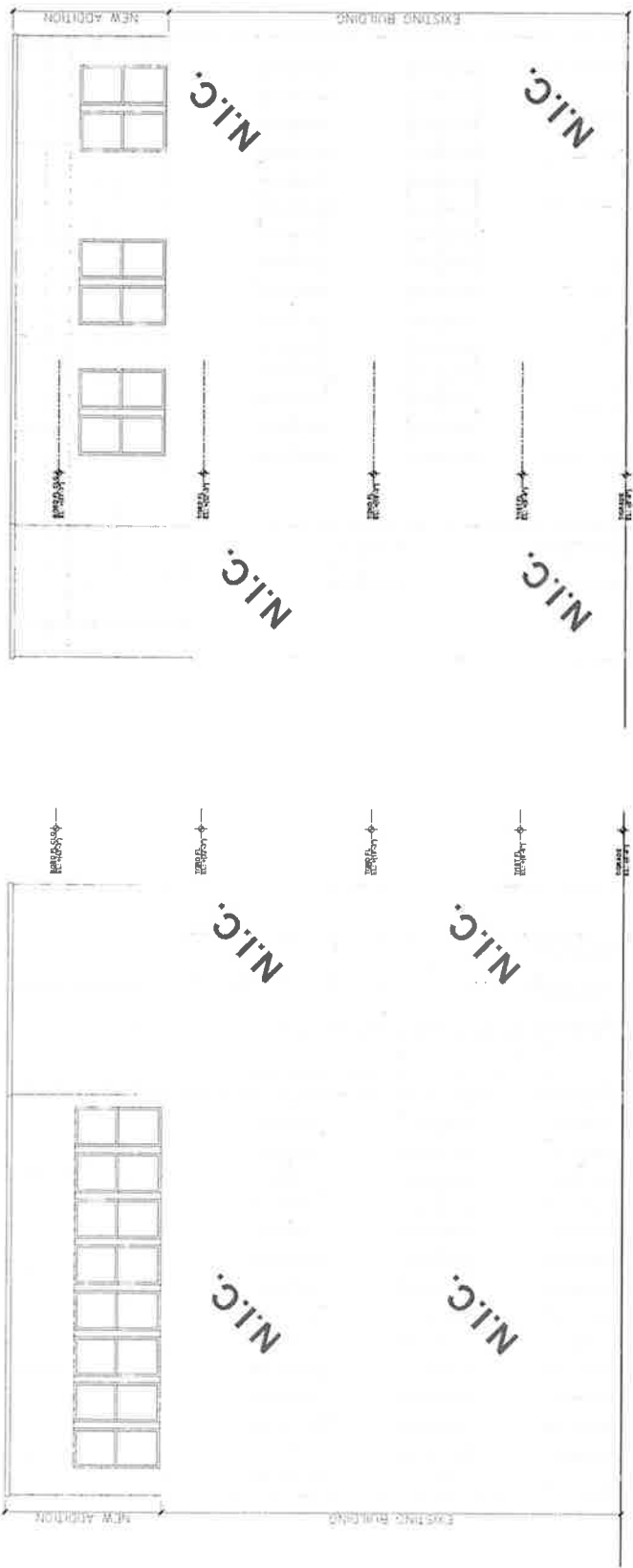
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PROJECT	2315 W. 24TH PLACE
CLIENT	CHICAGO, IL 60607
SCALE	1/4" = 1'-0"
DATE	11/17/17

2315 W. 24TH PLACE
CHICAGO, IL 60607

ARCHITECTURAL
ELEVATIONS

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NICHOLAS J. COVATTA
1111 N. LAUREL ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.467.1111
WWW.NJCARCHITECT.COM

ARCHITECT
NICHOLAS J. COVATTA



SOUTH ELEVATION
1/4" = 1'-0"

NORTH ELEVATION
1/4" = 1'-0"

DATE: 01/22/2014
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SUBJECT: [unintelligible]

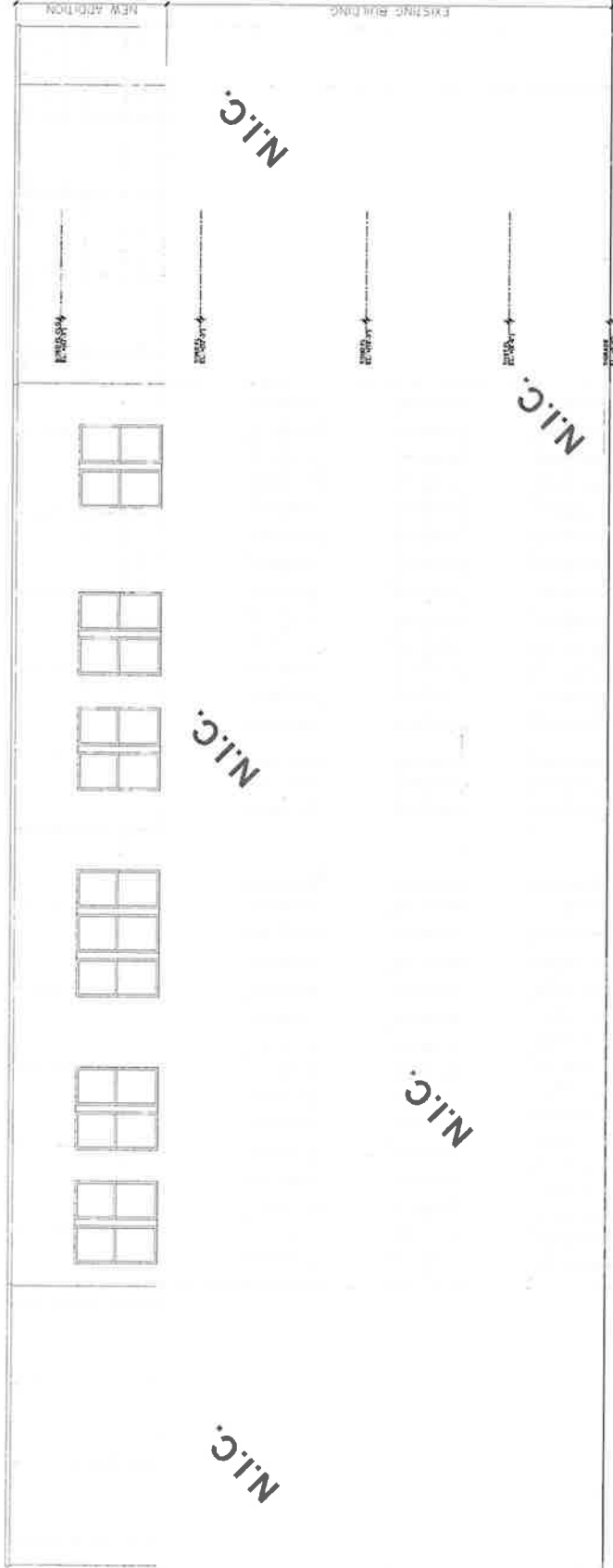
2315 W. 24TH PLACE
CHICAGO, IL 60607

ARCHITECTURAL
ELEVATIONS

401 W. PETERSON AVE
CHICAGO, IL 60610
TEL: 312.329.8888

ANDREW WANG
ARCHITECT

EAST ELEVATION
1/4" = 1'-0"



DATE	11/11/11
PROJECT	2315 W. 24TH PLACE
CLIENT	CHICAGO, IL 60607
SCALE	1/4" = 1'-0"
DESCRIPTION	WEST ELEVATION
REVISIONS	

2315 W. 24TH PLACE
CHICAGO, IL 60607

ARCHITECTURAL
ELEVATIONS

ANY INFORMATION
SHOWN ON THIS
DRAWING IS
FOR INFORMATION
ONLY.

ANDREW VAUGHN
ARCHITECT

