

17-13-0303-C(1) SUBSTITUTE NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 2415 TO 2425 WEST 24TH PLACE, CHICAGO, ILLINOIS

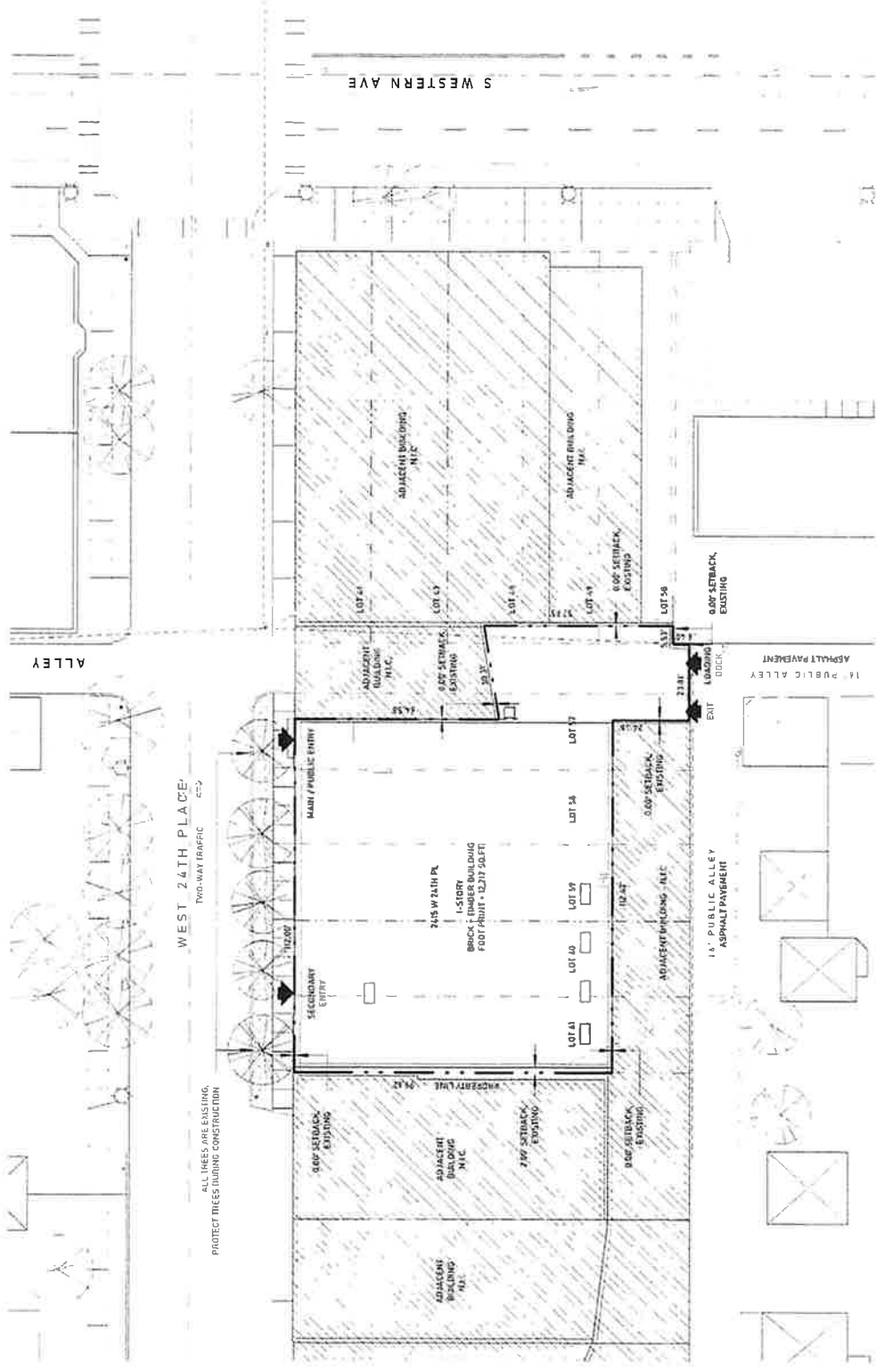
ZONING: M2-3 LIGHT INDUSTRY DISTRICT TYPE 1.

LOT AREA: 12,986 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A SINGLE-STORY, COMMERCIAL BUILDING WITH A BASEMENT. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO UNIFY THE CURRENT SPLIT ZONE FROM C1-3 AND M2-3 TO M2-3 TO ALLOW THE APPLICANT TO ESTABLISH AN INDUSTRIAL PRIVATE EVENT VENUE OR OTHER PERMITTED USES. NO CHANGES TO THE ENVELOPE OF THE BUILDING ARE PLANNED. IF THE APPLICANT ESTABLISHES AN INDUSTRIAL PRIVATE EVENT VENUE, THE FIRST FLOOR AND THE BASEMENT LEVEL OF THE BUILDING TOGETHER COMPRISE MORE THAN 15,000 SQUARE FEET OF EVENT SPACE TO SATISFY THE INDUSTRIAL PRIVATE EVENT SPACE MINIMUM SQUARE FEET CRITERIA AS PER MUNICIPAL CODE.

- (A) FLOOR AREA RATIO: 0.94. TOTAL FLOOR AREA IS 12,212 SQUARE FEET
- (B) THE AMOUNT OF OFF-STREET PARKING: 0.
- (C) SETBACKS (EXISTING):
 - 1. FRONT SETBACK: 0 FEET, 0 INCHES (EXISTING)
 - 2. REAR SETBACK: 0 FEET, 0 INCHES (EXISTING)
 - 3. SIDE SETBACKS: 2 FEET, 0 INCHES (WEST) AND 0 FEET, 0 INCHES (EAST) (EXISTING).
- D. BUILDING HEIGHT: 18 FEET, 11 INCHES (EXISTING)
- E. THE NUMBER OF OFF-STREET LOADING BERTHS: 1.

ARCHITECTURAL SITE PLAN

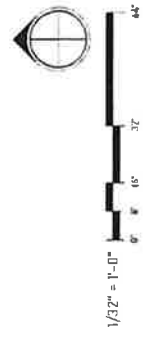


WEST 24TH PLACE
TWO-WAY TRAFFIC

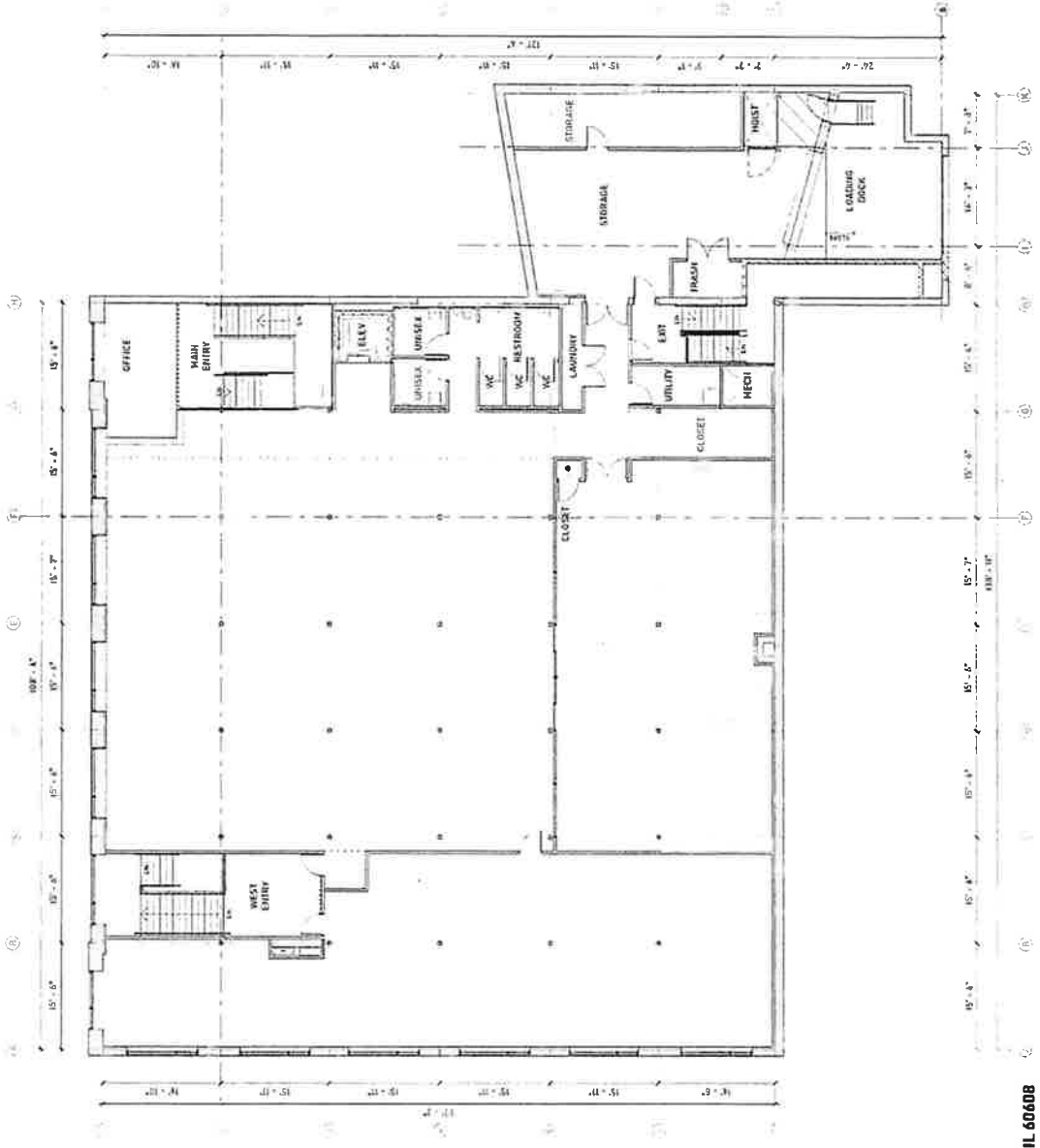
S WESTERN AVE

ALL TREES ARE EXISTING.
PROTECT THESE DURING CONSTRUCTION

Applicant: Ice Age Investments, Inc.
Address: 2415 W. 24th Place, Chicago, IL 60608
Introduction Date: January 3, 2024



LEVEL 1 FLOOR PLAN

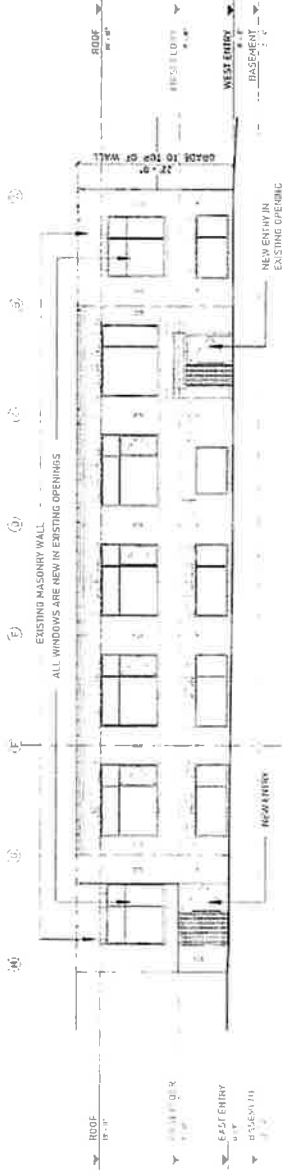


DEMISING WALLS AND SPACE
DESIGNATIONS SUBJECT TO CHANGE

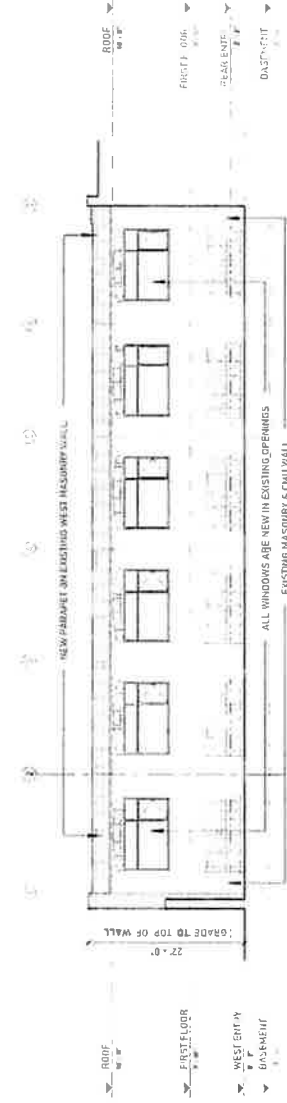


1/16" = 1'-0"
0' 2' 4' 8' 16' 32'

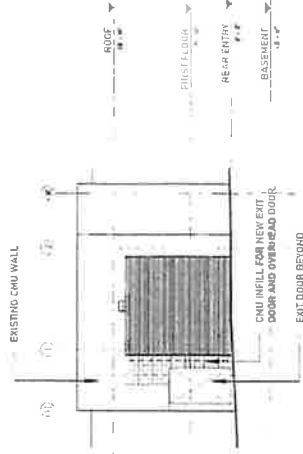
BUILDING ELEVATIONS



NORTH (24TH PLACE) ELEVATION



WEST ELEVATION



SOUTH (ALLEY) ELEVATION

