

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

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

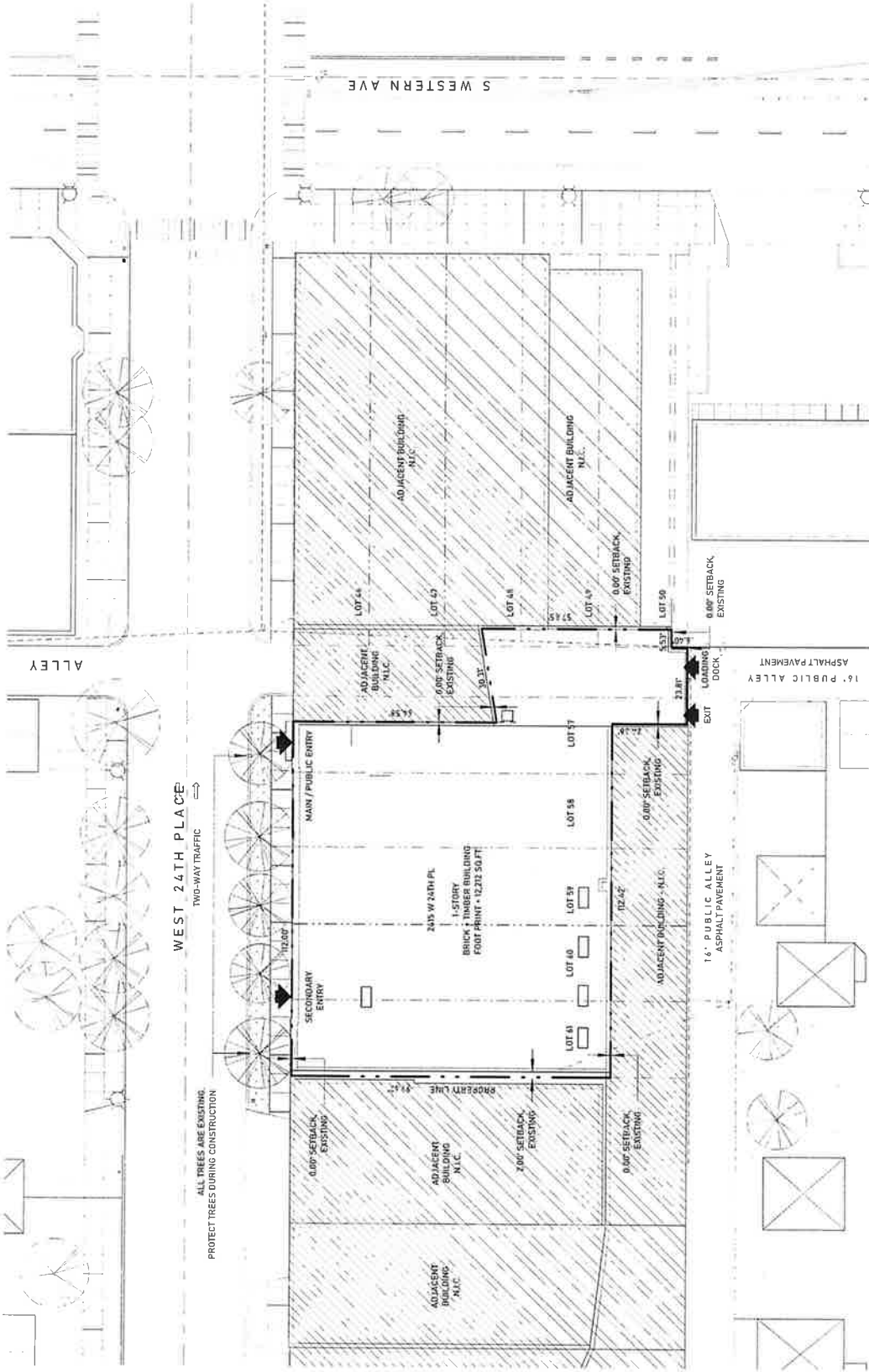
ZONING: M2-3 LIGHT INDUSTRY DISTRICT TYPE 1.

LOT AREA: 12,986 SQUARE FEET

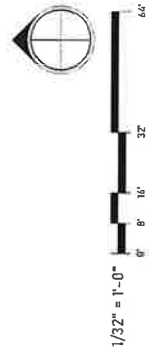
LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A SINGLE-STORY, COMMERCIAL BUILDING WITH A BASEMENT. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO UNIFY THE CURRENT SPLIT ZONE FROM C1-3 AND M2-3 TO M2-3 TO ALLOW THE APPLICANT TO ESTABLISH AN INDUSTRIAL PRIVATE EVENT VENUE. NO CHANGES TO THE ENVELOPE OF THE BUILDING ARE PLANNED. 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

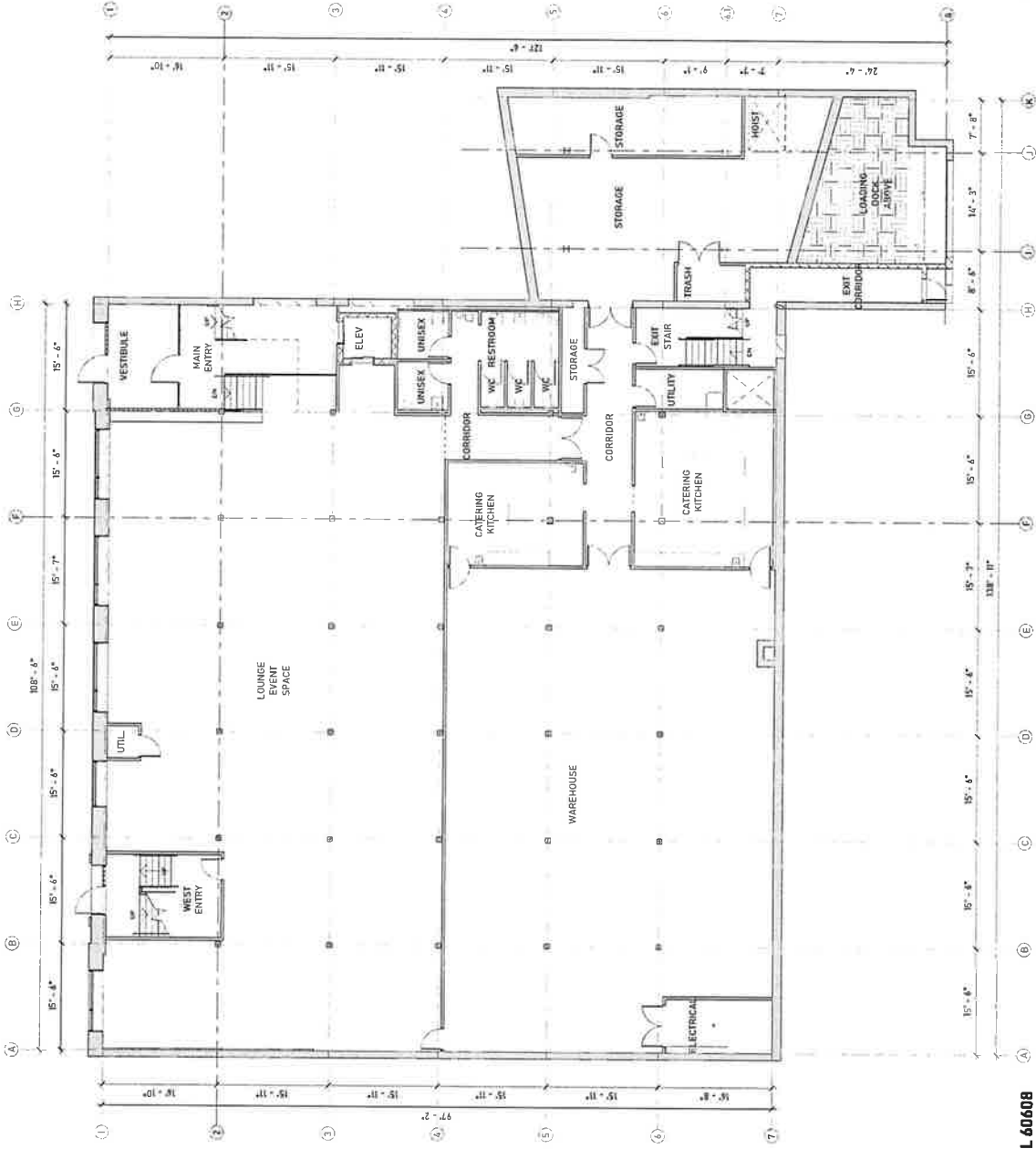


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 Address: 2415 W. 24th Place, Chicago, IL 60608
 Introduction Date: January 3, 2024





BASEMENT LEVEL FLOOR PLAN

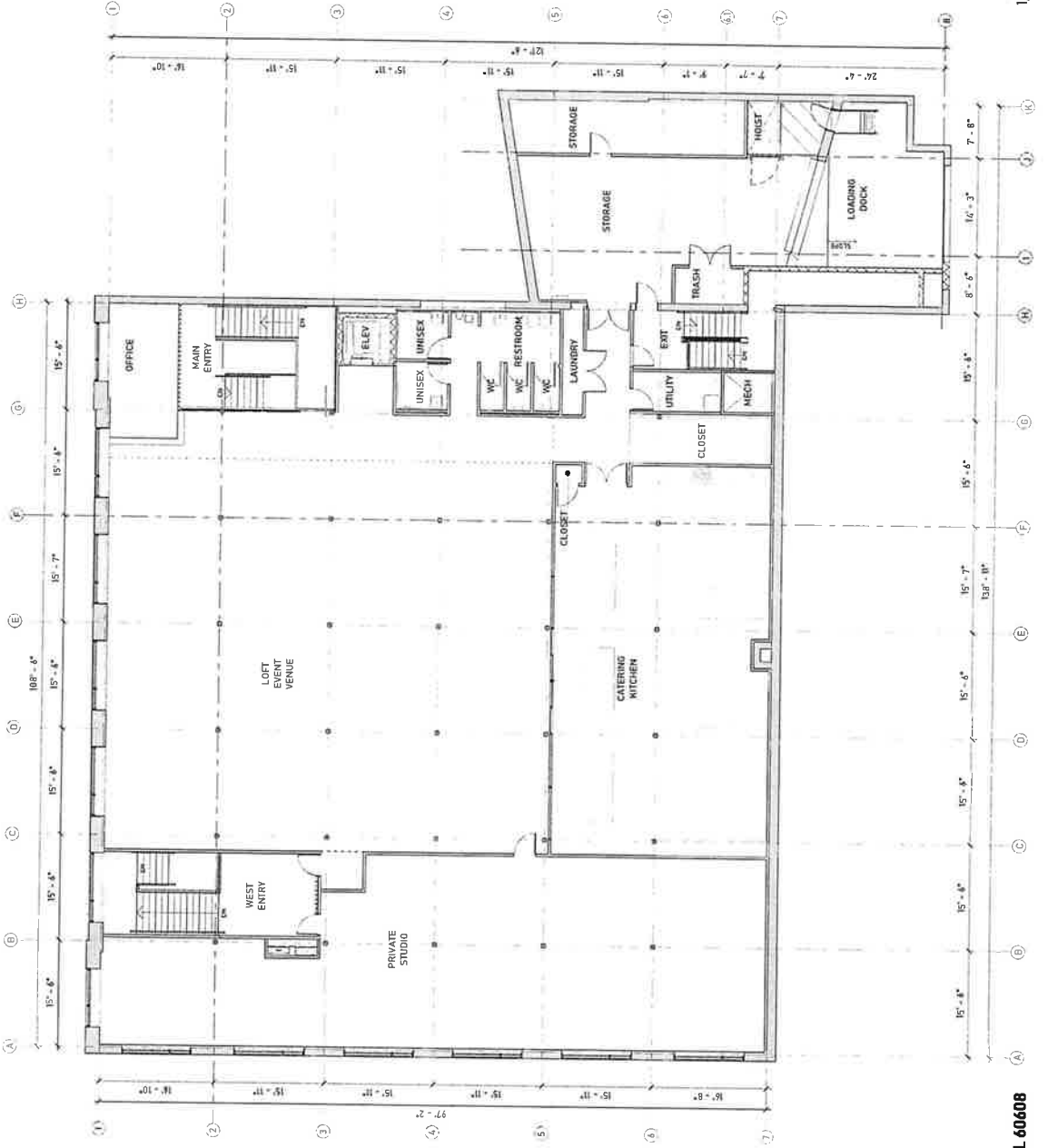


DEMISING WALLS AND SPACE
DESIGNATIONS SUBJECT TO CHANGE



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LEVEL 1 FLOOR PLAN

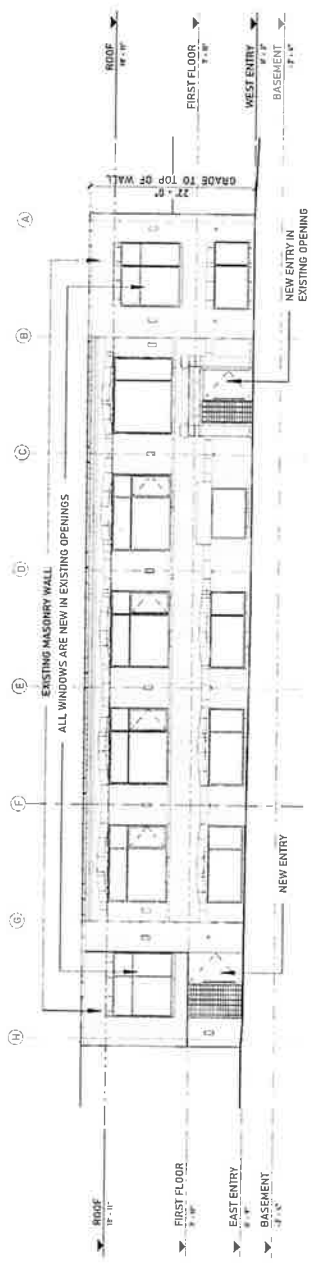


DEMISING WALLS AND SPACE DESIGNATIONS SUBJECT TO CHANGE

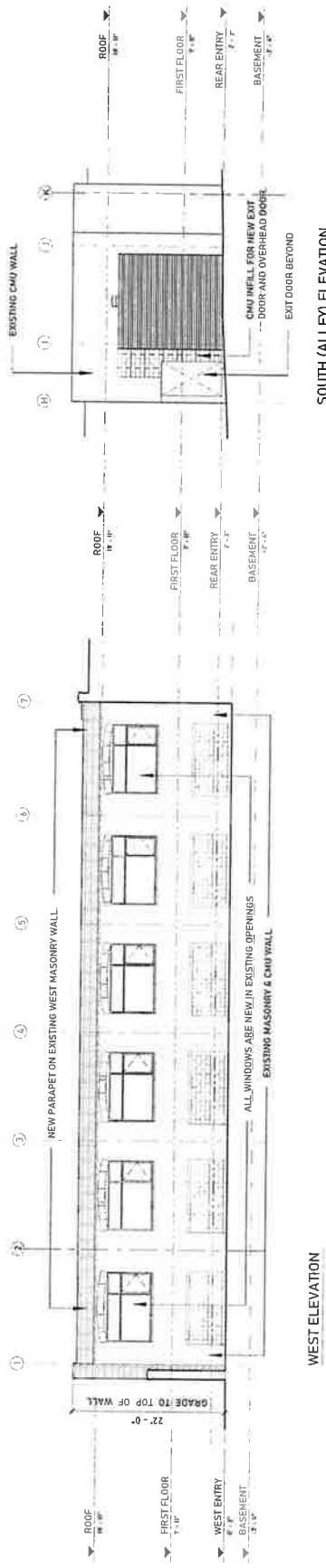


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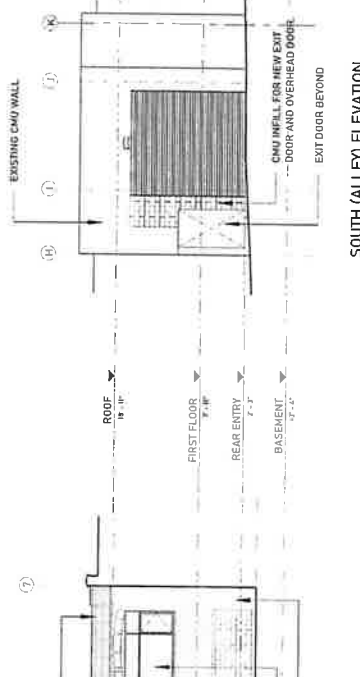
BUILDING ELEVATIONS



NORTH (24TH PLACE) ELEVATION



WEST ELEVATION



SOUTH (ALLEY) ELEVATION



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