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SUBSTITUTE 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. 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" (bottom of the third floor ceiling per elevation)
Bicycle Parking:	11
Automobile Parking:	3*
Setbacks:	North (West 24th 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.

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LEGEND

- Storm CB
- San Storm Combo MH
- Water Hand Hole
- Utility Pole
- Electric Light Pole
- Gas Meter
- Gas Valve
- Fire Alarm
- Flag Pole
- Cut Cross

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

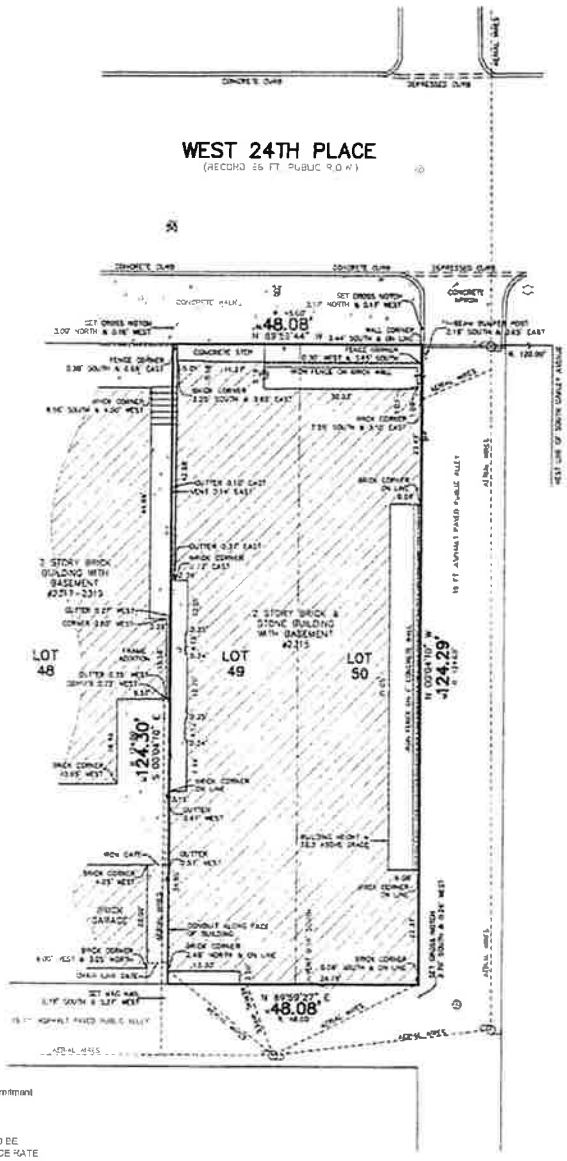
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX (773) 286-6184 EMAIL: INFO@PLCS-SURVEY.COM

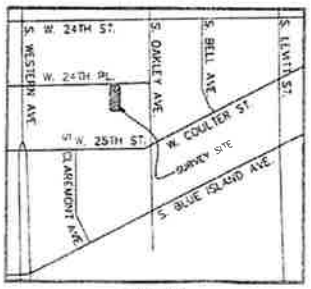
ALTA / NSPS Land Title Survey

GRAPHIC SCALE
15 0 7.5 15
(IN FEET)
1" = 15'

LOTS 49 AND 50 IN P.M. THOMPSON'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 6 IN LAUGHTON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 3,976 SQUARE FEET OR 0.14 ACRES MORE OR LESS.





VICINITY MAP
(NOT TO SCALE)

SURVEY NOTES

This Survey was prepared based on Chicago Title Insurance Company Title Commitment 30894008 Effective Date, January 24, 2017 as to matters of record

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C 0506J.
EFFECTIVE DATE AUGUST 19, 2008.

ORDERED BY: ARCHDIOCESE OF CHICAGO | CHECKED: RL | DRAWN: JM
ADDRESS: 2310 WEST 24TH PLACE

GREMLEY & BIEDERMANN
PLCS, CORPORATION
LICENSE NO. 184-005332 EXPIRES 4-30-2017
PROFESSIONAL LAND SURVEYOR
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-6184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2017-23639-001 | DATE: FEBRUARY 21, 2017 | SCALE: 1 INCH = 15 FEET | SHEET NO. 1 OF 1

G:\CAD\2017\2017-23639\2017-23639-001.dwg

SURVEY NOTES

SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018

Note R & M denotes Record and Measured distances respectively

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey, please refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED

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This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 14 and 20 of Table A thereof.

The field work was completed on FEBRUARY 21, 2017.

Date of Plat Feb 27 2017

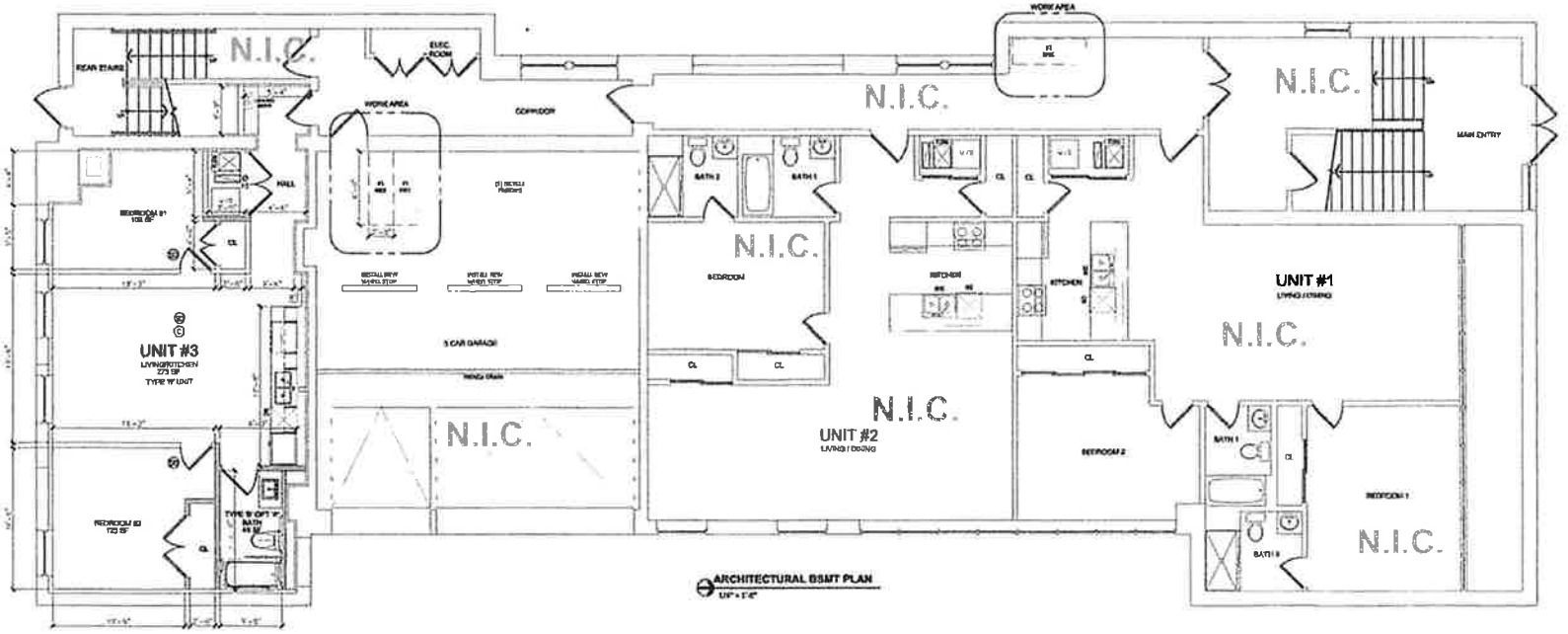
By: Robert G Biedermann

Robert G. Biedermann
Professional Illinois Land Surveyor No. 2802

ROBERT G BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

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ANDREW WAUD ARCHITECT

ARCHITECTURAL FLOOR PLAN

2316 W. 24TH PLACE CHICAGO, IL 60607

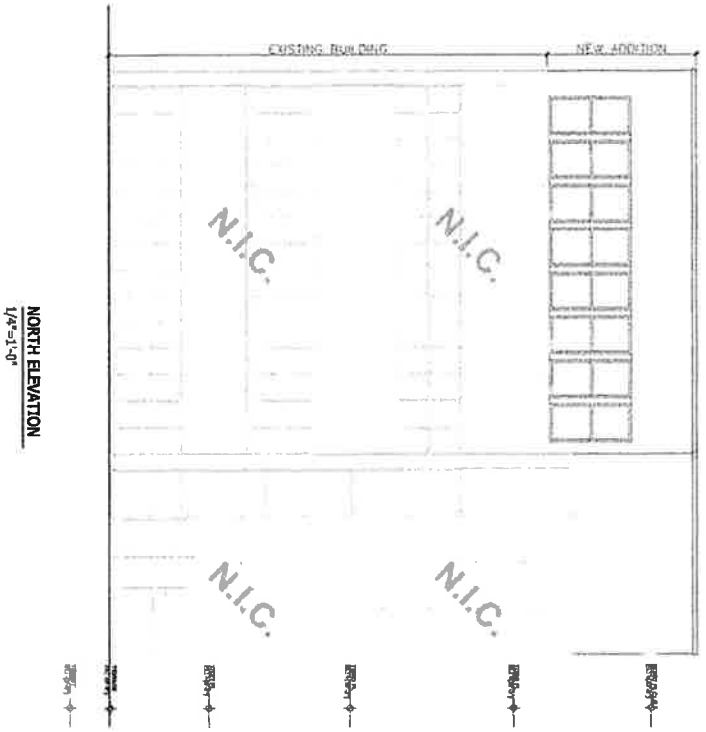
A-1

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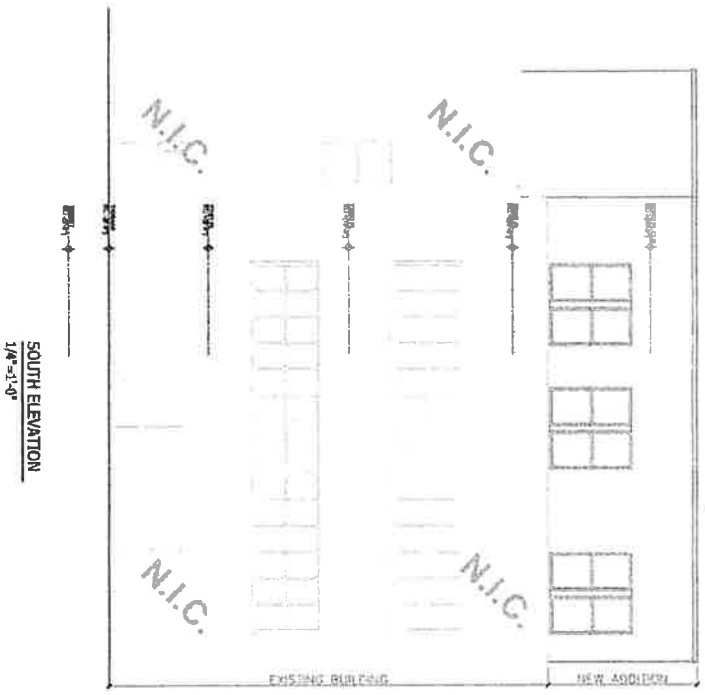
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NORTH ELEVATION
1/4"=1'-0"



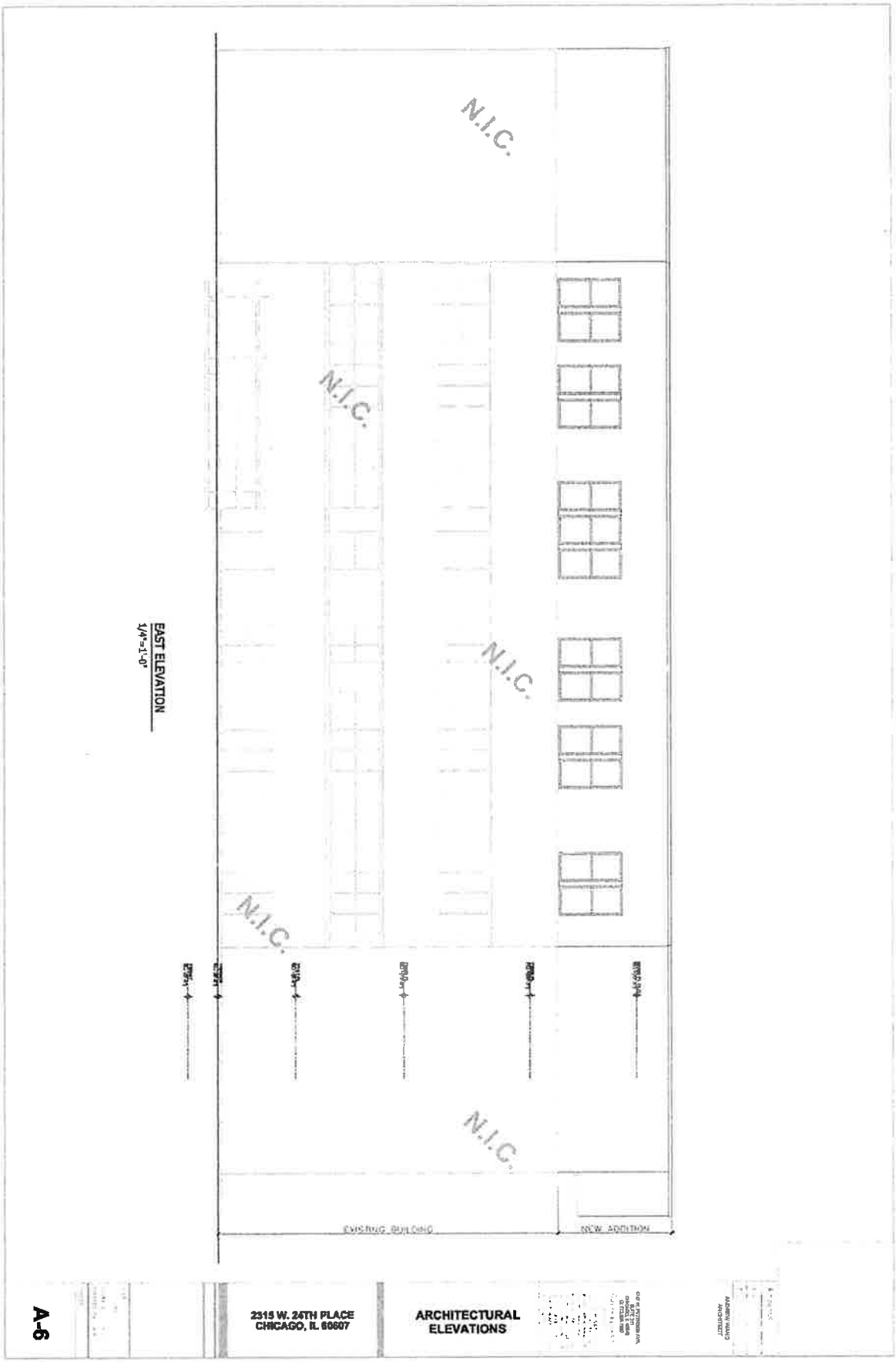
SOUTH ELEVATION
1/4"=1'-0"

2315 W. 24TH PLACE
CHICAGO, IL 60607

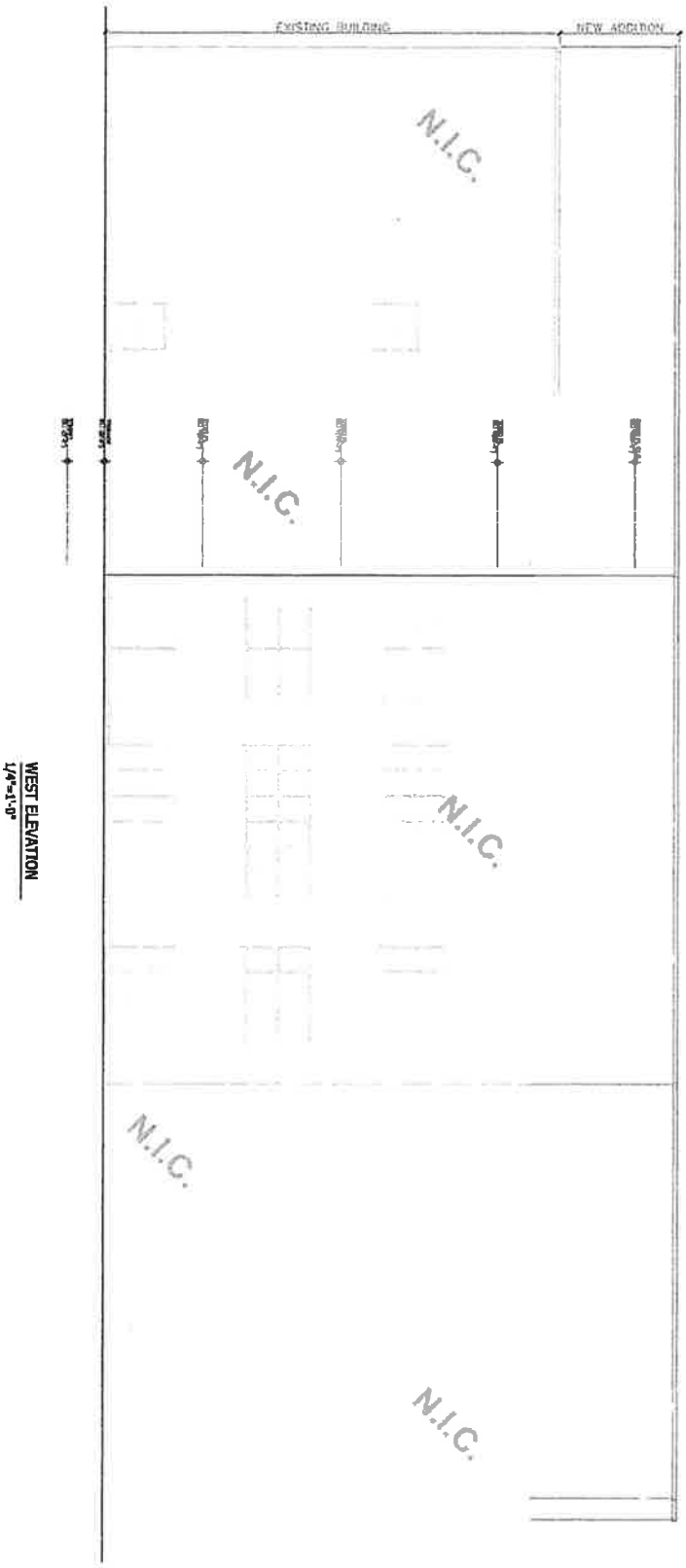
ARCHITECTURAL
ELEVATIONS

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

2315 W. 24TH PLACE
CHICAGO, IL 60607

ARCHITECTURAL
ELEVATIONS

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