

ZONING & DEVELOPMENT SUMMARY

2421-2427 W. 21st Place, Chicago, IL 60608

Primary Zoning District: M2-3 (Light Industry District)

1. THE INDUSTRIAL FOOTPRINT (Development Play)

The M2-3 designation is one of Chicago's most flexible industrial classifications, designed for "last-mile" logistics and moderate-impact manufacturing.

- **Total Land Area:** ±15,000 Square Feet (Contiguous)
- **Floor Area Ratio (FAR): 3.0**
- **Maximum Buildable Density:** Up to **45,000 SF** of total building area.
- **Permitted Uses:** Warehousing, distribution, contractor yards, food production, and manufacturing.
- **Outdoor Storage:** M2 zoning allows for work-related activities and storage to occur outside of enclosed buildings—ideal for fleet parking or equipment.

2. THE RESIDENTIAL UTILITY (Rehab & Income Play)

While the land is zoned Industrial, the existing structures offer immediate "Legal Non-Conforming" residential utility.

- **Existing Units:** (1) 4-Flat (Occupied) + (1) Single-Family Home (Vacant Rehab).
- **Status: Legal Non-Conforming Use.** These structures may be maintained, repaired, and fully renovated within their existing footprints.
- **Expansion Potential:** A buyer may seek an **Administrative Adjustment** or **Zoning Variance** to expand the residential footprint or density, leveraging the massive 15,000 SF land assembly.
- **Holding Income:** Existing 4-flat provides immediate cash flow to offset carrying costs while permits are secured for the vacant SFH rehab or future site development.

3. LOGISTICAL HUB DATA- see next page

- **Ward/CBA:** Located in a high-activity industrial corridor with strong City of Chicago support for "Last Mile" logistics.
- **Access:** Heavy-duty truck routes provide immediate entry to **I-55 (Stevenson)** and **I-90/94 (Dan Ryan)**.
- **Utility:** High capacity for electrical/water service upgrades typical of M-zoned blocks.

DISCLAIMER FOR BUYERS

*Property is being sold as-is. All measurements and square footage estimates are approximate. While the existing residential uses are established, any change of use, expansion of footprint, or significant structural alteration may require City of Chicago approval. **Buyer is responsible for performing all due diligence regarding zoning certificates, building code compliance, and variance potential.***