



CHICAGO PLAN COMMISSION

Department of Planning and Development

Proposed Amendment to Waterway Planned Development 1339
2017 North Mendell Street (2ND Ward)
2017 Mendell Baker, LLC

09/17/2020

★ Community Area Snap Shot

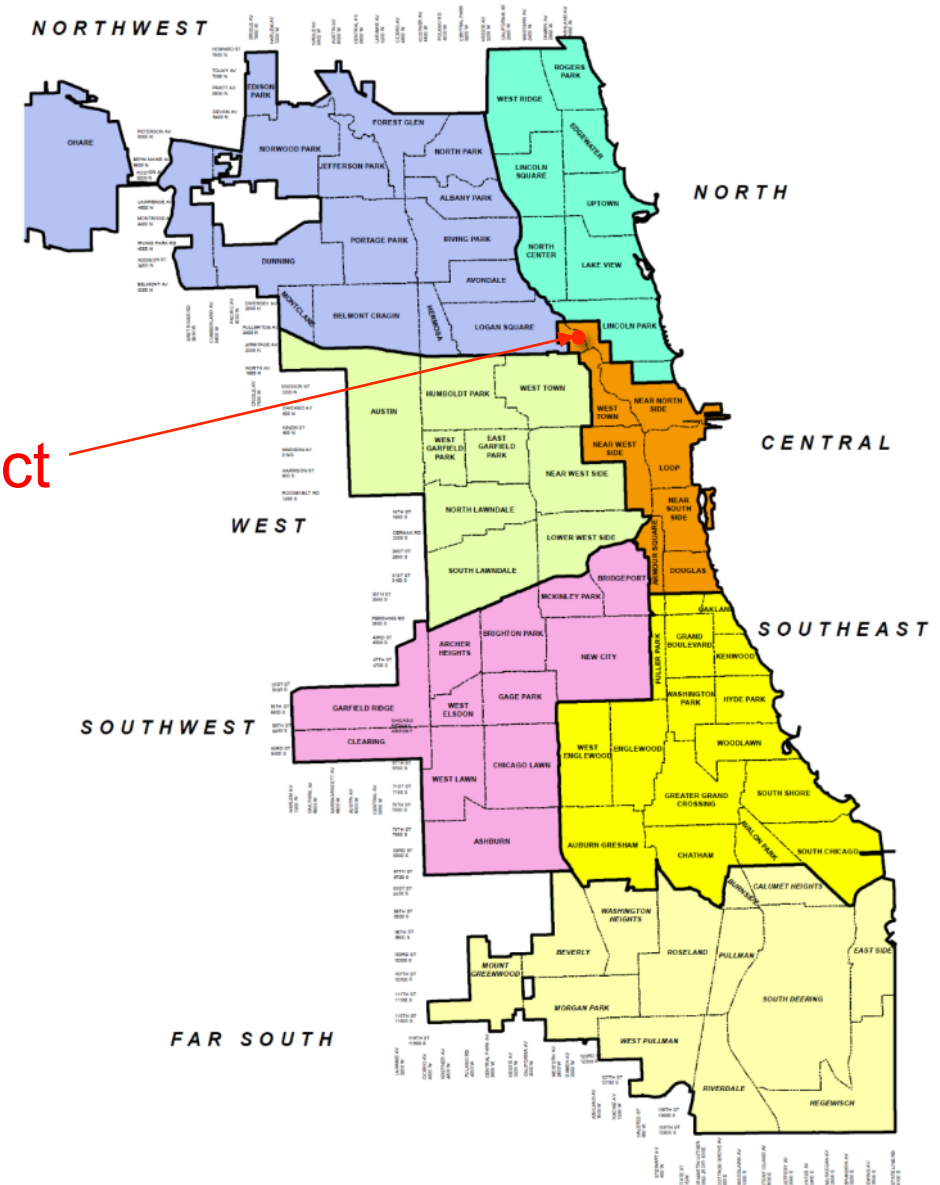
Logan Square Community Area

DEMOGRAPHICS IN LOGAN SQUARE

- Population 72,724 people
- Age:
 - 19 and under 26%
 - 20-49 42%
 - Over 50 32%

MEDIAN INCOME: \$75,333

*Source: Chicago Metropolitan Agency for Planning (CMAJ)
Community Data Snap Shot: Lincoln Park (June 2020 Release)*

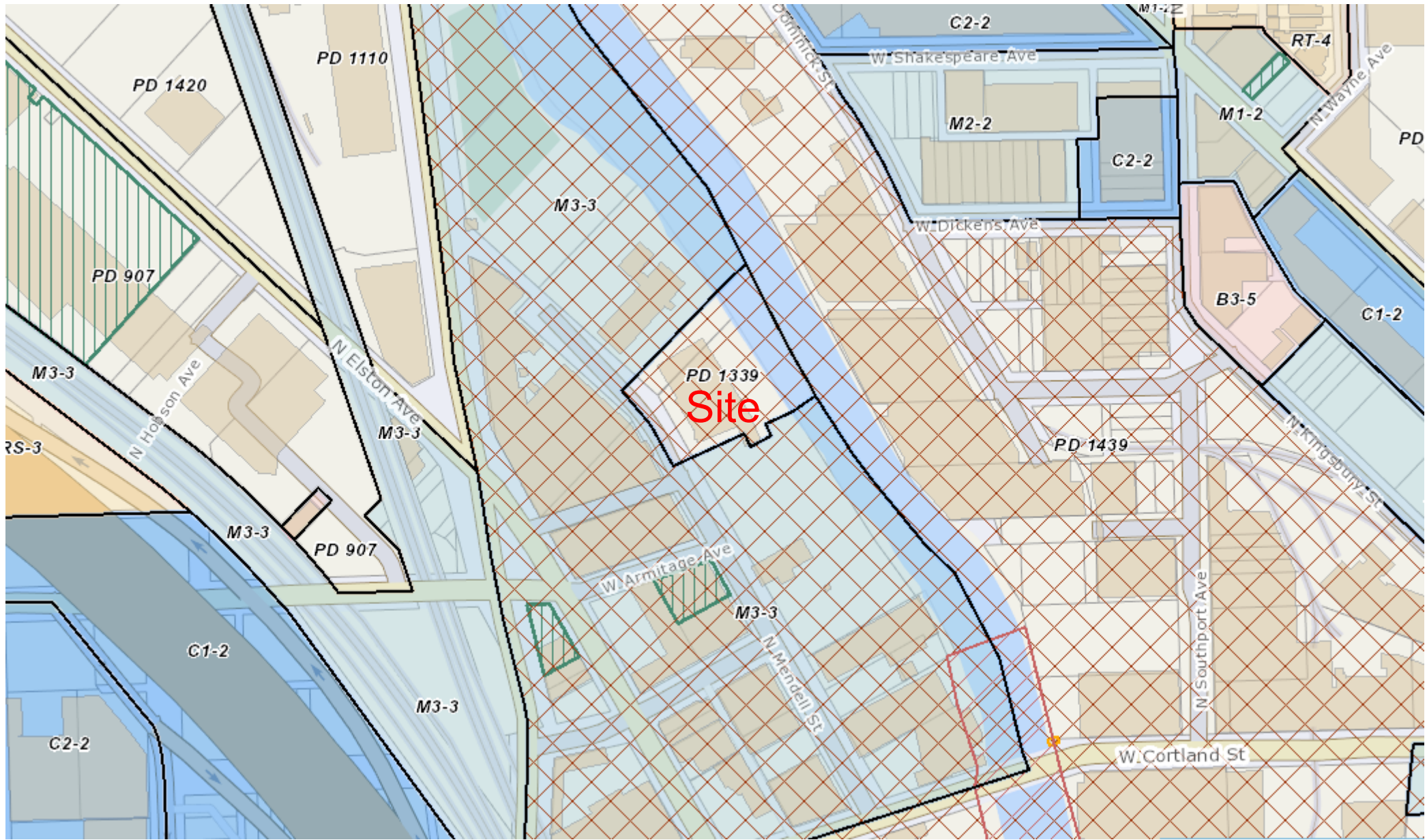




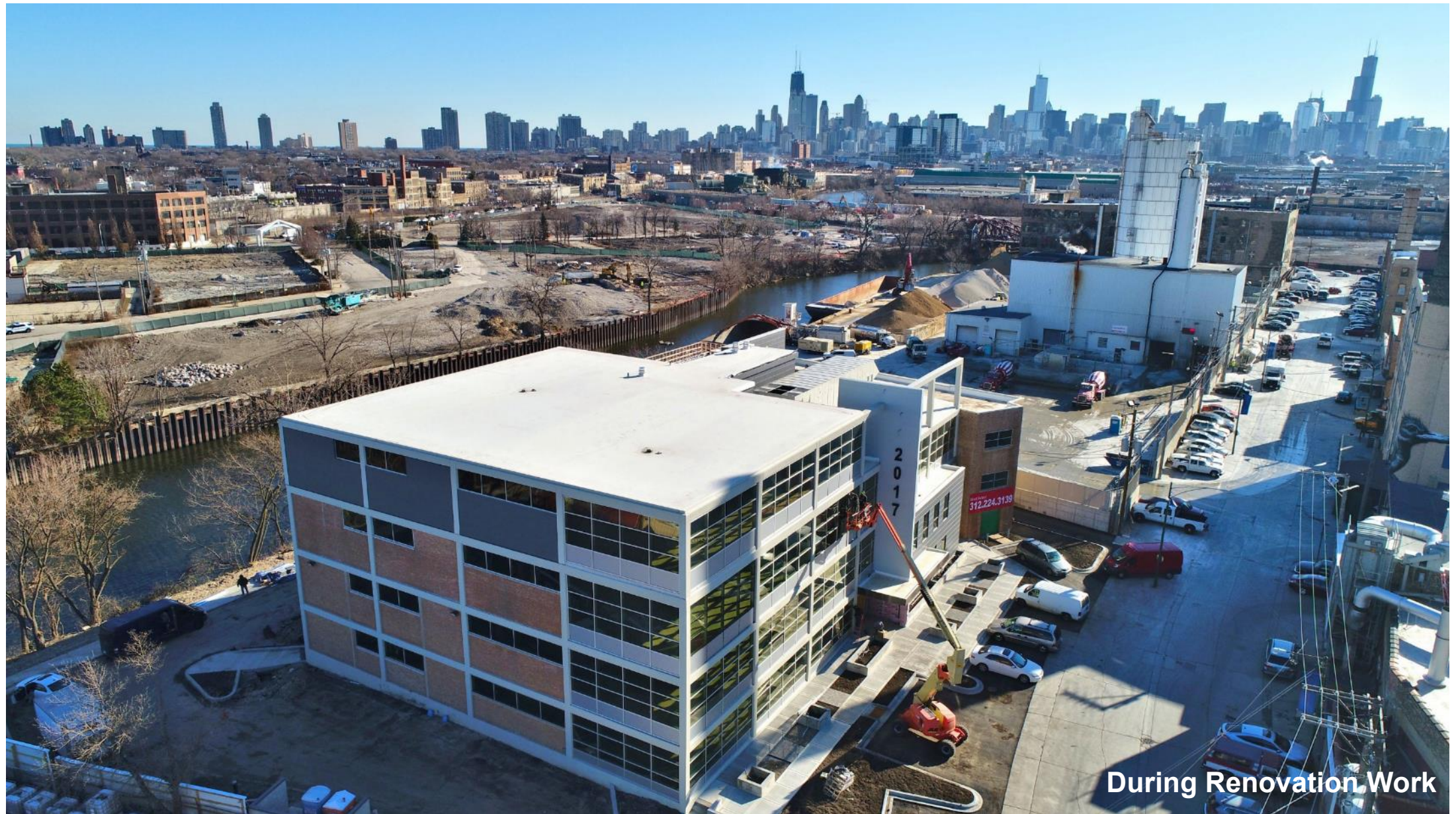
SITE CONTEXT PLAN



LAND USE CONTEXT PLAN



ZONING MAP



During Renovation Work

AERIAL VIEW LOOKING SOUTHEAST



North on Mendell Street



South on Mendell Street

Before



Current

SITE CONDITIONS



West Elevation Facing Mendell Street



North Elevation



South Elevation with Exit Drive



East Elevation Facing Chicago River

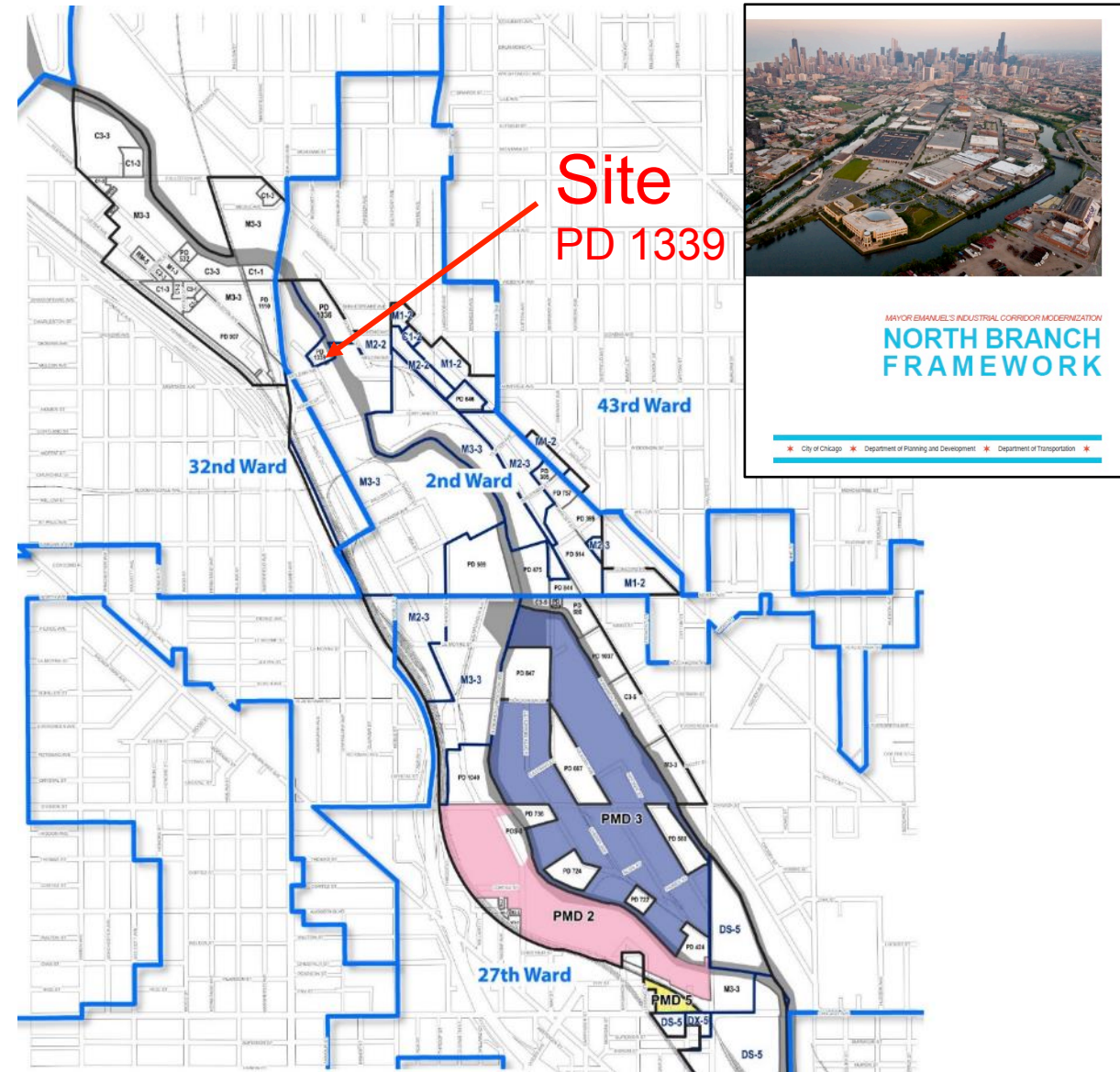


East Elevation with Existing Riverfront Setback

EXISTING BUILDING VIEWS

★ Planning Context

- The proposal is subject to the North Branch Framework Plan adopted by the Chicago Plan Commission on May 18, 2017
- The goals of the plan are to:
 - Maintain the North Branch Industrial Corridor as an important economic engine and vital job center within the City of Chicago
 - Provide better access for all transportation modes
 - Build upon the North Branch Industrial Corridor's unique natural and built environment



North Branch Industrial Corridor (North Sub-Area)

- PD amendment is to add the following uses (subject to obtaining appropriate licenses and ZBA approval):
 - Cannabis Craft Grow (including accessory dispensary)
 - Cannabis Processor
 - Cannabis Infuser
- No changes are proposed to the exterior of the building or the site plan.

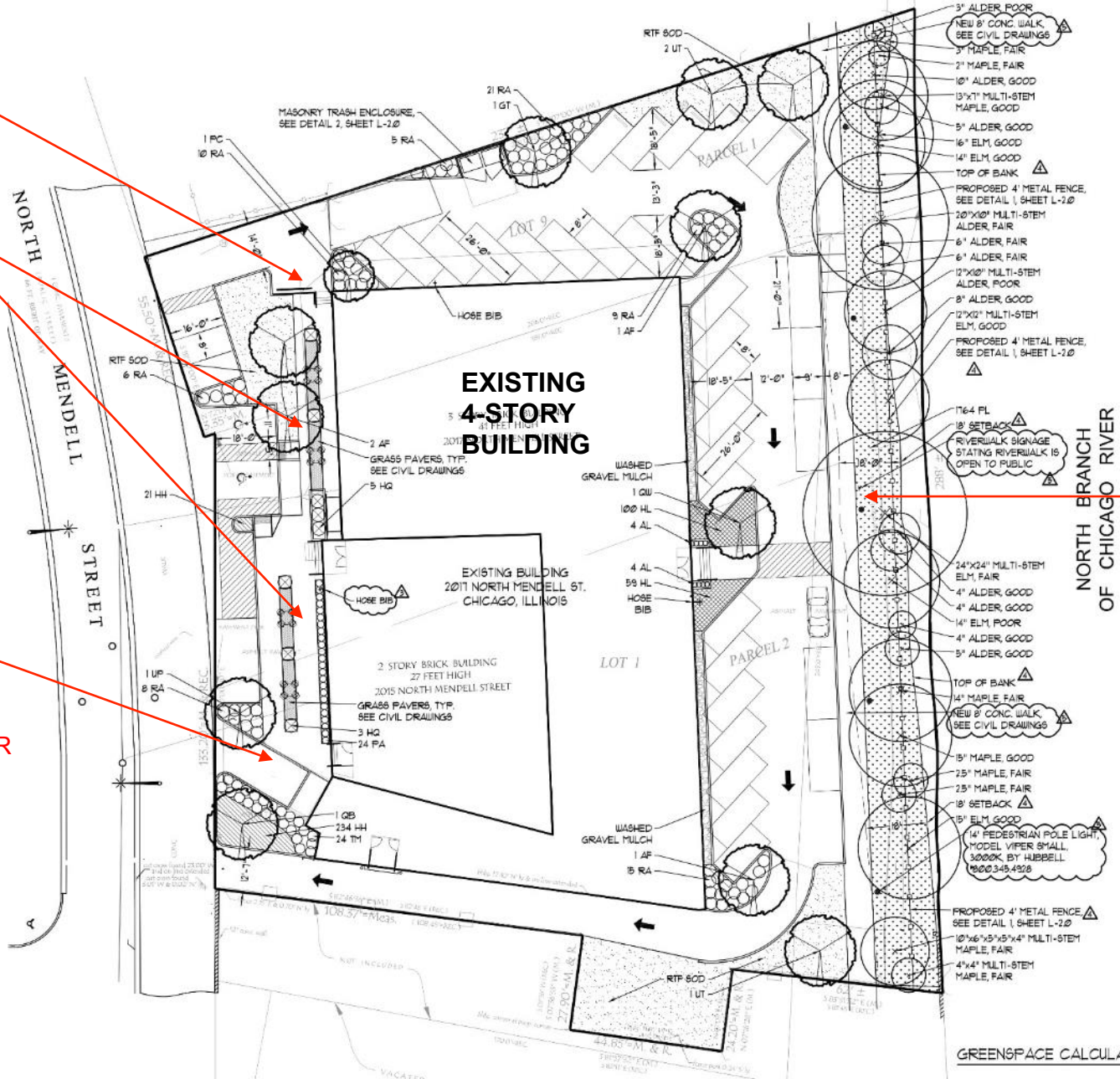


EXISTING OUTDOOR BICYCLE RACKS

EXISTING OUTDOOR SPACE



EXISTING BUILDING LOADING DOCK LOCATION, (1) 10'x25' LOADING BERTH. WITH ADDITIONAL INTERIOR BIKE STORAGE



EXISTING 18 FT WIDE RIVER TRAIL AT RIVERFRONT SETBACK



GREENSPACE CALCULA

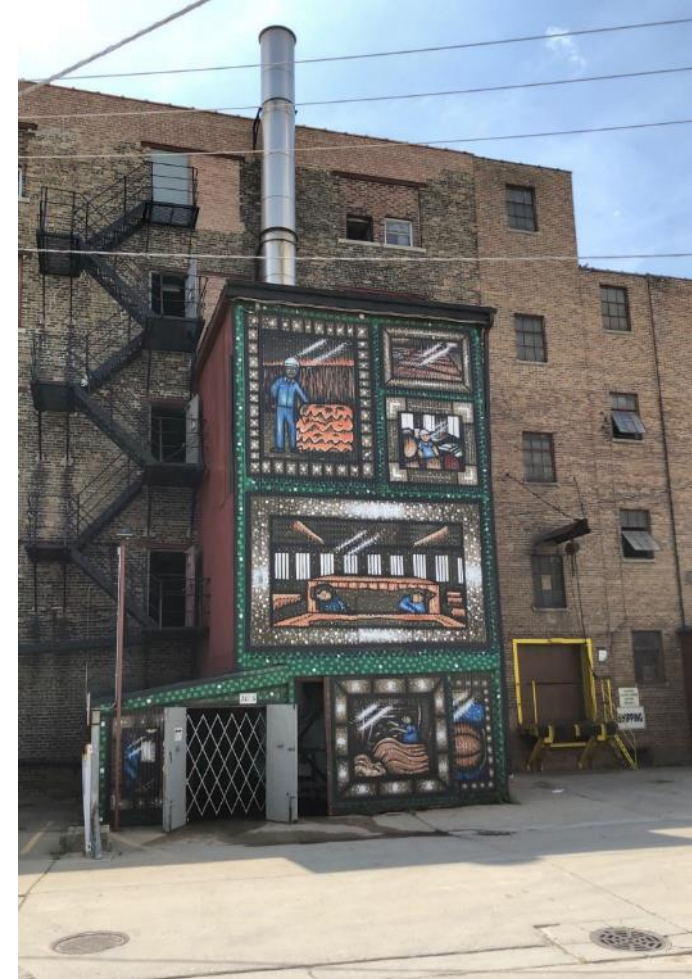
SITE PLAN & LANDSCAPE PLAN

★ Public Street Art Investment



Local Street Artist's Work Facing Mendell Street

★ Public Street Art Investment



Local Street Artist's Work on Horween Leather Facing Mendell Street

★ Compliance with Waterway Design Guidelines



Current Riverfront Setback
Compliant 18 FT Wide Multi-Use River Trail Design



River Condition After



River Condition Before

★ North Branch Framework Initiatives Achieved

- ☑ **Tech Office/Advanced Manufacturing Promoted**
 - Focus of the Existing Redevelopment & Proposed Use
- ☑ **Transit Access Encouraged**
 - Close Proximity to Metra, Ashland & Armitage Bus Routes, Elston Avenue Bike Route
 - Compliant Bicycle Racks/Storage Provided
 - Reduced Car Parking, Increased Outdoor Space/Landscaping
- ☑ **Built Riverfront Setback & Planned Open Spaces**
 - Shared Multi-Use River Trail
 - Streetscape Improvements:
 - Public Street Art Investment, Landscaping, Exterior Lighting
 - Outdoor Plaza Facing Mendell Street, Rooftop Terrace Amenity
- ☑ **Sustainability Initiatives Built**
 - Green Roof – 50% Coverage Compliance
 - Greater Permeable Surfaces, Stormwater Management Compliance
 - Bird-friendly Design – Digital Window Tinting Technology



★ Public Benefits

Economic

Committed Development Investment \$20M

Temporary Construction Jobs

Redevelopment Total (Approximate): 200

Created for Use (Approximate): 40

Permanent Jobs

Existing Tenant: 44

Created for Use (Approximate) : 50

Community

W/MBE Goals

2017 Mendell Baker, LLC pledges to meet the W/MBE participation for interior construction work

Public Art

2017 Mendell Baker, LLC continues to commission local artists to enhance the public streetscape and showcase local business neighbors



Chicago Artist Max Sansing on Mendell Street

★ DPD Recommendations

- The proposal is in line with existing development patterns in the immediate area, which has been predominately commercial and manufacturing.
- The proposal is consistent with the goals in the North Branch Framework Plan.
- The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale.

