



CHICAGO PLAN COMMISSION

Department of Planning and Development

Proposed Amendment to RBPD #1420 Sub-Area A

**1653-1739 W. WEBSTER AVE & 2075-2189 N. ELSTON AVE
(32nd Ward)**

Fromm LLC

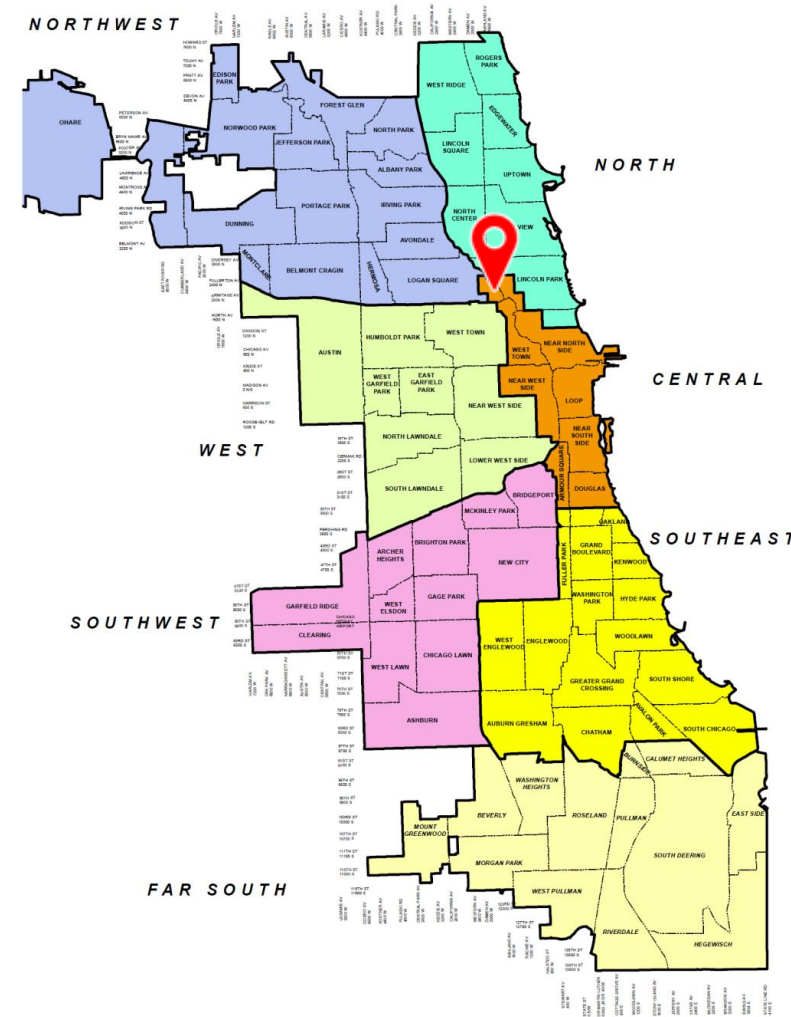
5/18/23

★ Community Area Snapshot

COMMUNITY AREA INFORMATION:

- Central Region, Logan Square Community Area
- Nexus of Lincoln Park, West Town, and Lakeview neighborhoods
- Logan Square Community Area Demographics
 - Population decreased 13.4% between 2000-2020. Almost three times faster than the City of Chicago as a whole in the same period
 - 34.6% are 2-person households (vs. 29.8% in Chicago and 30.9% in the region)
 - 22.2% of households have no vehicle
 - 41.4% of residents walk, bike, or take transit to work

Source: Chicago Metropolitan Agency for Planning (CMAP)
Community Data Snapshot: Logan Square (July 2022 Release)

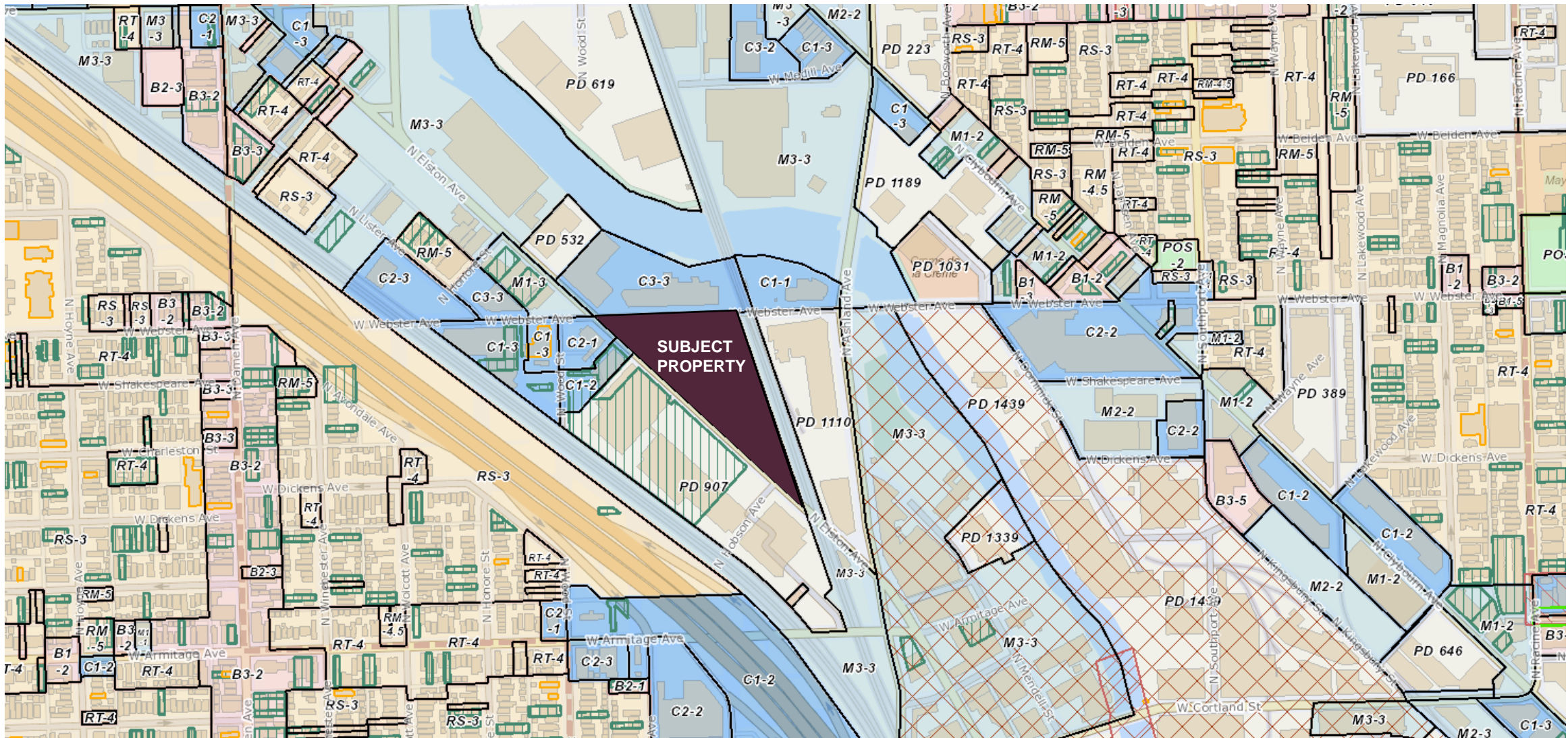




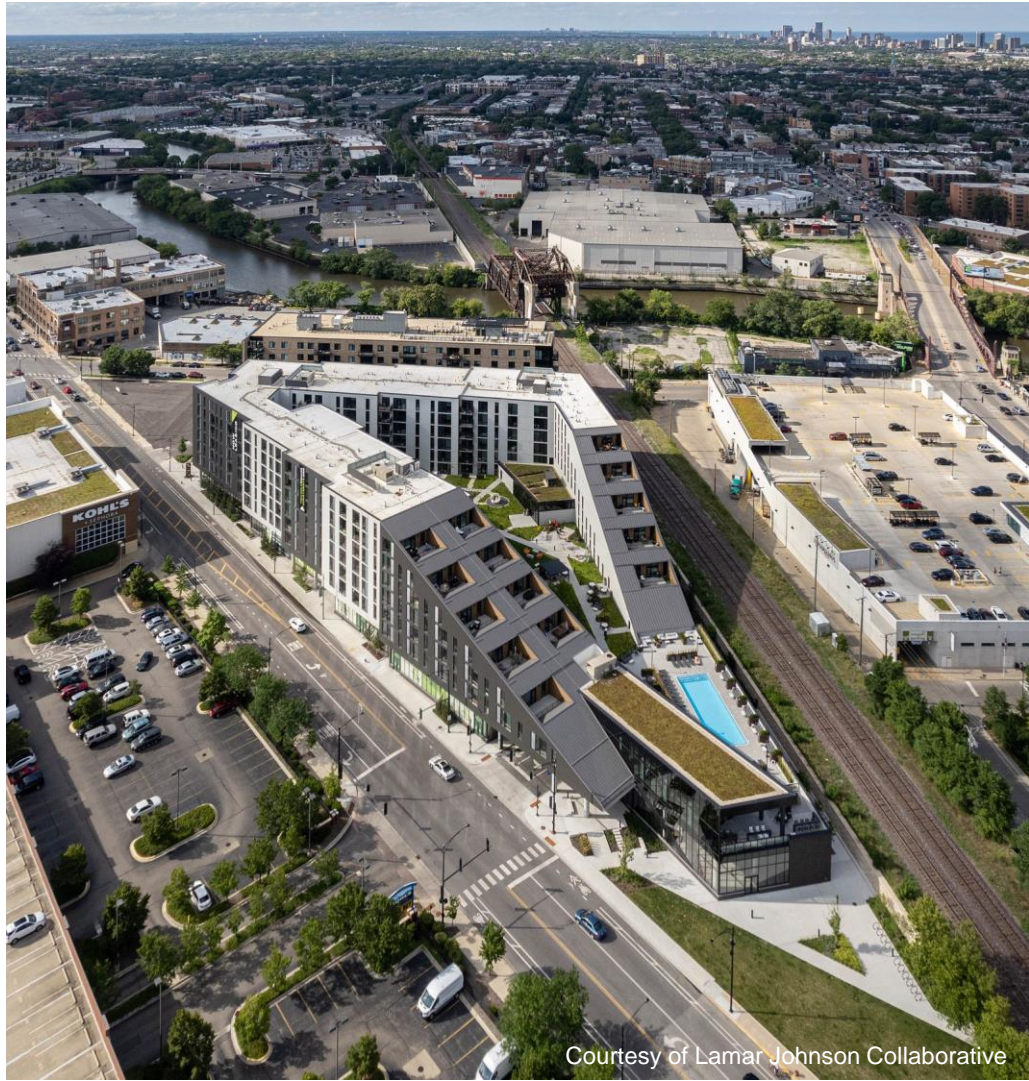
N



SITE CONTEXT PLAN



EXISTING ZONING MAP



Courtesy of Lamar Johnson Collaborative

Looking North Along Elston Avenue

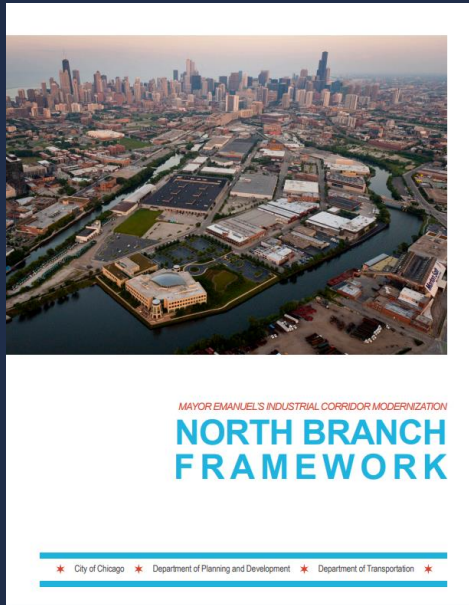


Courtesy of Lamar Johnson Collaborative

Looking Southeast along Elston Avenue

OVERALL SITE AERIAL

Planning Context

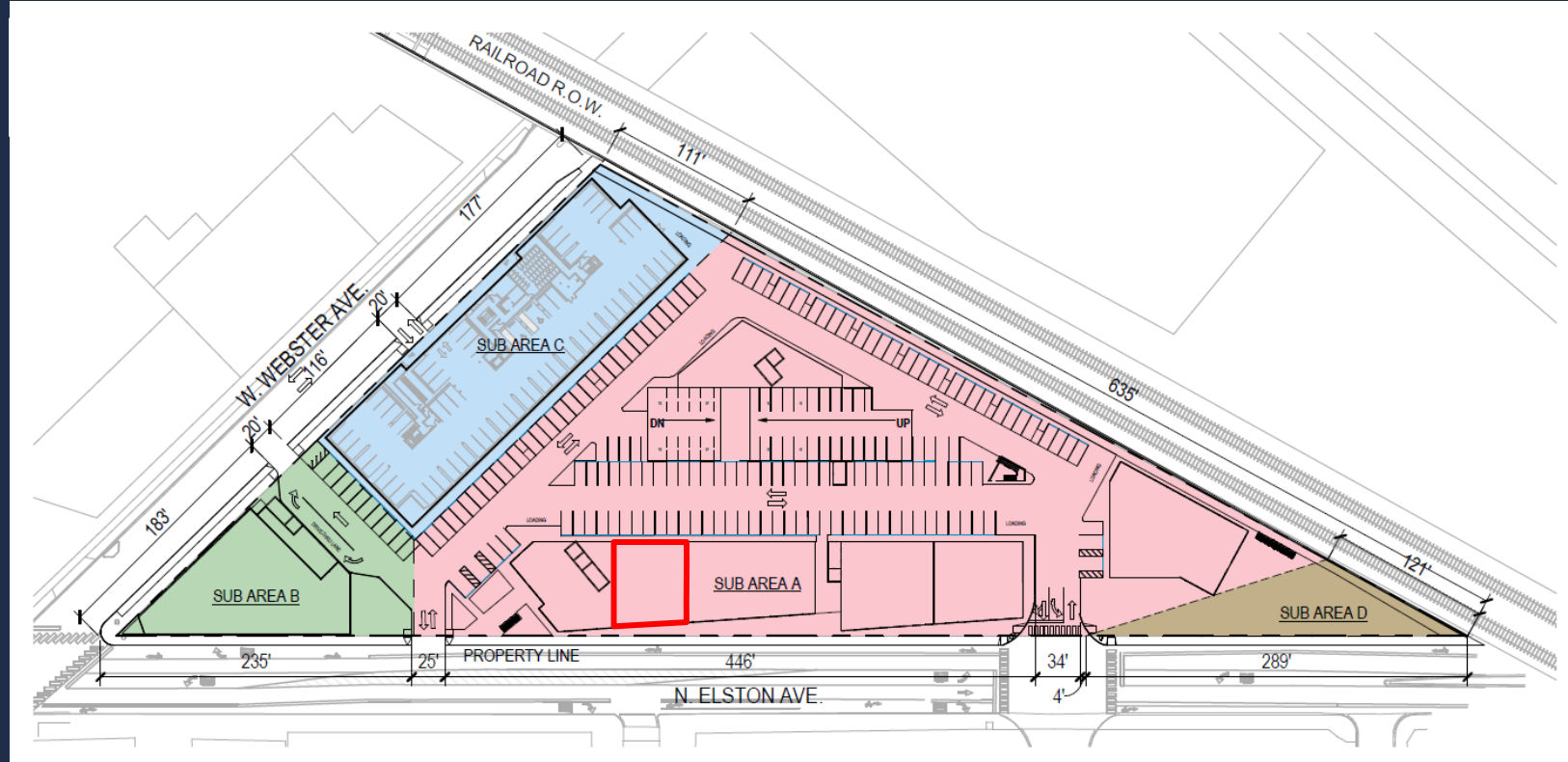


The proposal is subject to the North Branch Framework Plan adopted by the Chicago Plan Commission on May 18, 2017.

GOALS OF THE NORTH BRANCH FRAMEWORK PLAN

- Maintain the North Branch Industrial Corridor as an Important Economic Engine and Vital Job Center
- Provide Better Access for all Transportation Modes
- Build Upon the North Branch Industrial Corridor's Unique Natural and Built Environment

- Planned Development approved in September 2018 and amended in December 2020 & 2022
- Proposed Amendment is to add “Animal Services (excluding shelters/boarding kennels or veterinary services)” as a permitted use in Sub-Area A, depicted in pink.
- No changes are proposed to the site plan or design of the existing buildings within Sub-Areas A, B or C.



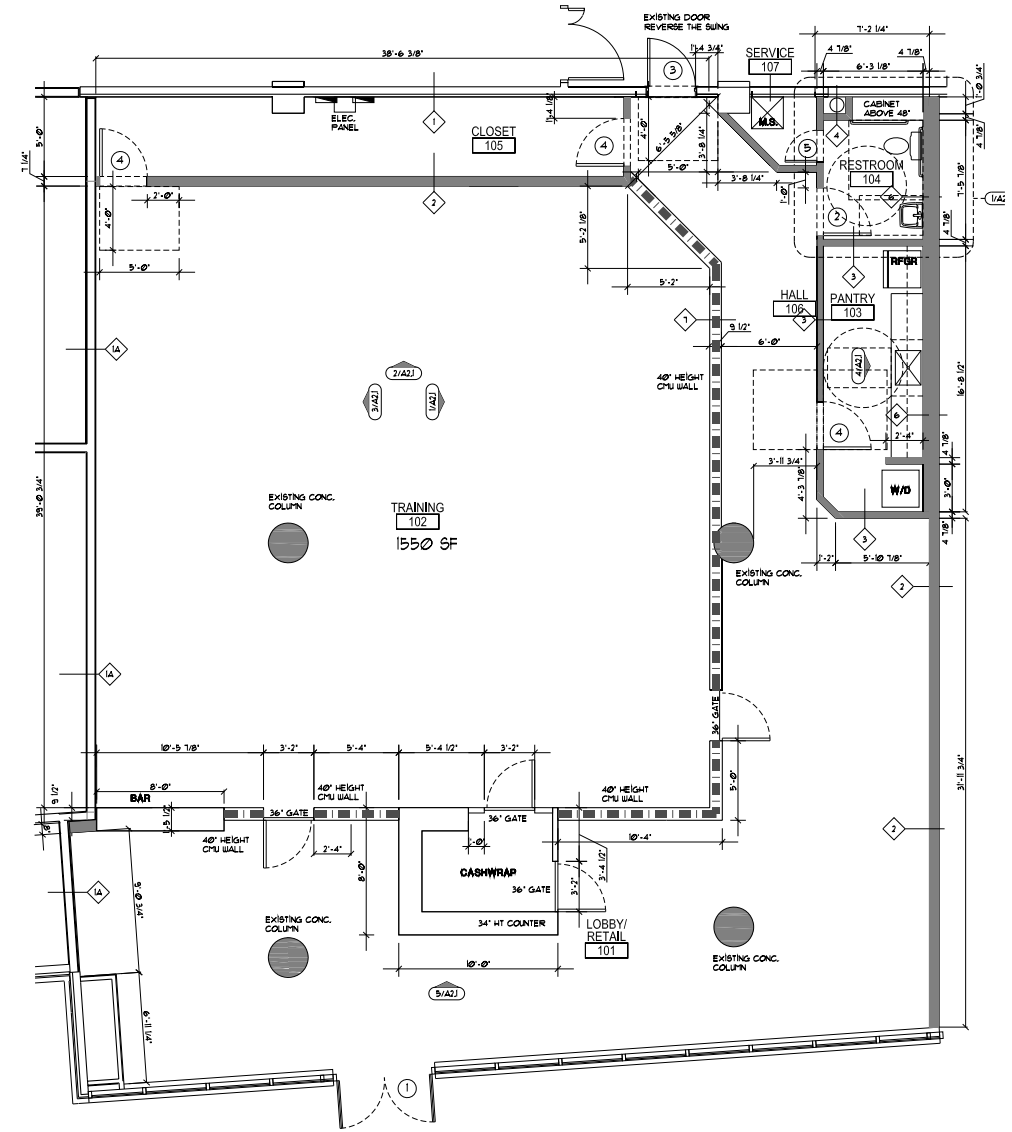


View of PD 1420 Sub-Area A
Looking North Along Elston Avenue



The Proposed New Use will be
located on the ground floor of the
building approximately where
indicated

The Proposed New Use to be occupied and built out by tenant within existing commercial space



2 FLOOR PLAN TRIANGLE SQUARE
1/4" = 1'-0"
Prelim

DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports the amendment for the following reasons:

- The proposal promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (17-8-0103).
- The proposal is compatible with the character of the surrounding area in terms of uses (17-13-0609-B).



Approximate location indicated,
no exterior changes proposed