



CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT

# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

### **INDUSTRIAL CORRIDOR MAP AMENDMENT:**

Permit office use in existing 6-story building

**1521-25 N ELSTON AVENUE (27<sup>th</sup> Ward)**

**1521-1525 ELSTON ADVENTURES, LLC**

10/21/2021



# Community Area Snapshot

## NEAR WEST SIDE

Population: 87,781 \*

### West Town Workforce (60642 zip code)\*

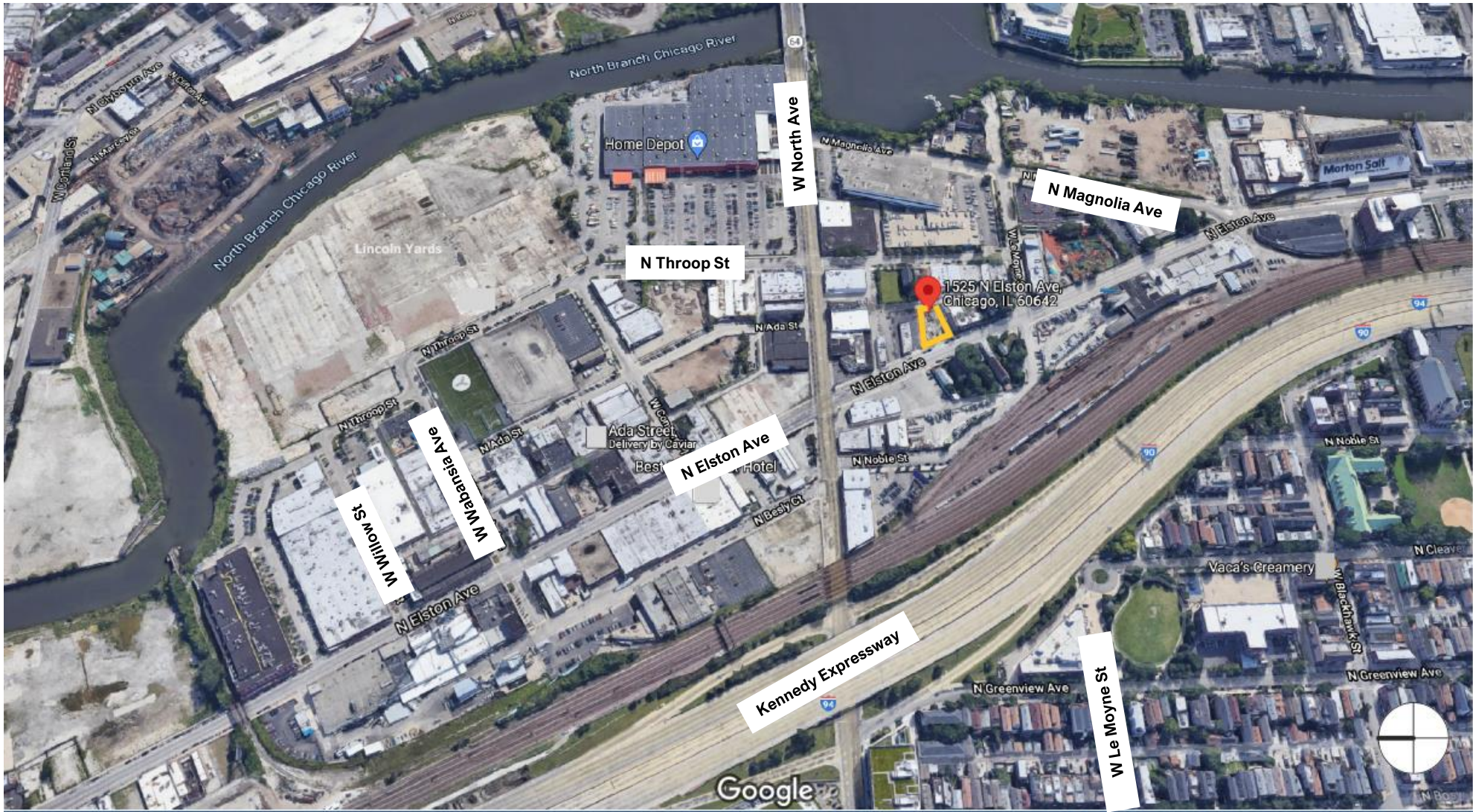
- Top 3 Industries of Employment
  - Administration (27.0%)
  - Accommodation and Food Service (13.9%)
  - Professional, Scientific, and Technical Services (13.2%)
- 44.7% of workforce lives outside of Chicago

### North Branch Corridor

- Zoning Change requested from M2-3 to C3-3

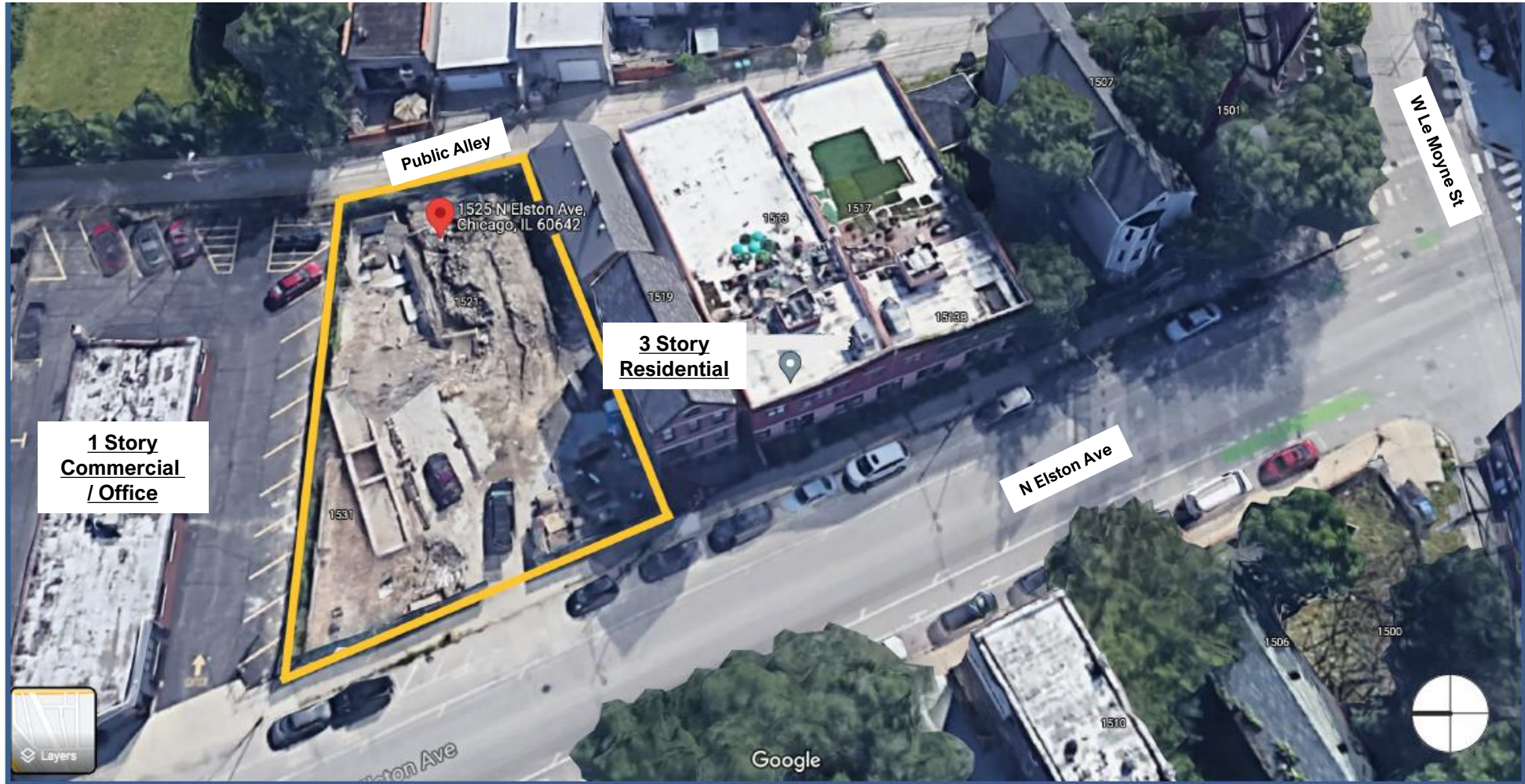
Source:

\*COMMUNITY DATA SNAPSHOT NEAR WEST SIDE, CHICAGO COMMUNITY AREA, CMAP, AUGUST 2021



**SITE LOCATION**





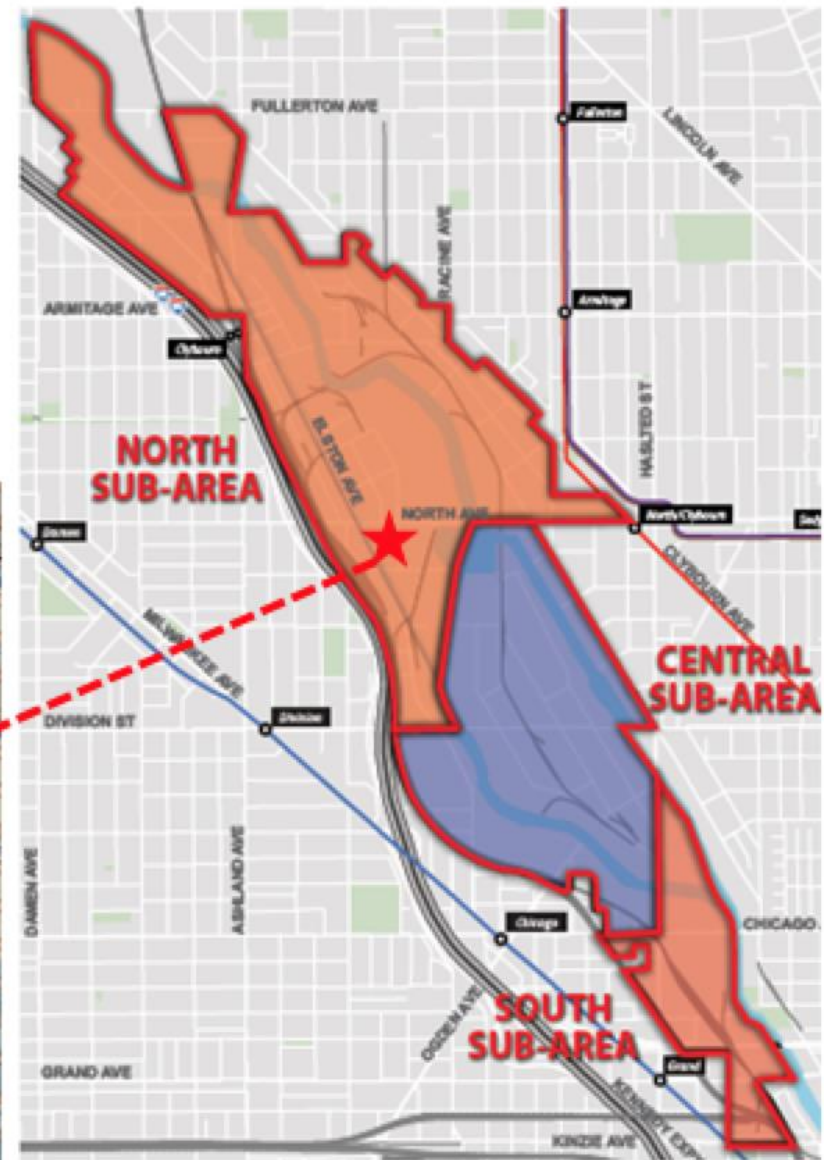
# SITE CONTEXT



# Zoning Summary

- Current Zoning: M2-3
- Net Site Area: 8,647
- Max FAR: 3.0
- Proposed FAR: 3.0
- Proposed Height: 76'
- 6-STORY BUILDING WAS CONSTRUCTED UNDER A M2-3 ZONING WITH (21), UNENCLOSED PARKING STALLS, (8) BICYCLE STALLS, TRASH ENCLOSURE, AND FENCING FOR AN INDUSTRIAL (ARTISAN) AND OFFICE USE. 08/19/19
- PROPOSED C3-3 WOULD PERMIT PROJECT TO EXCEED THE 9,000 SF OFFICE CAP IN THE M2 DISTRICT (IC).

## FINAL LAND USE FRAMEWORK







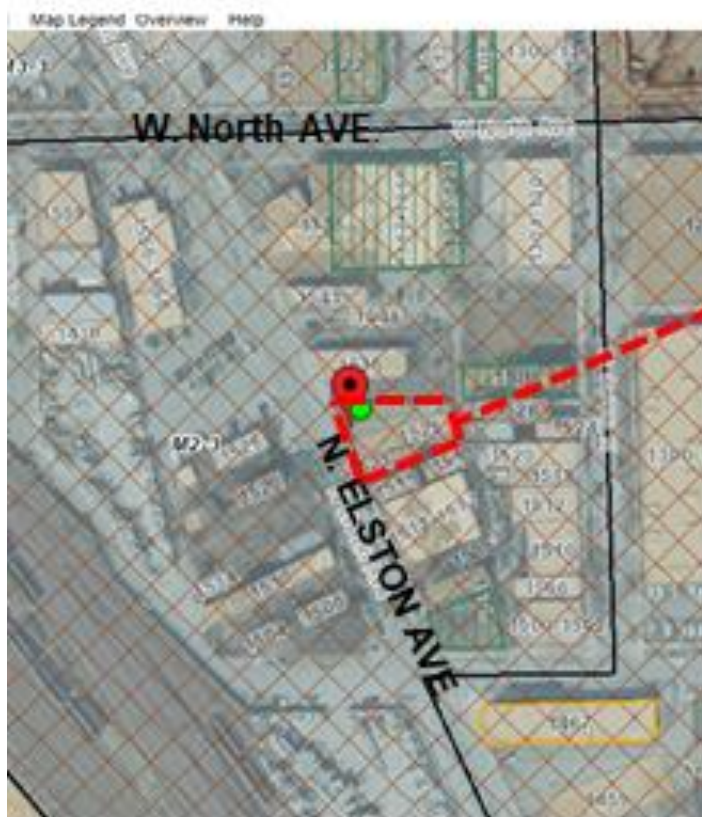
W. North Ave.

N. Elston Ave.

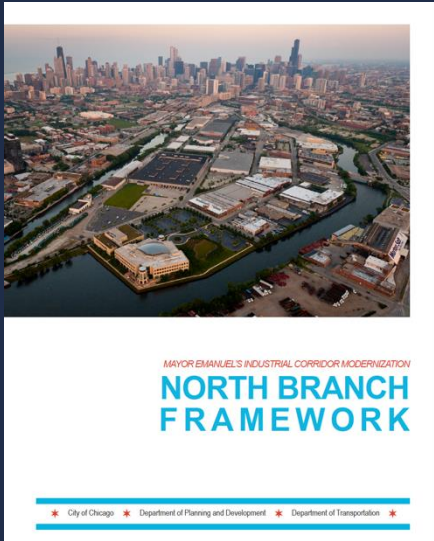
EXISTING BUILDING (VIEW LOOKING NORTH)



# FINAL LAND USE FRAMEWORK



# Planning Context

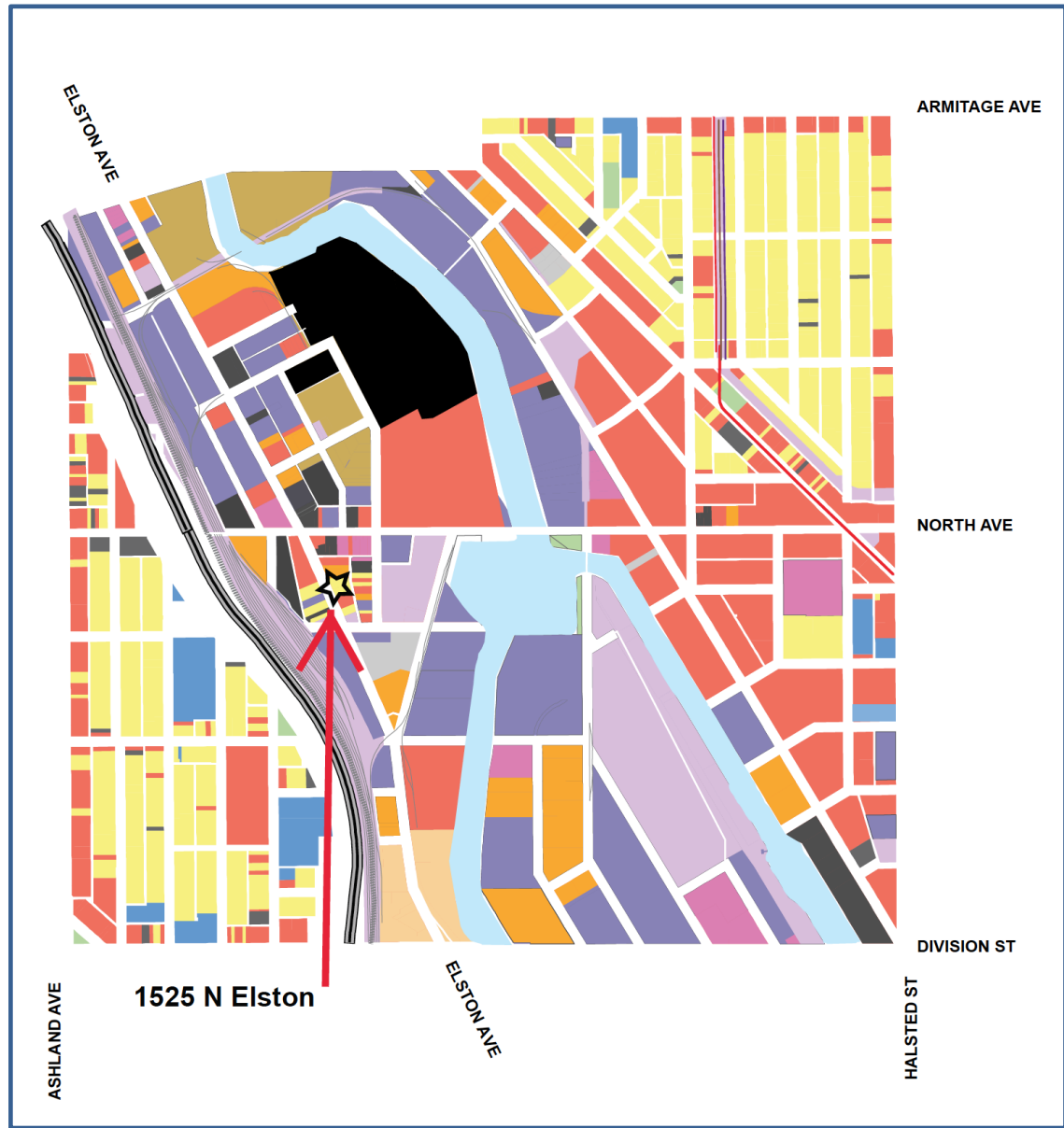


## NORTH BRANCH FRAMEWORK PLAN (CPC, 2017)

### GOALS:

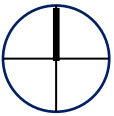
- Maximize the North Branch as an Economic and Vital Job Center.

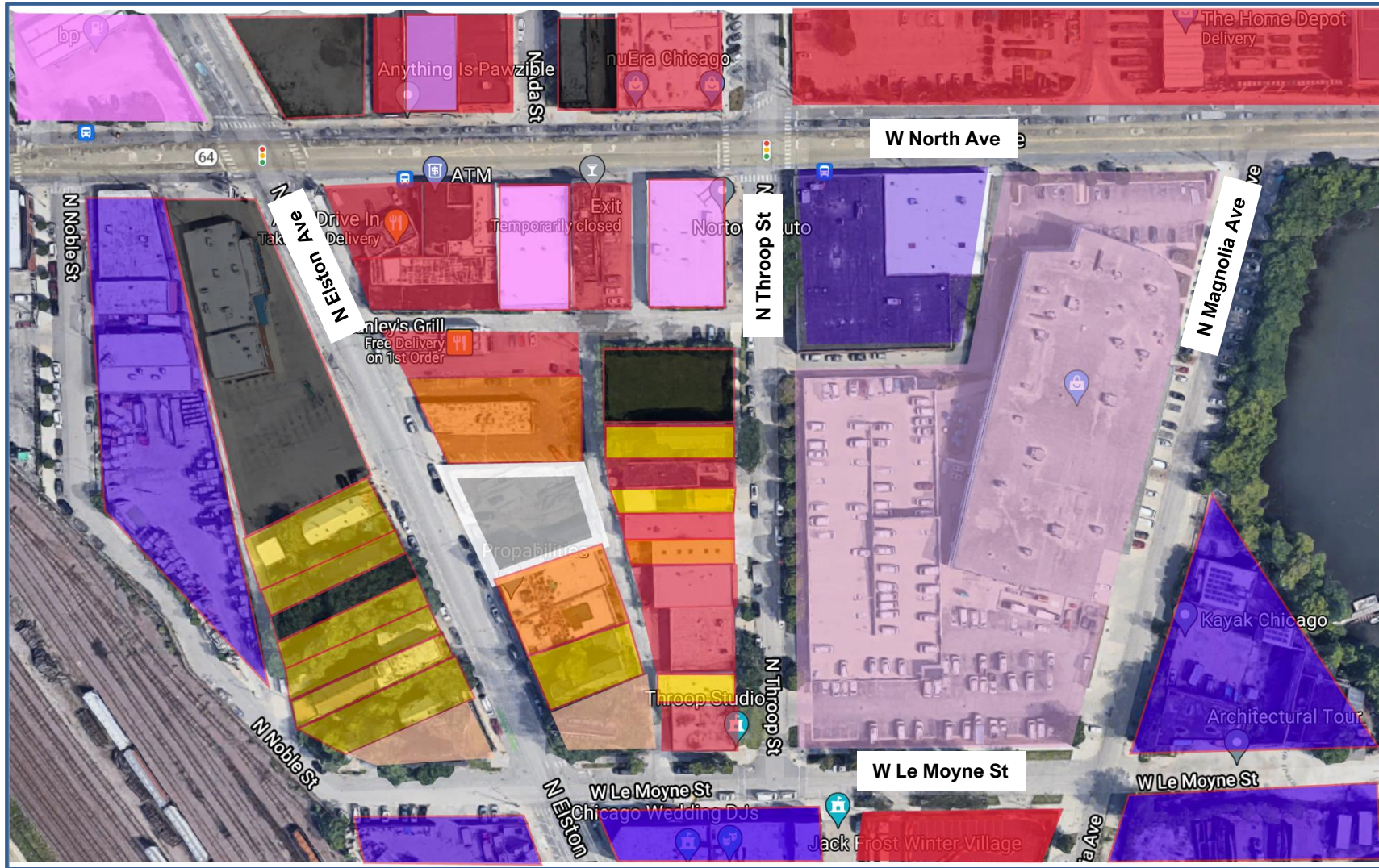




**Map Key**

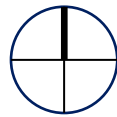
- Residential
- Residential - Business
- Commercial
- Commercial - Office
- Commercial - Retail
- Public Facilities + Institutions
- Industrial + Manufacturing
- Transportation + Utility Auto
- Sales + Repair
- Parks and Open Space
- Parking Lots
- Vacant Land





**Map Key**

- Residential
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**LAND USES**



# Project Timeline + Community Outreach

Building Completion: 2021

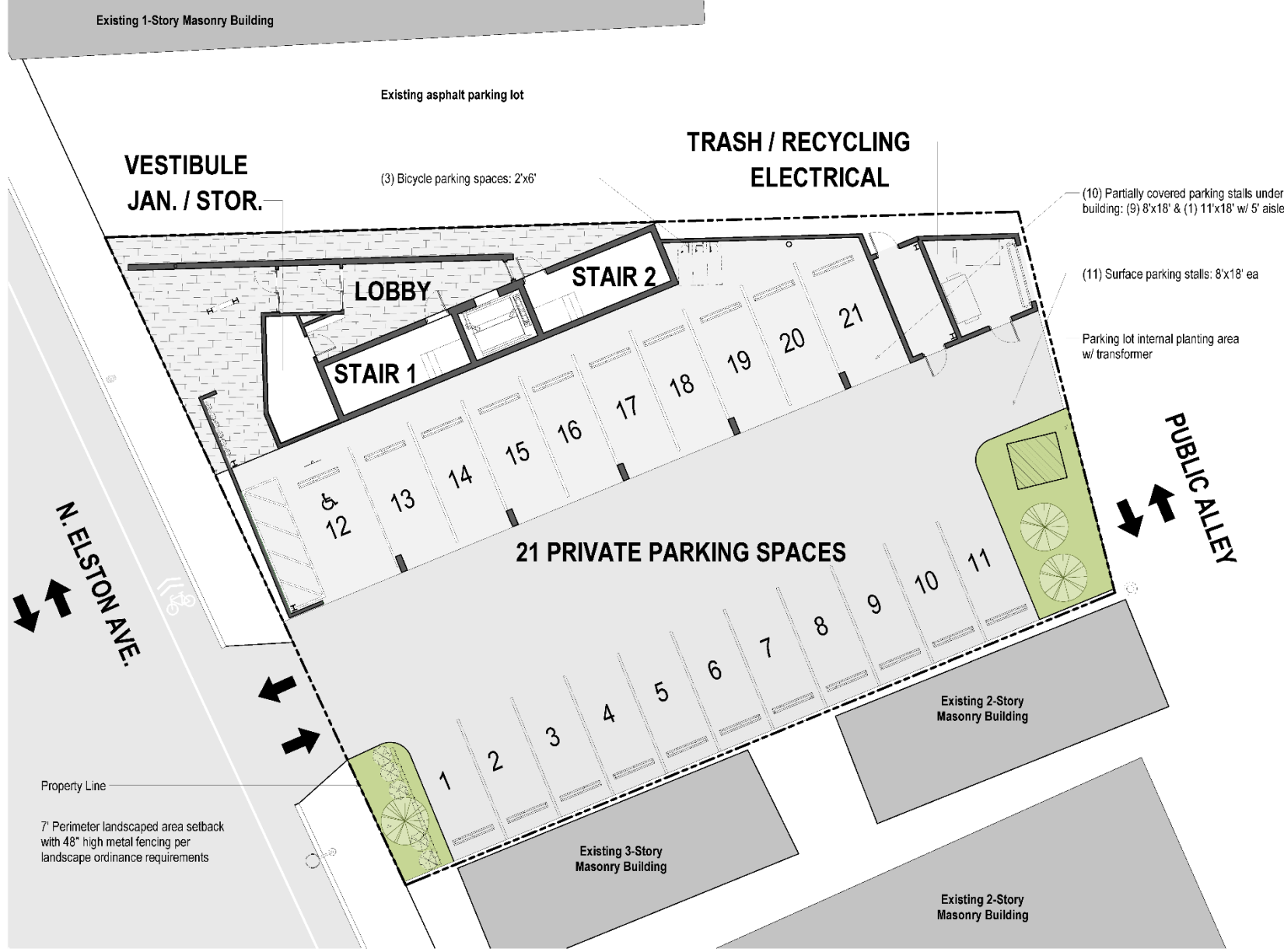
Zoning Map Filed: September 14, 2021

Alderman Burnett Support

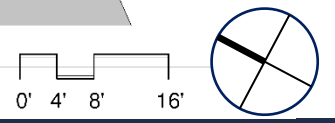
# Community Benefits

- Industrial Corridor System Conversion Fee: \$ 105,962.
- Overall project cost: \$6 Million.
- Potential to generate 100 office jobs.

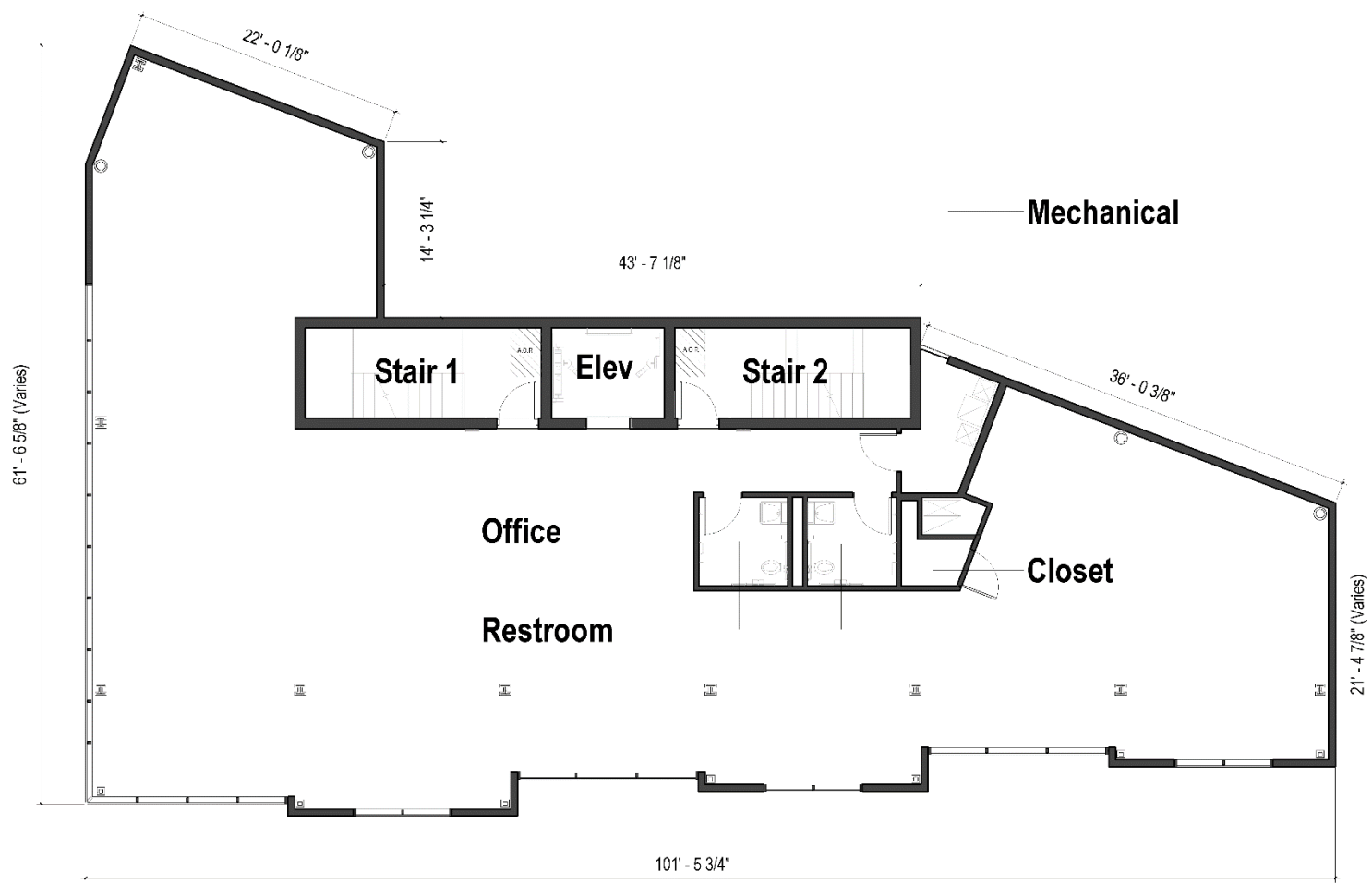




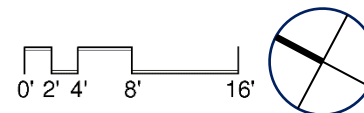
**1** Site Plan - As-Built  
3/16" = 1'-0"



**EXISTING BUILDING - SITE AND LANDSCAPE PLAN**



**1** Typical Floor Plan - As-Built  
 1/4" = 1'-0"



# FLOOR PLAN





Photo by Jack Crawford





**SITE CONTEXT – EAST SIDE OF ELSTON AVENUE, SOUTH OF BUILDING**





PH  
Photo by Jack Crawford

CURRENT  
**EXISTING BUILDING - RECENT VIEW**



**SITE CONTEXT – ELSTON AVENUE, LOOKING SOUTH**

# DPD Recommendations

## FINAL LAND USE FRAMEWORK

The proposal:

- Will not adversely affect the continued industrial viability of the North Branch Industrial corridor (17 -13 -0403); The site is currently improved with a six-story building with the establishment of commercial uses it is estimated to add 100 additional office jobs to the area. Therefore, the change in zoning and the redevelopment of the property will not weaken the North Branch Industrial Corridor or any established industrial users. (17-13-0403-F)
- The proposed use is consistent with other developments in the area and is compatible with the other developments to the east of the site. (17-13-0308-B).
- The commercial development is compatible with the surrounding commercial uses in the larger community area. (17-13-0308-C)
- The proposed zoning classification is compatible with surrounding zoning (17-13-0308-D).

