



CHICAGO PLAN COMMISSION

Department of Planning and Development

**Proposed Residential Business Planned Development &
Industrial Corridor Map Amendment**

1838 North Elston Avenue (32nd Ward)

1838 Elston Avenue, LLC

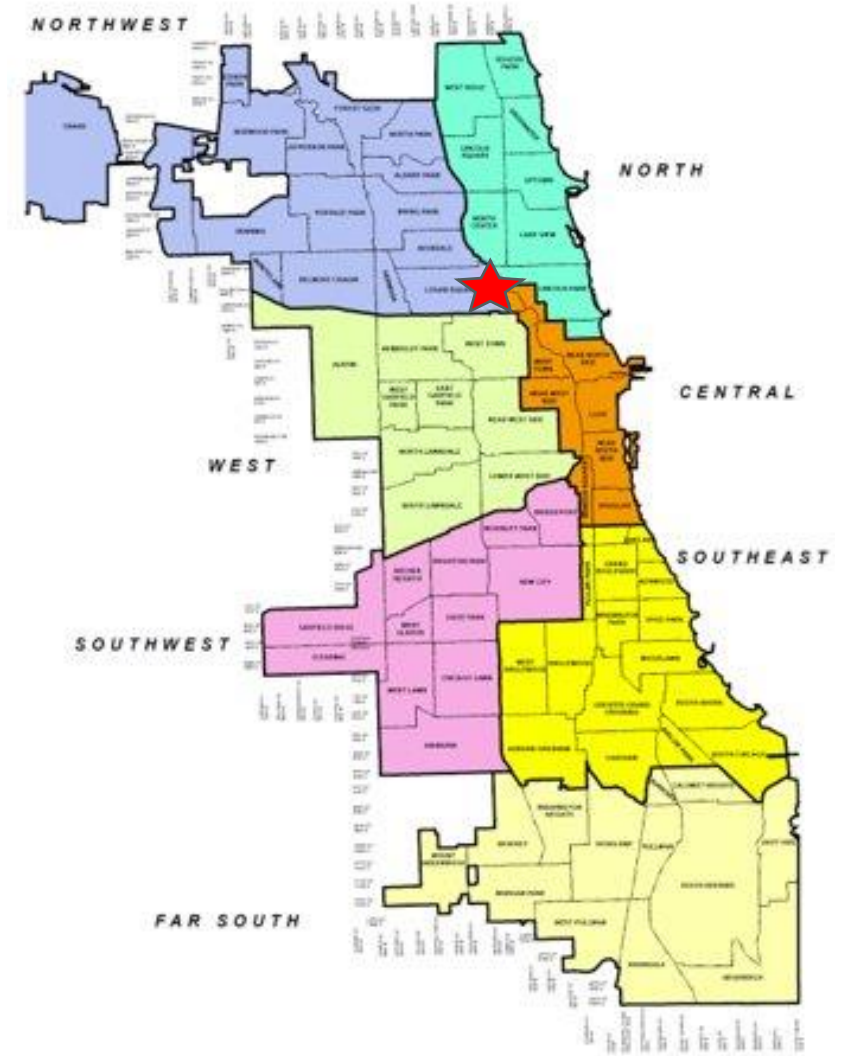
06/17/2021

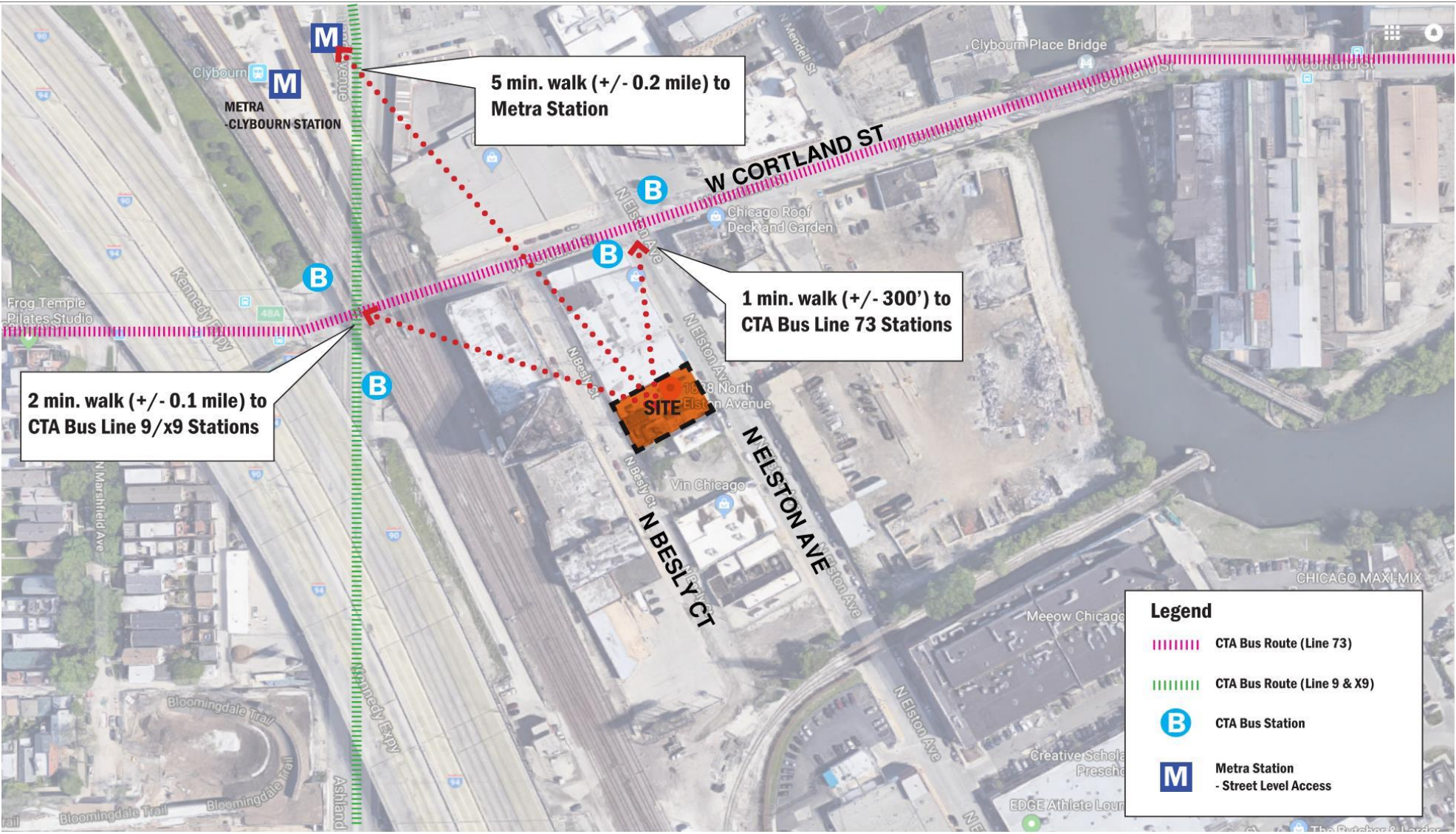


Community Area Snap Shot

COMMUNITY AREA INFORMATION: Logan Square

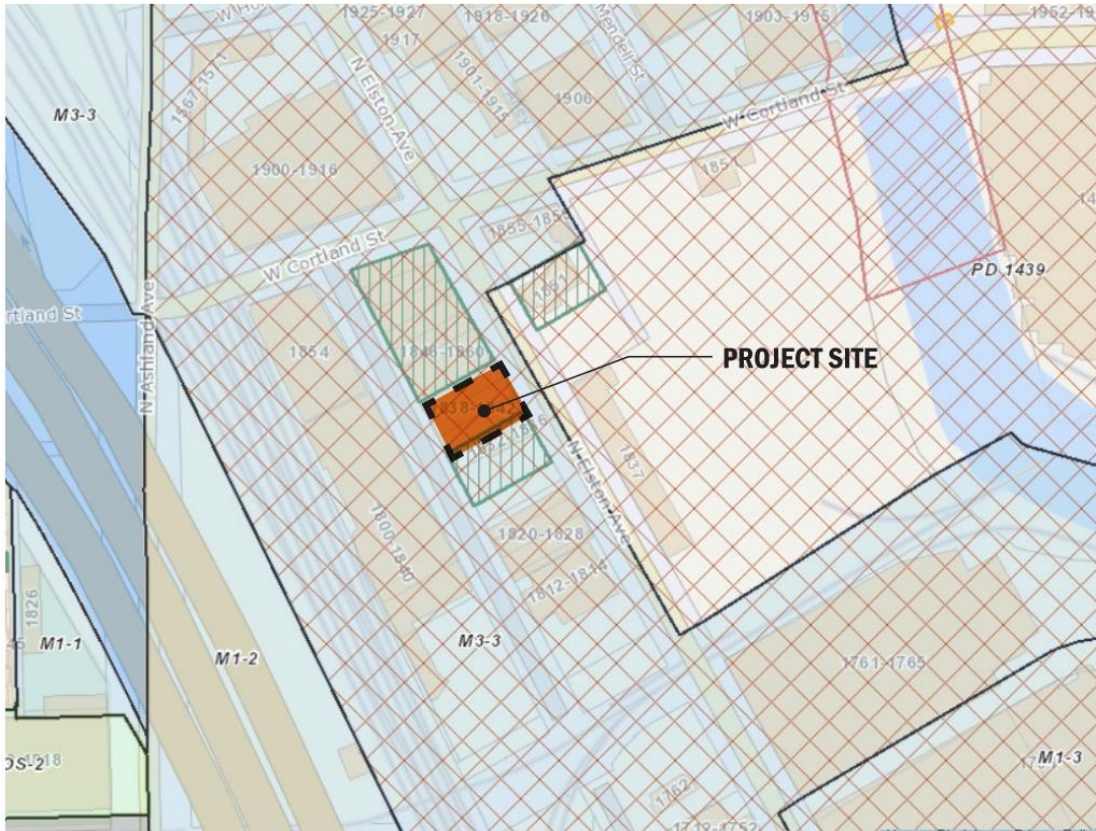
- **Demographic Data:**
 - Total population: 72,724
 - Average household size: 2.5
 - % Population change 2010-18: -12.1%
 - 38.6% ages 20-34
 - 22.7% ages 50 to 64
- Within North Branch Corridor Overlay District, Subdistrict A



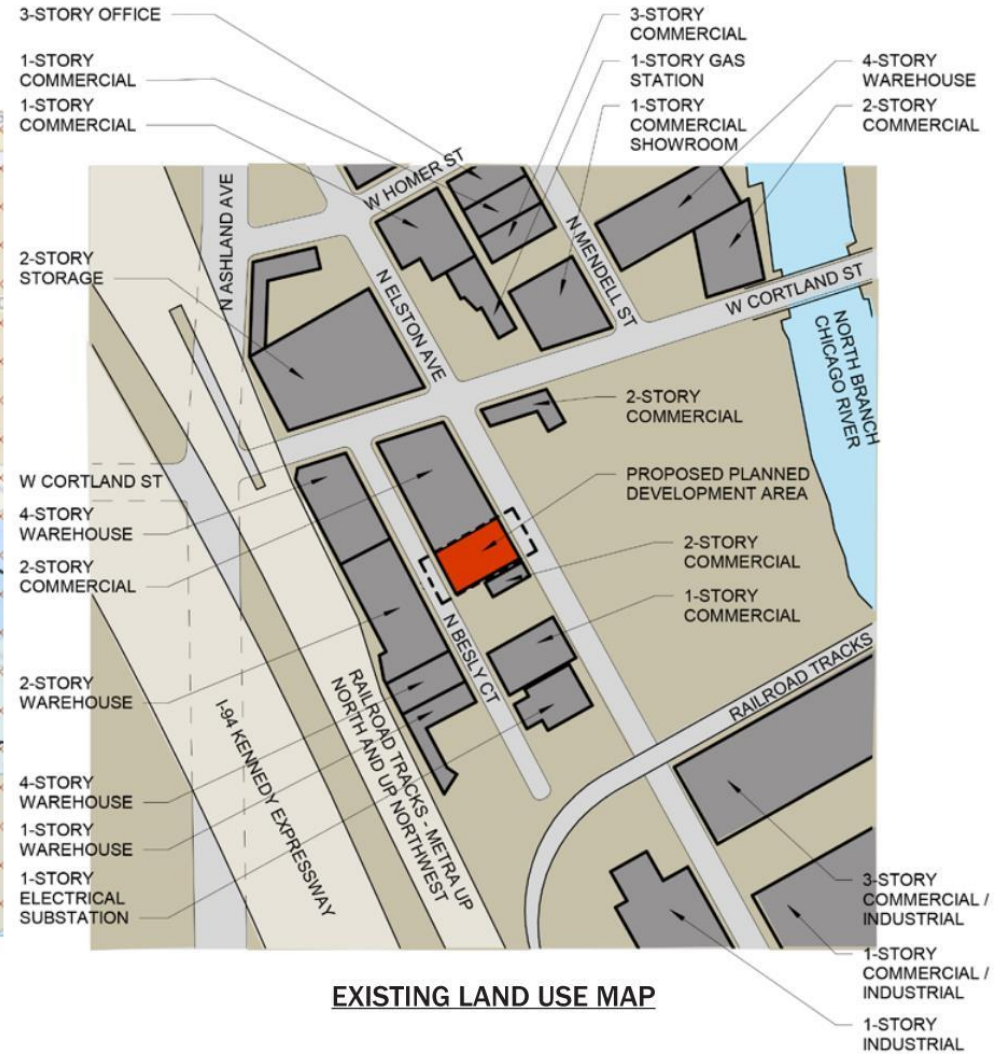


Pedestrian Routes and Connectivity Map

SITE CONTEXT PLAN



EXISTING ZONING MAP



EXISTING LAND USE MAP



Existing Zoning Map & Existing Land Use Map

LAND USE CONTEXT PLAN



Aerial View

AERIAL CONTEXT VIEW FROM SOUTH



AERIAL VIEW LOOKING SOUTH

Pedestrian Context – Elston Ave.



Existing Context

Pedestrian Context – Elston Ave.



Existing Context

Pedestrian Context – Besly Ct.



Existing Context

★ Planning Context

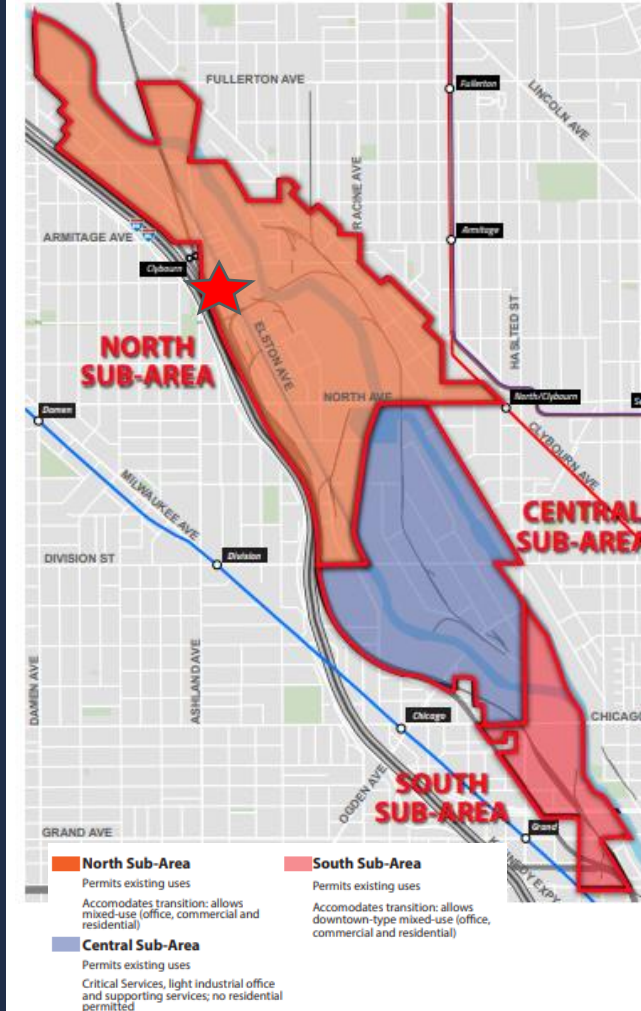


MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION
**NORTH BRANCH
FRAMEWORK**

★ City of Chicago ★ Department of Planning and Development ★ Department of Transportation ★

NORTH BRANCH FRAMEWORK PLAN

- May 18, 2017 – adopted by the Plan Commission
- Dept. of Planning and Development
- Plan Goals:
 - Maximize the North Branch as an Economic and Vital Job Center
 - Provide Better Access for all Transportation Modes
 - Enhance Natural Resources and Built Assets Throughout the Corridor



Project Timeline + Community Outreach

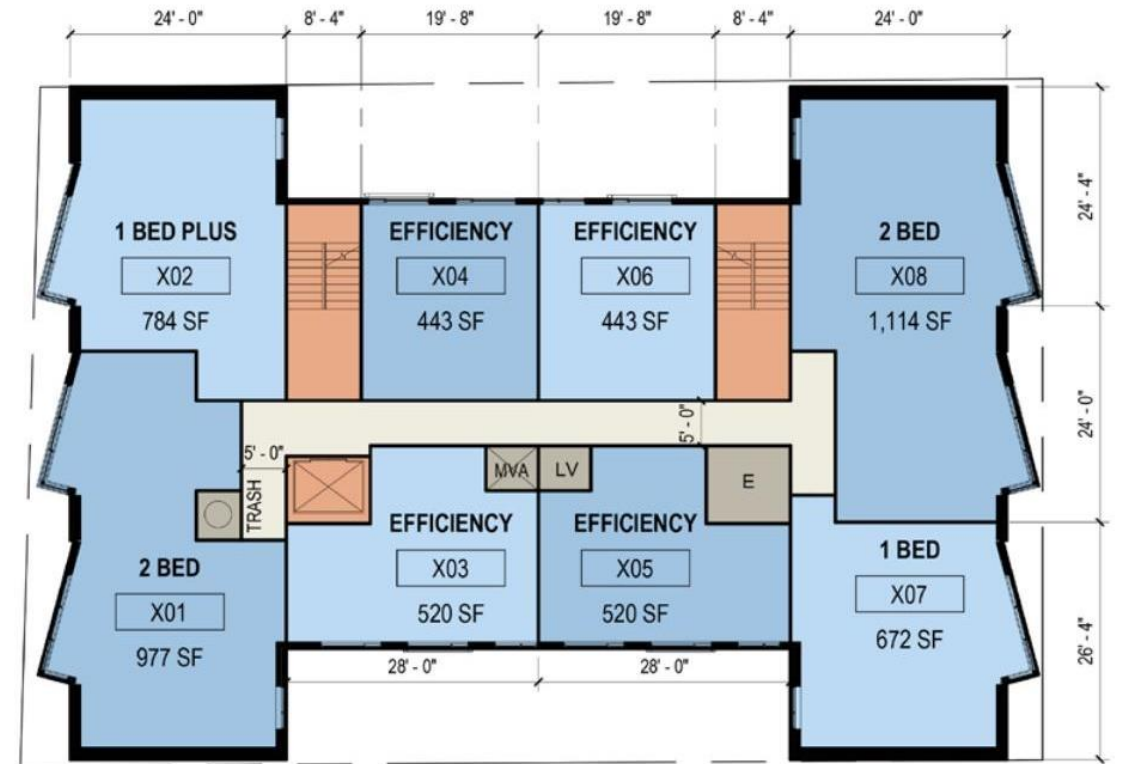
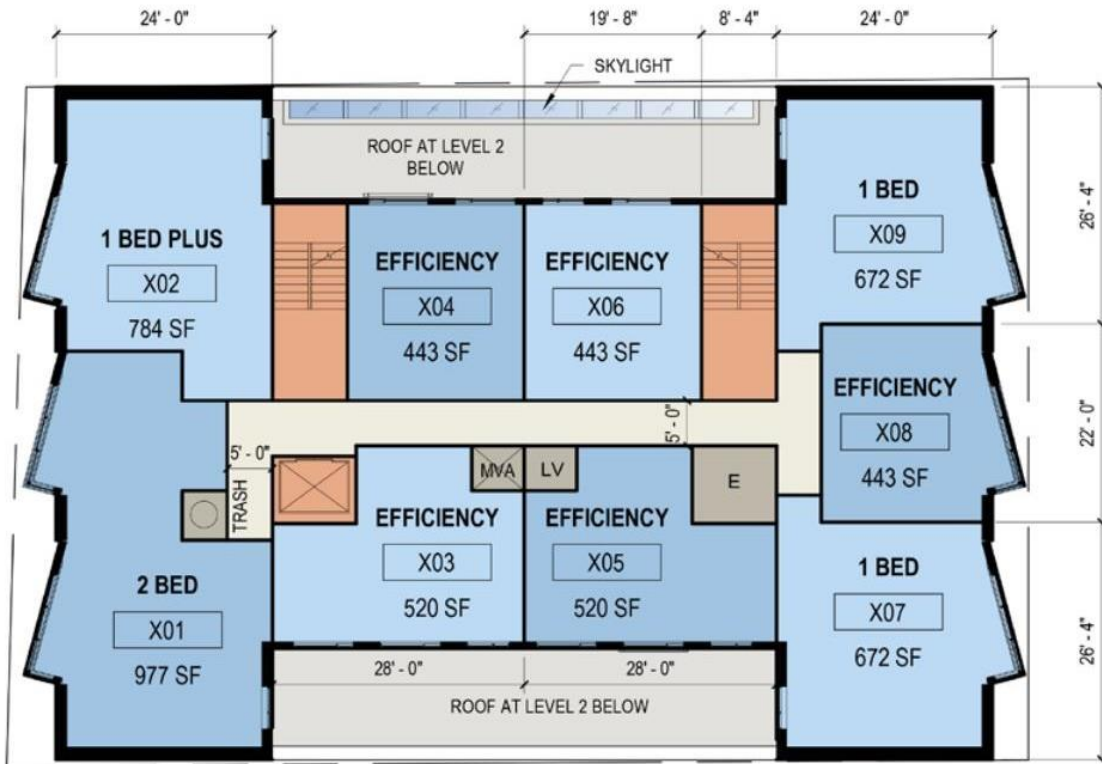
- Date of PD Filing: September 2019
- Bucktown Community Organization, NEBO and North Branch Works meetings and outreach Summer 2019 and Spring 2021
- Revisions made:
 - Unit count reduced from 40 efficiency units to 34 efficiency, one-bedroom and two-bedroom units
 - Design changes
 - Interior loading berth



View Looking North along Elston Avenue



SITE + GROUND FLOOR PLAN



1 FLOOR PLAN - LEVELS 2-3
1/16" = 1'-0"

2 FLOOR PLAN - LEVELS 4-5
1/16" = 1'-0"

TYPICAL FLOOR PLANS



1 ROOF AMENITY FLOOR PLAN
1/16" = 1'-0"



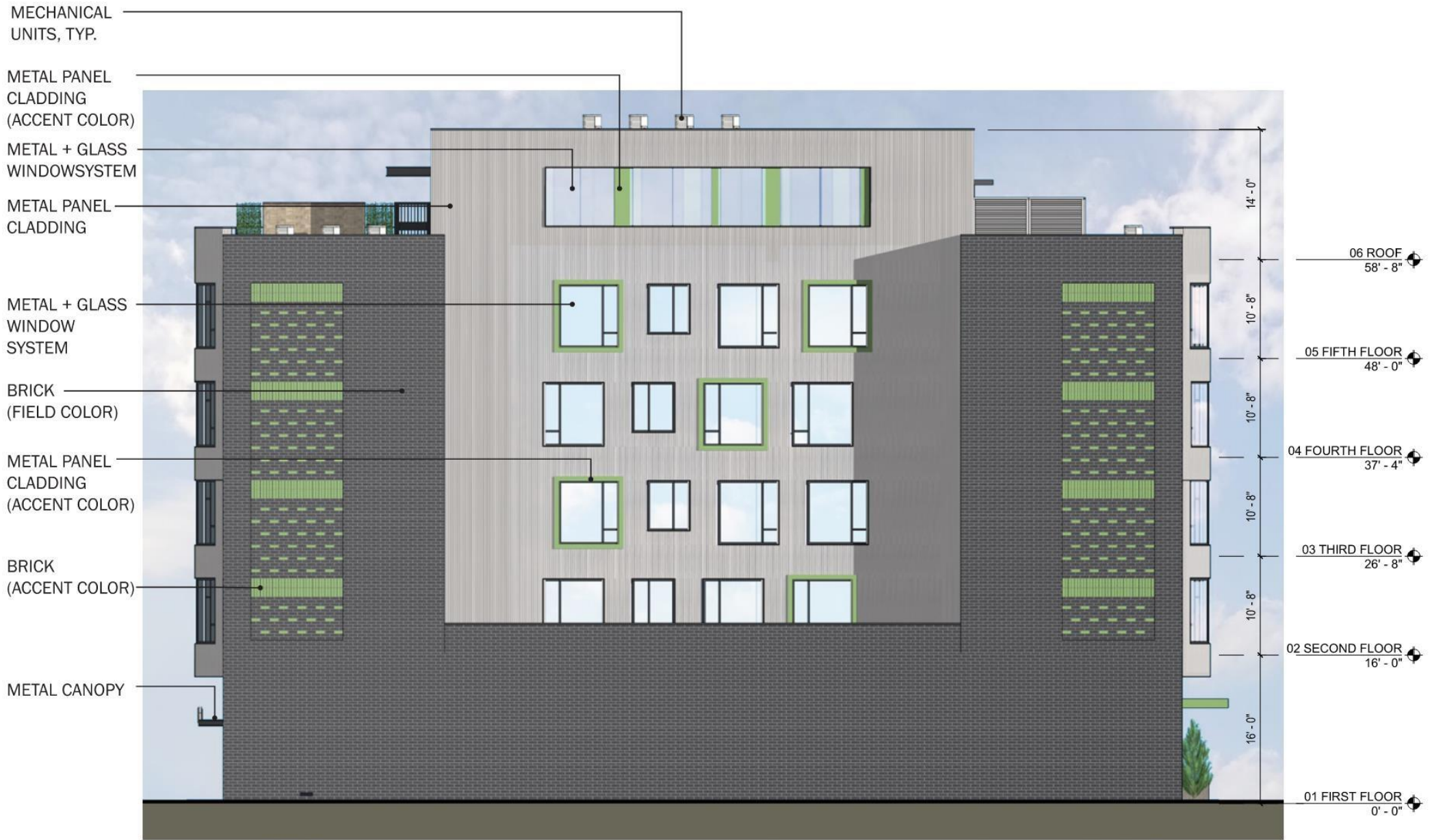
BUILDING ELEVATION (EAST)



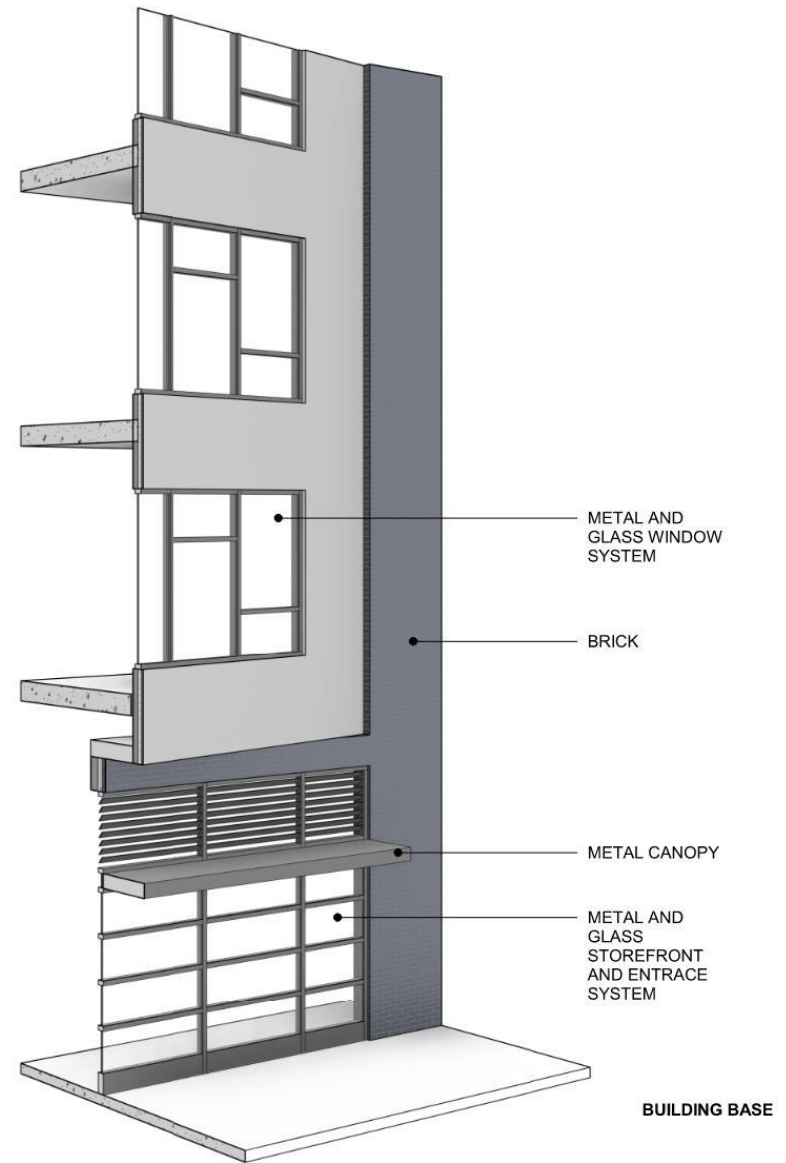
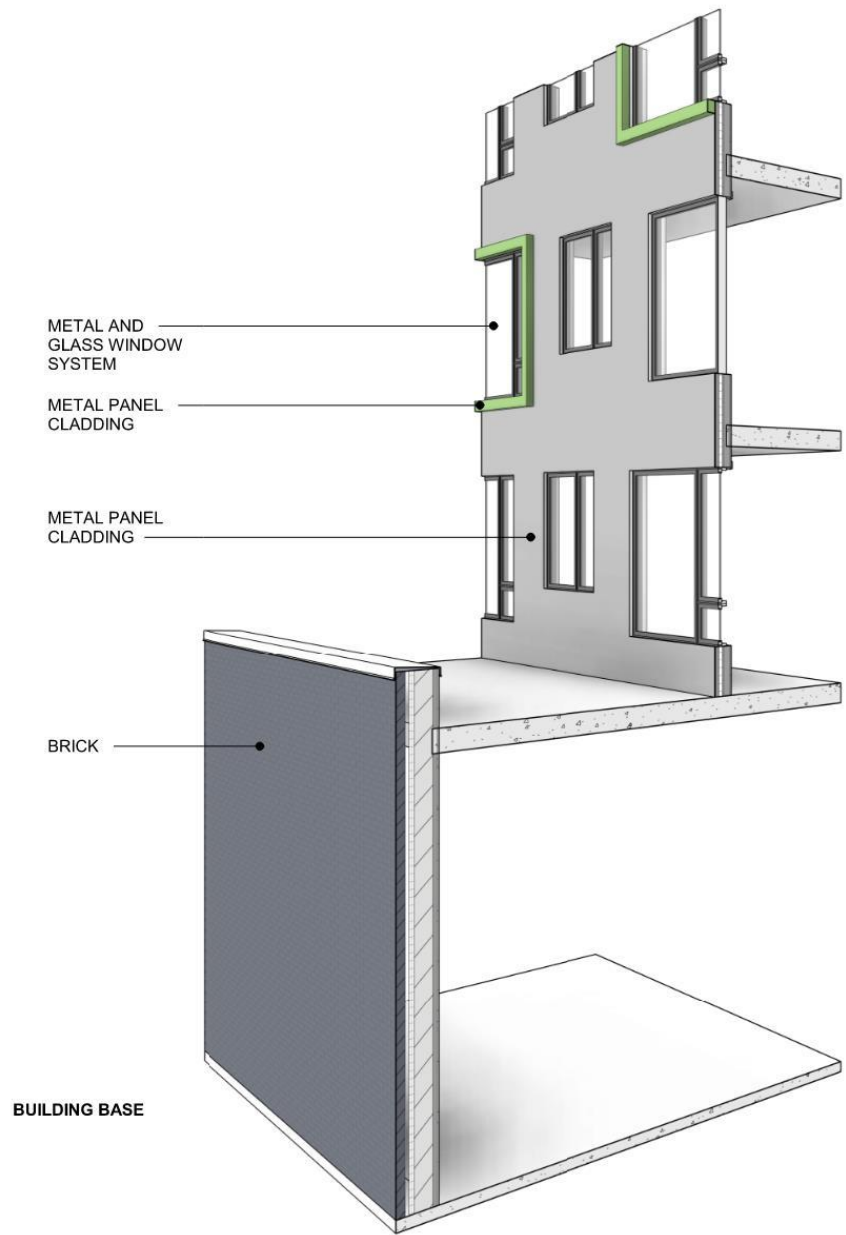
BUILDING ELEVATION (SOUTH)

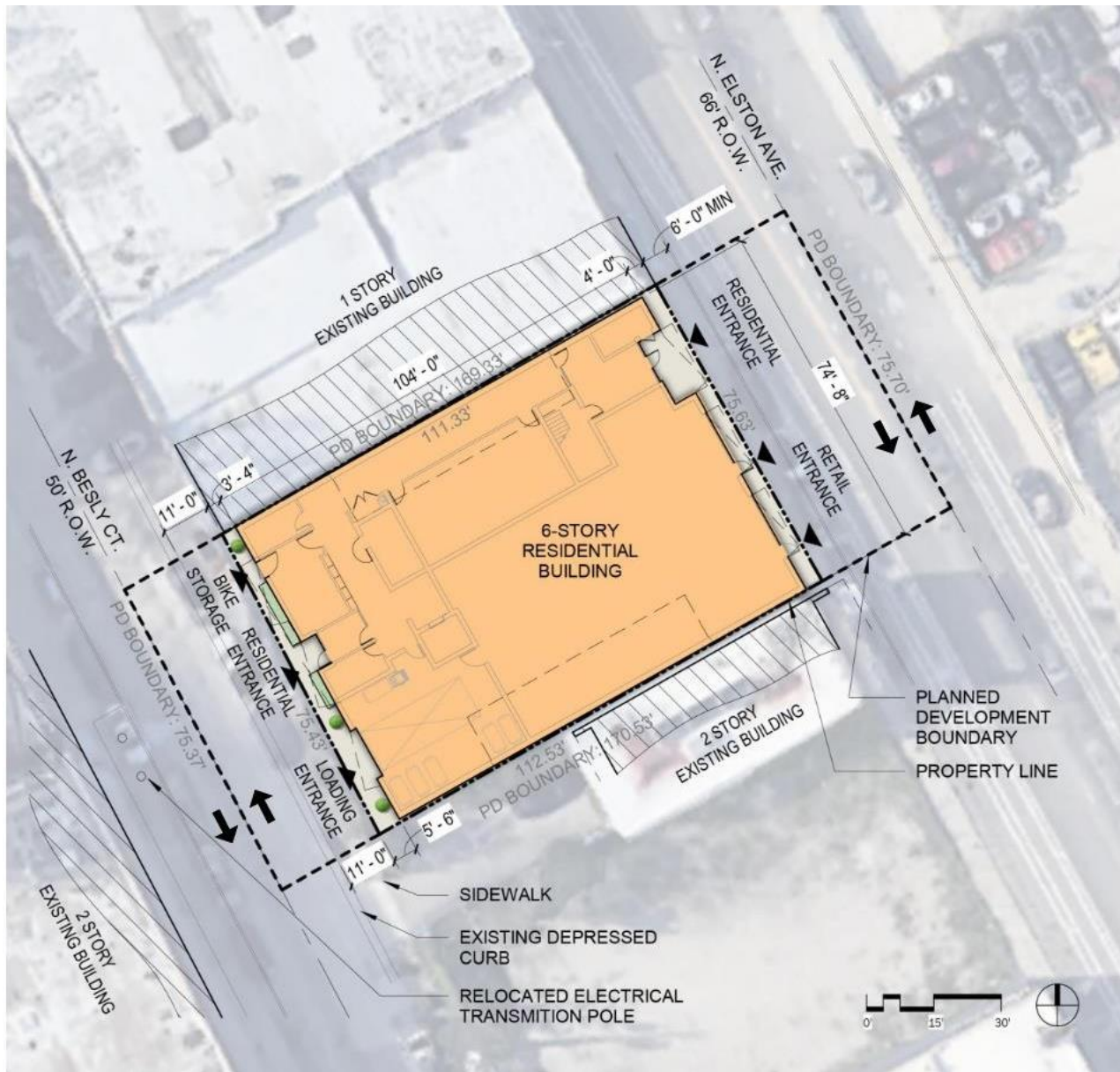


BUILDING ELEVATION (WEST)



BUILDING ELEVATION (NORTH)





17-8-0904

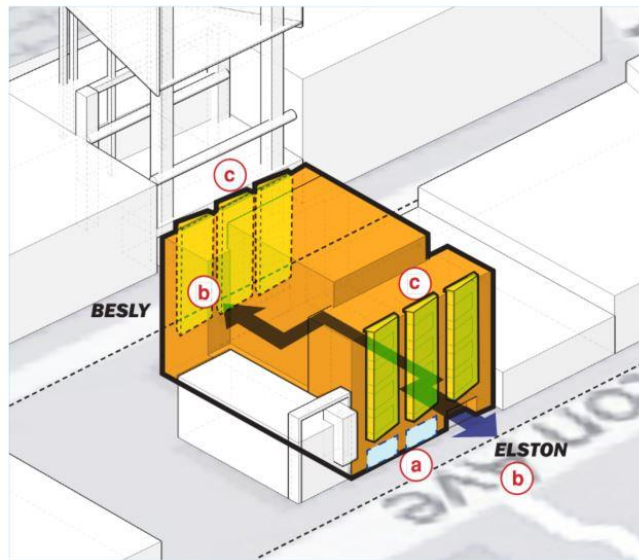
Transportation, Traffic Circulation and Parking

General Intent

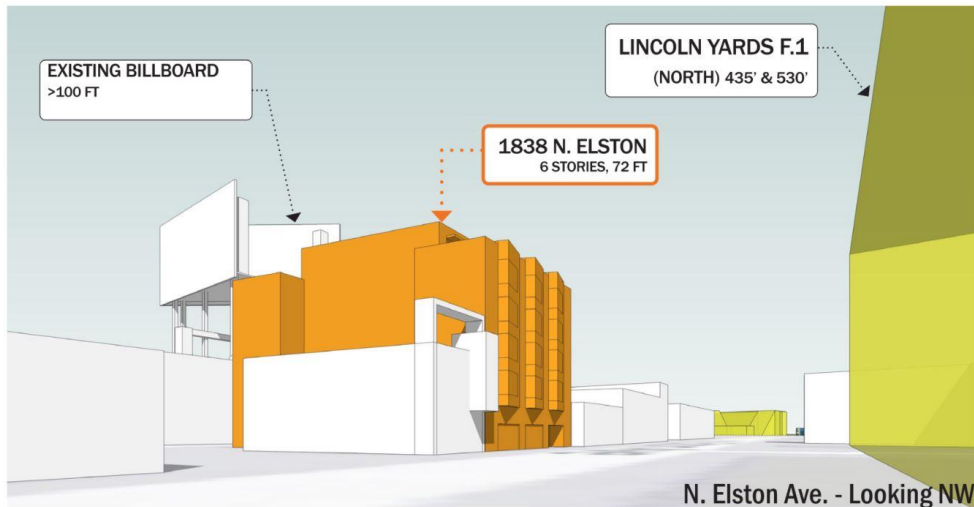
- Promotes safe and efficient circulation of pedestrians, cyclists and motor vehicles
- Promotes transit, pedestrian and bicycle use
- Ensures accessibility for persons with disabilities
- Minimizes conflict with existing traffic patterns in the vicinity
- Minimizes and mitigates traffic congestion by not including on-site vehicular parking and providing internal loading berth
- Provides safe and ample access for emergency and delivery vehicles, while minimizing adverse visual impact
- Provides adequate bike parking

Transportation

- All streets and sidewalks shall be reconstructed according to CDOT standards



- a** Large retail storefront to activate Elston Ave.
- b** Thru-Lobby connecting Elston Ave. to Besly Ct. accounting for neighborhood's future development
- c** Inspired to by adj. building and highway billboard, the "sawtooth" projected bays added character to the building



17-8-0905 Pedestrian Orientation

General Intent

- Safe and attractive walkways and pedestrian routes
- Provides active use spaces at street-level
- Emphasizes building entries through architecture

Building Features

- Large retail storefront to activate Elston Ave.
- Building setback at Elston Ave. for more generous sidewalk
- Thru-Lobby connecting pedestrian entrances on Elston Ave. and Besly Ct.

17-8-0906 Urban Design

General Intent

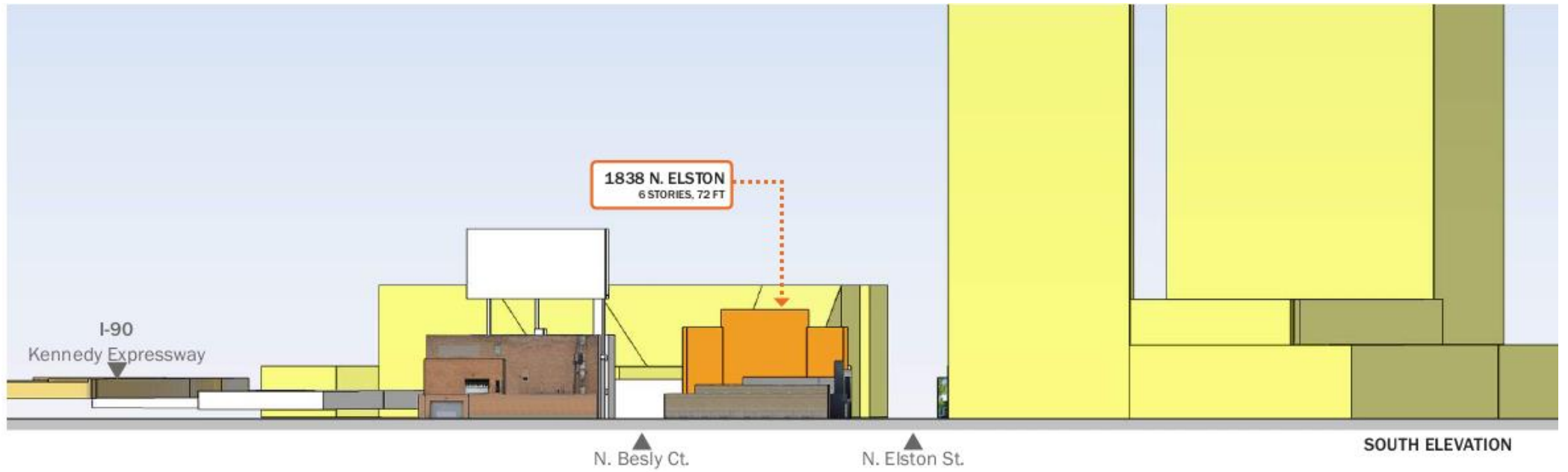
- Reinforces urban features found within the surrounding area
- Sawtooth projected bays inspired by adjacent building and highway billboard

Building Orientation and Massing

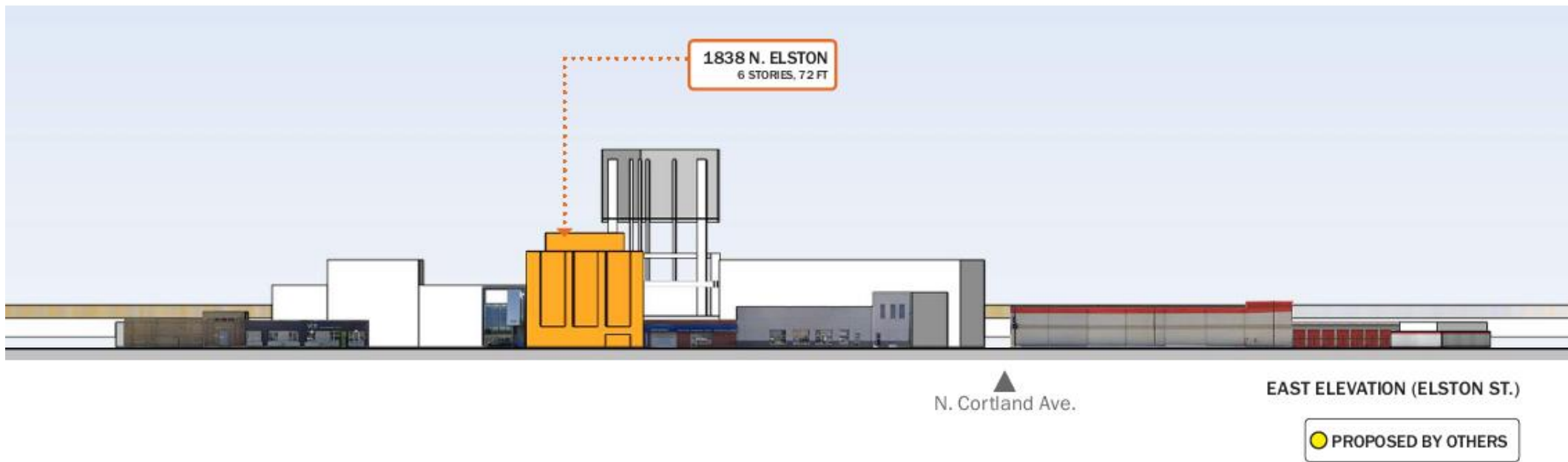
- Aligns with neighboring buildings to create active "street or building walls" lining sidewalk

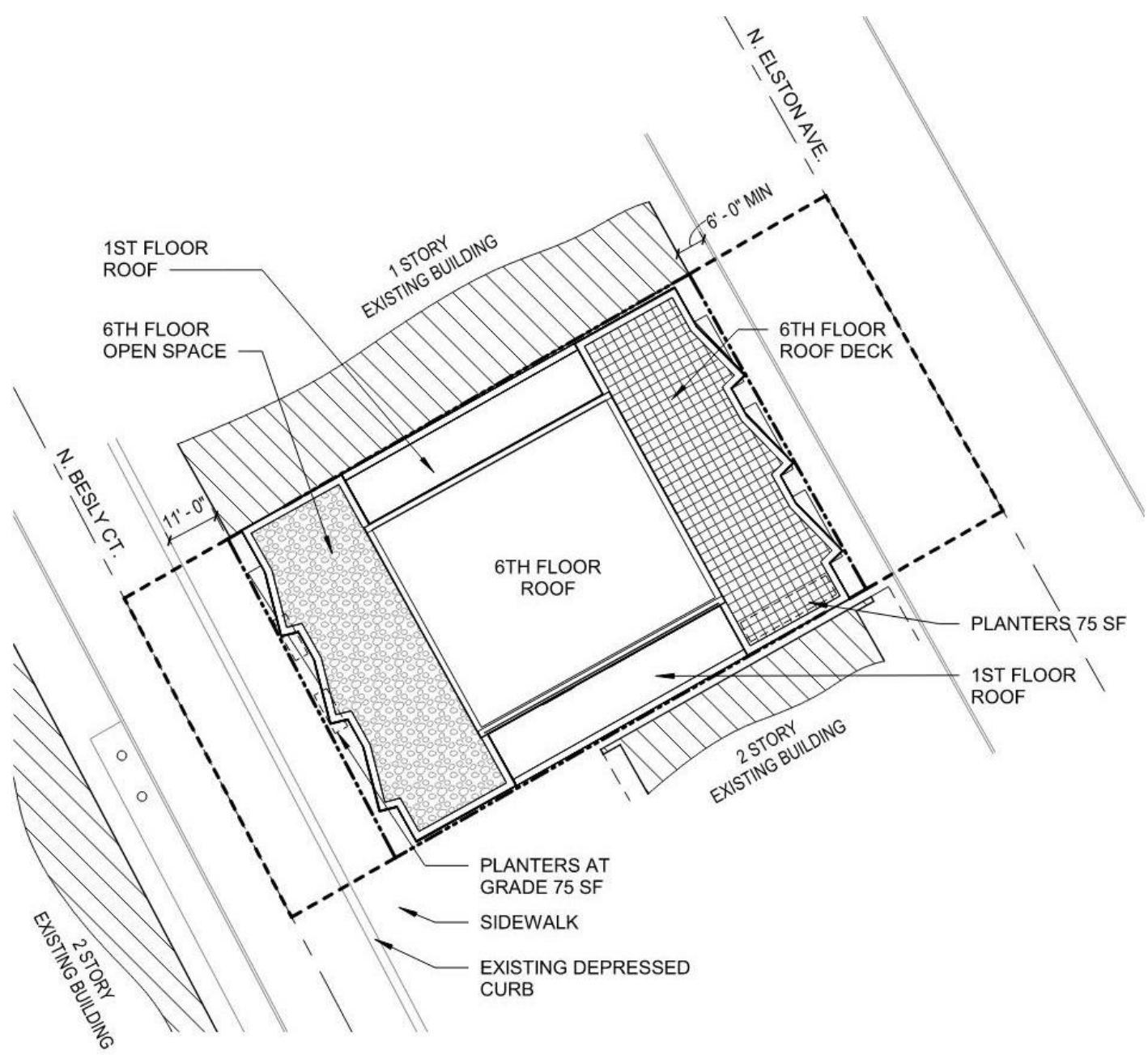
Transitions

- Loading is within building footprint off Besly Ct. which acts as a de facto alley



● PROPOSED BY OTHERS





OPEN SPACE + LANDSCAPING



SAWTOOTH PROJECTED WINDOW BAYS



METAL CLADDING WITH CRISP MODERN DETAIL AND ACCENT COLOR TO ENLIVEN THE INDUSTRIAL VIBE



METAL + GLASS RETAIL STOREFRONT
REINFORCING NEIGHBORHOOD CHARACTER

BUILDING MATERIALS

City of Chicago

Stormwater Management Ordinance Manual

January 2018



Dept. of Water Management
Thomas H. Powers, PE
Commissioner



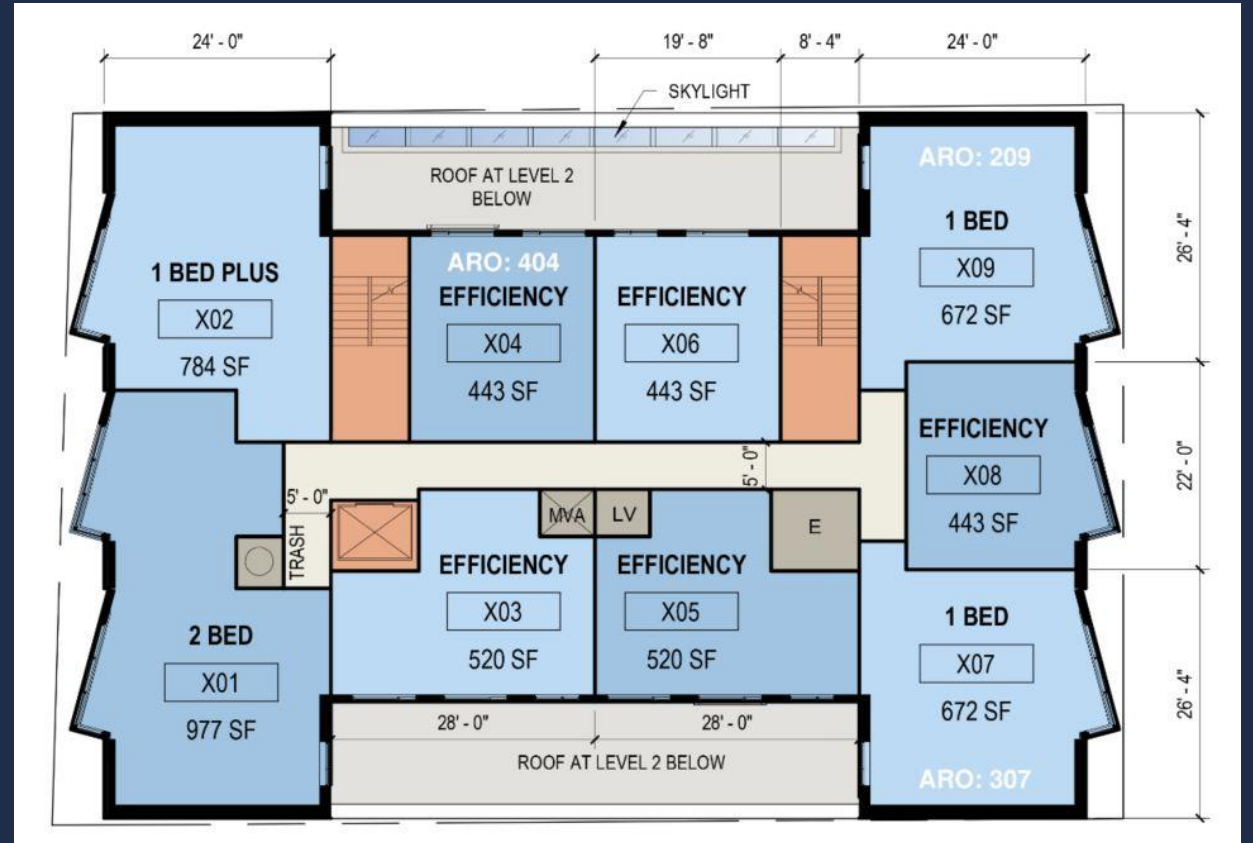
City of Chicago
Rahm Emanuel
Mayor

**Project will comply with Chicago
Stormwater Management Requirements**

Affordable Housing Ordinance Requirements

Three (3) on-site affordable units

- 60% AMI
- One studio unit
- Two 1-bedroom units
- All accessible



- **North Branch Corridor Bonus: \$ 131,393**
- **Industrial Corridor System Conversion Fee: \$ 103,988**
- **Overall project cost: \$8.5 Million**
- **70 Construction jobs**
- **City's Participation Goals:**
 - **26% Participation from Qualified Minority Business Enterprises**
 - **6% Participation from Qualified Women Business Enterprises**
 - **50% Participation from Chicago Residents**

★ DPD Recommendations

The proposal:

- Will not adversely affect the continued industrial viability of the North Branch Industrial corridor (17-13-0403);
- Complies with the North Branch Framework Plan and is consistent with land use patterns in this portion of the North Branch Industrial Corridor (17-8-0903);
- Is compliant with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- Ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
- Promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1);
- Is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A); and,
- Is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-13-0308-C & 17-13-0609-B).



View Looking North along Elston Avenue