



CHICAGO PLAN COMMISSION

Department of Planning and Development

1842-58 W. Webster Ave./2200-42 N. Lister Ave. (32nd Ward)

1650 Fullerton, LLC

July 16, 2020



Community Area Snap Shot

Logan Square Community Area

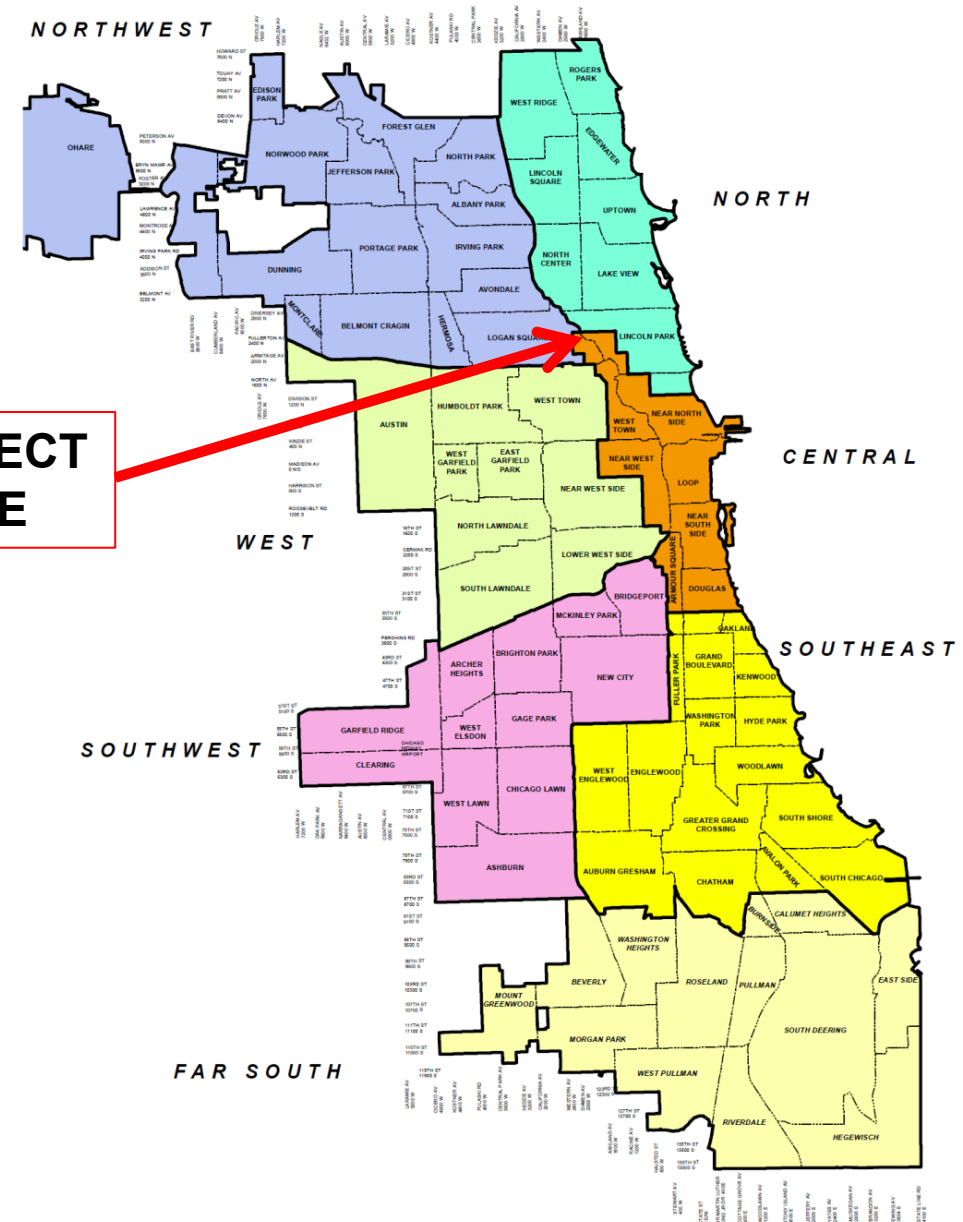
DEMOGRAPHICS IN LOGAN SQUARE

- Population 72,742 people
- Age:

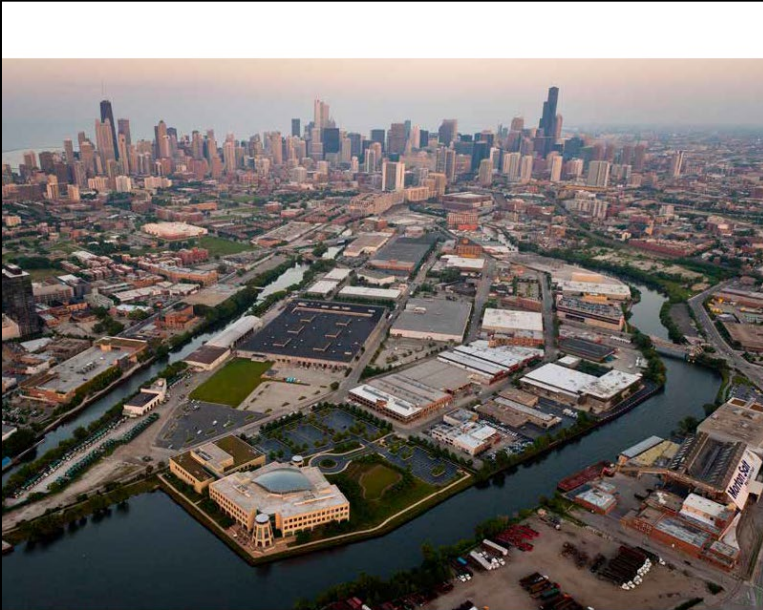
19 and under.....	26%
20-49	42%
Over 50	32%

MEDIAN INCOME: \$75,333

*Source: Chicago Metropolitan Agency for Planning (CMAP)
Community Data Snap Shot: Logan Square (June 2020 Release)*



★ Planning Context

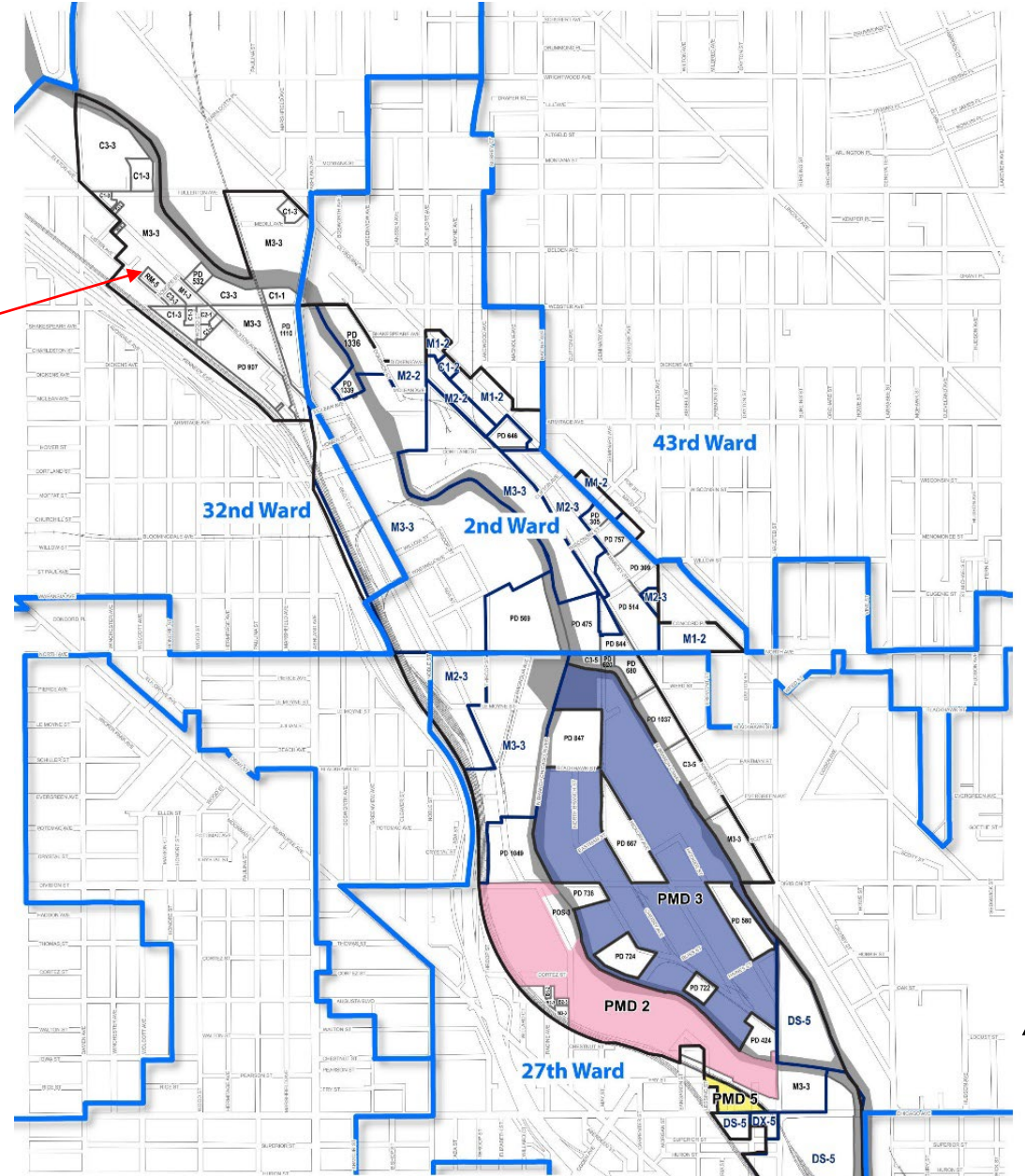


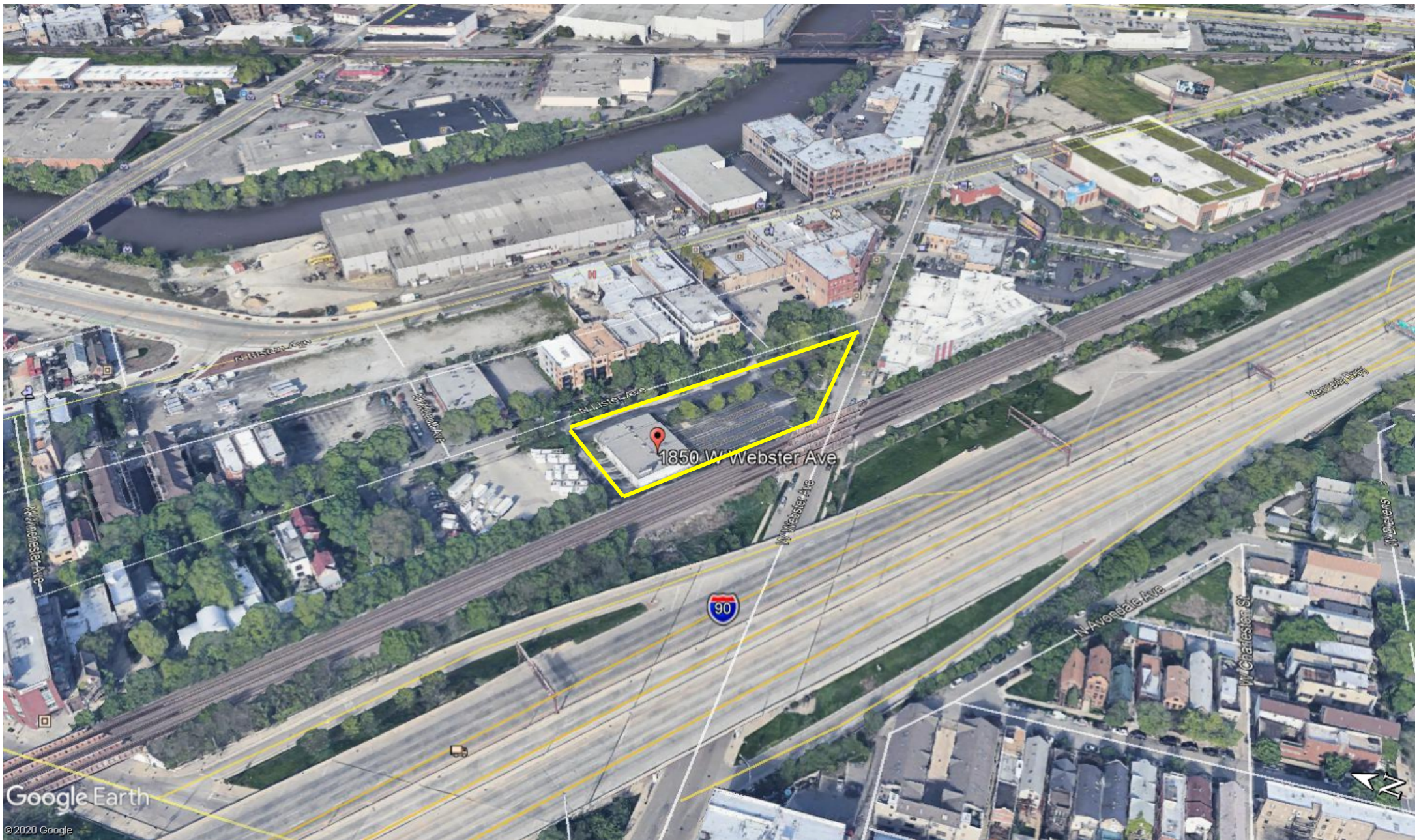
MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION

NORTH BRANCH FRAMEWORK

City of Chicago ★ Department of Planning and Development ★ Department of Transportation ★ May 2017

Site



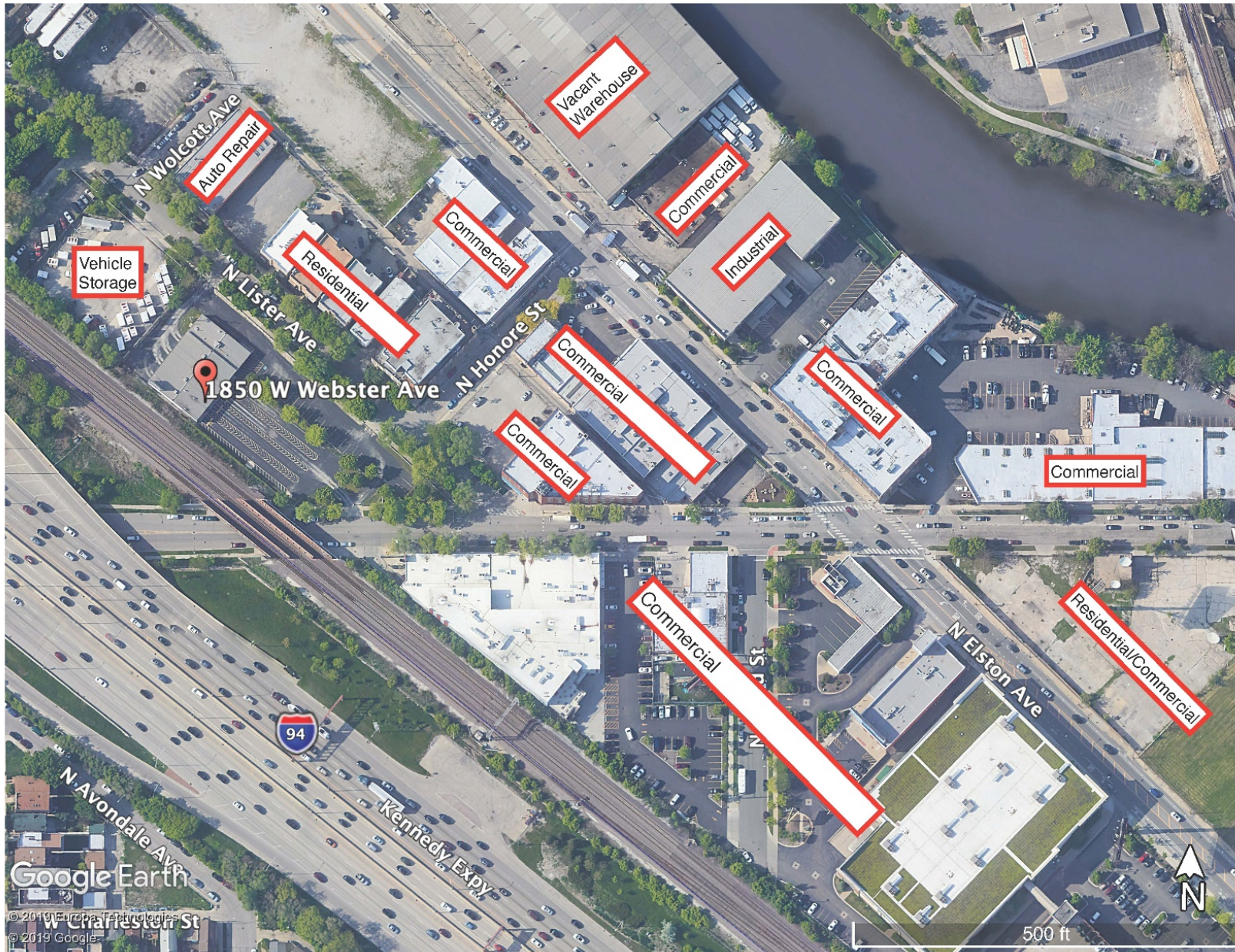


Google Earth

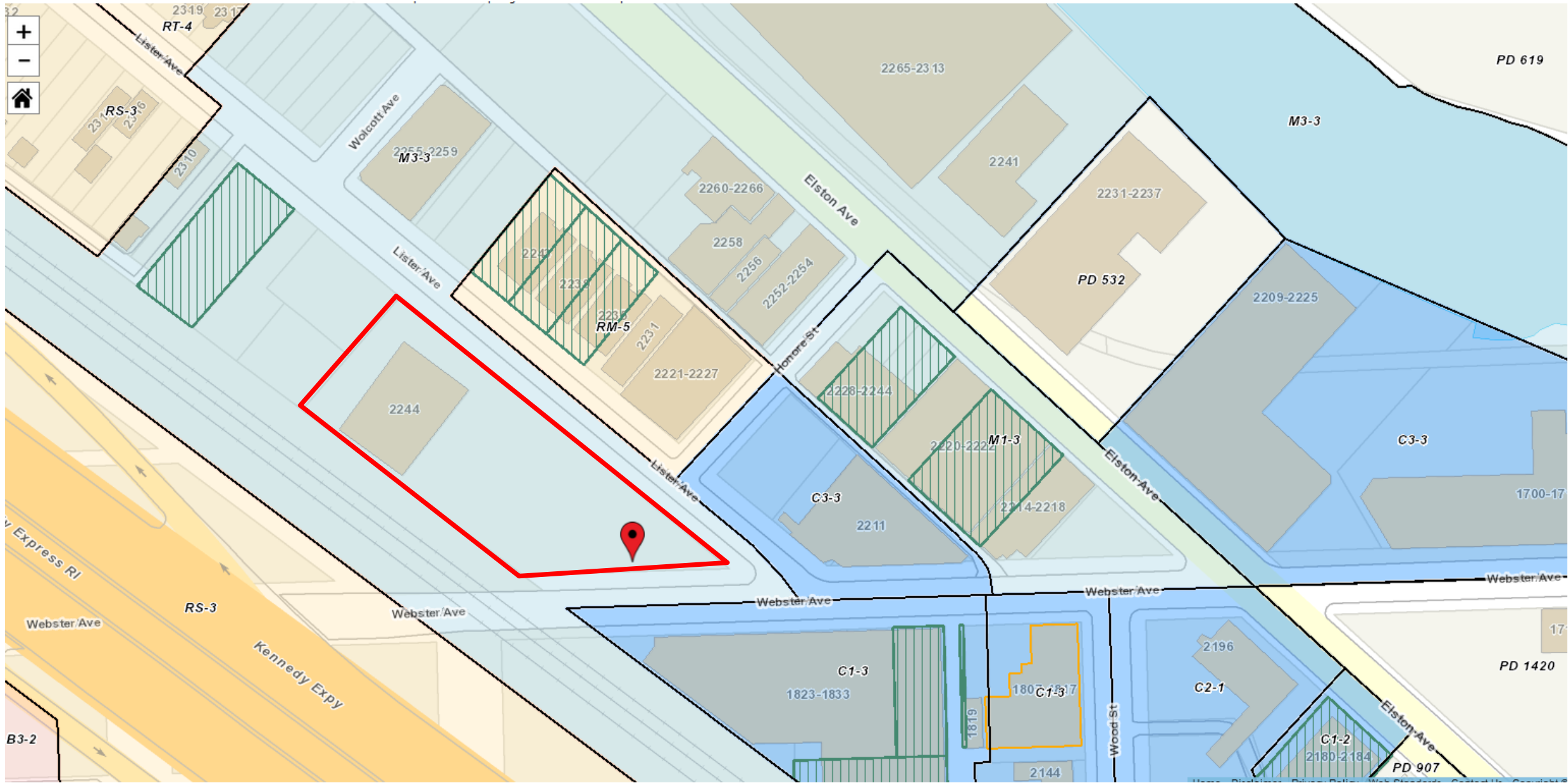
©2020 Google



SITE CONTEXT PLAN

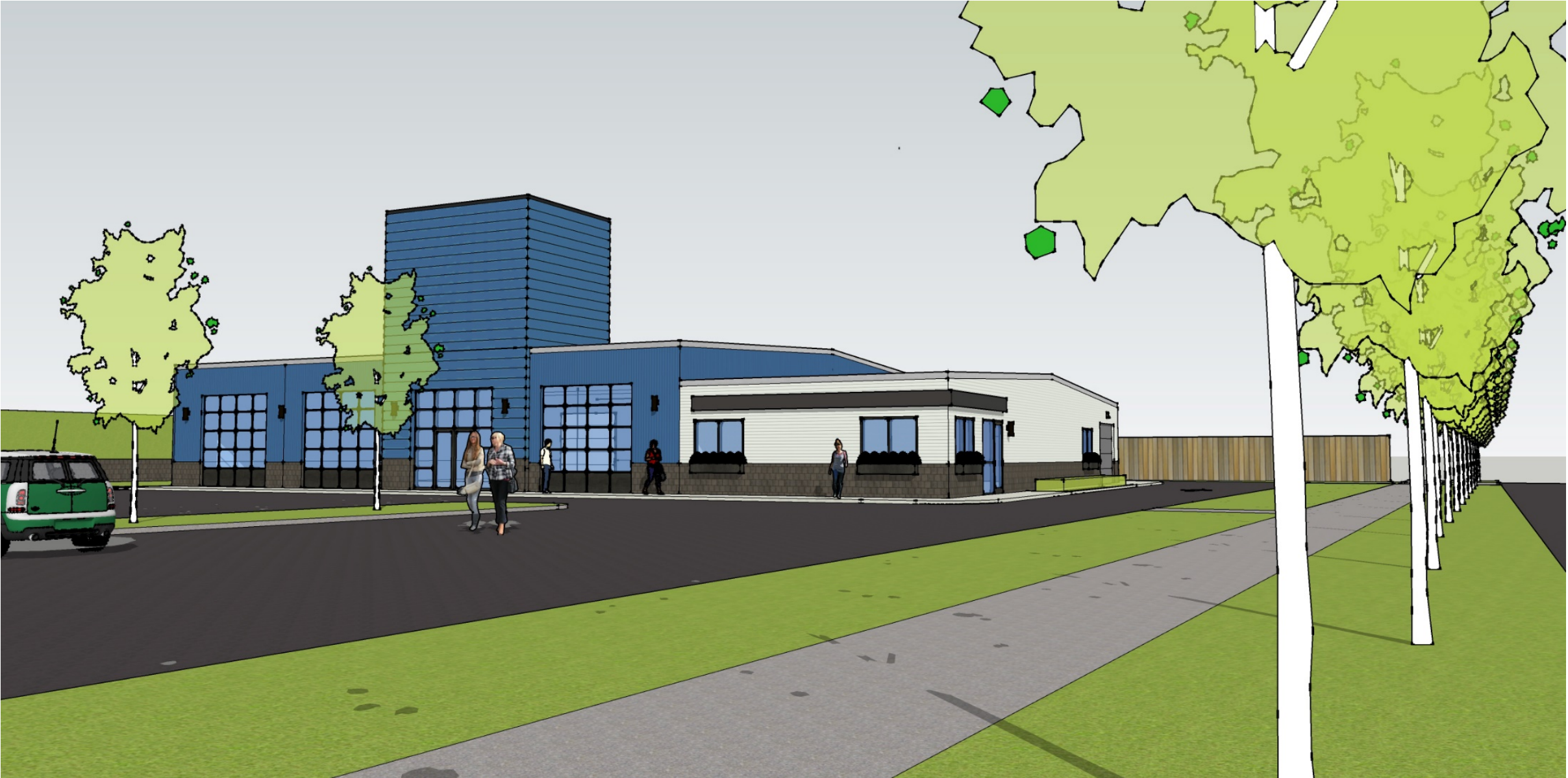


LAND USE CONTEXT PLAN



ZONING MAP

Pedestrian Context





Context Photos



Existing Building
Looking Northwest



Existing Building
Looking Northwest



Existing Site
from Webster Avenue looking North



Existing Building
South Elevation



Existing Site
Looking South



Perimeter Landscape Improvements Along Lister Avenue
Exceeding the Required 7 FT Setback



Existing Site



Perimeter Landscape Improvements Along Lister Avenue
Exceeding the Required 7 FT Setback

Project Timeline + Community Outreach

- Date of LPO Filing
- Date(s) of Community Meeting(s)
- Bullet Points of Project Changes Based on Feedback
- Provide Before and After Renderings If Applicable

SITE + GROUND FLOOR PLAN:

North Arrow

Street Names

Sidewalk Widths Dimensions

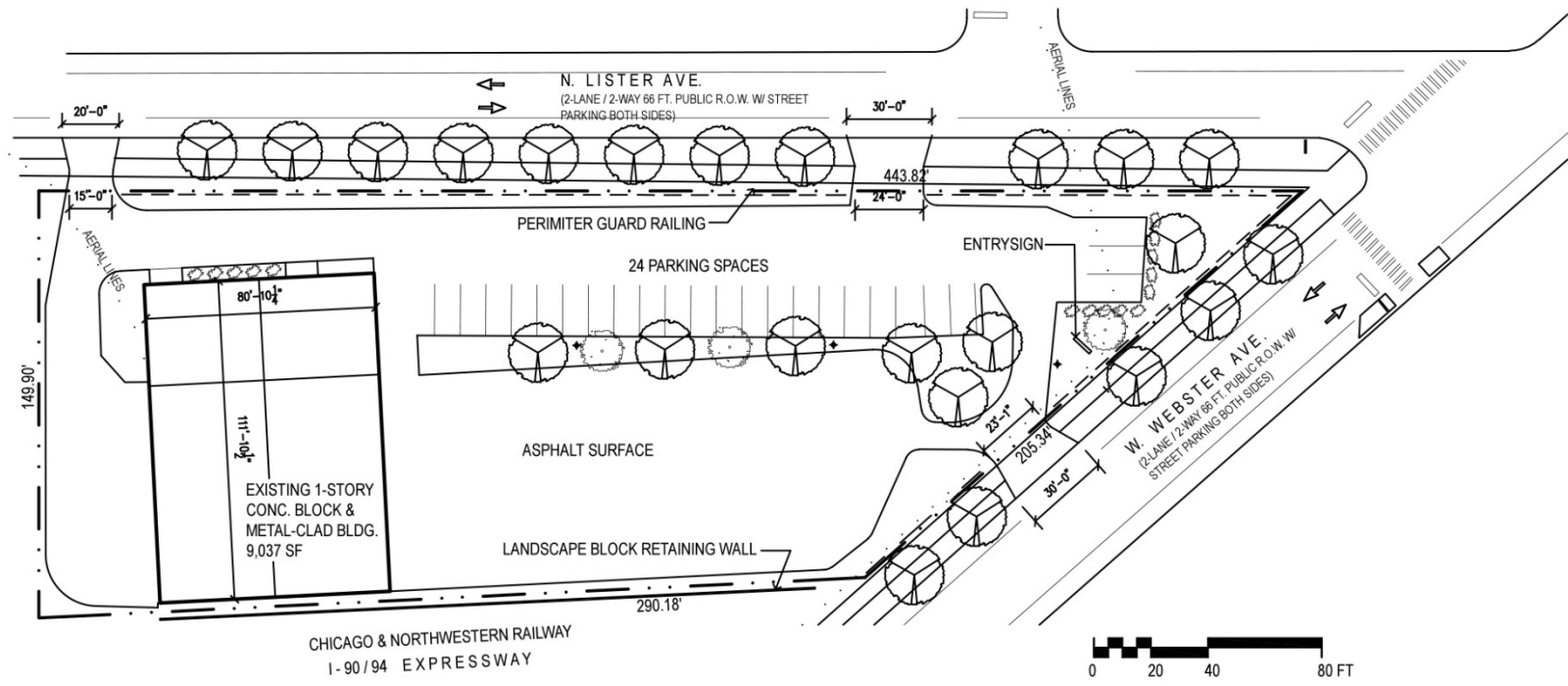
Pedestrian Access Points

Landscaping and Open Spaces

Vehicular Access Points

Loading and Parking Spaces Dimensions

All Rooms Labelled



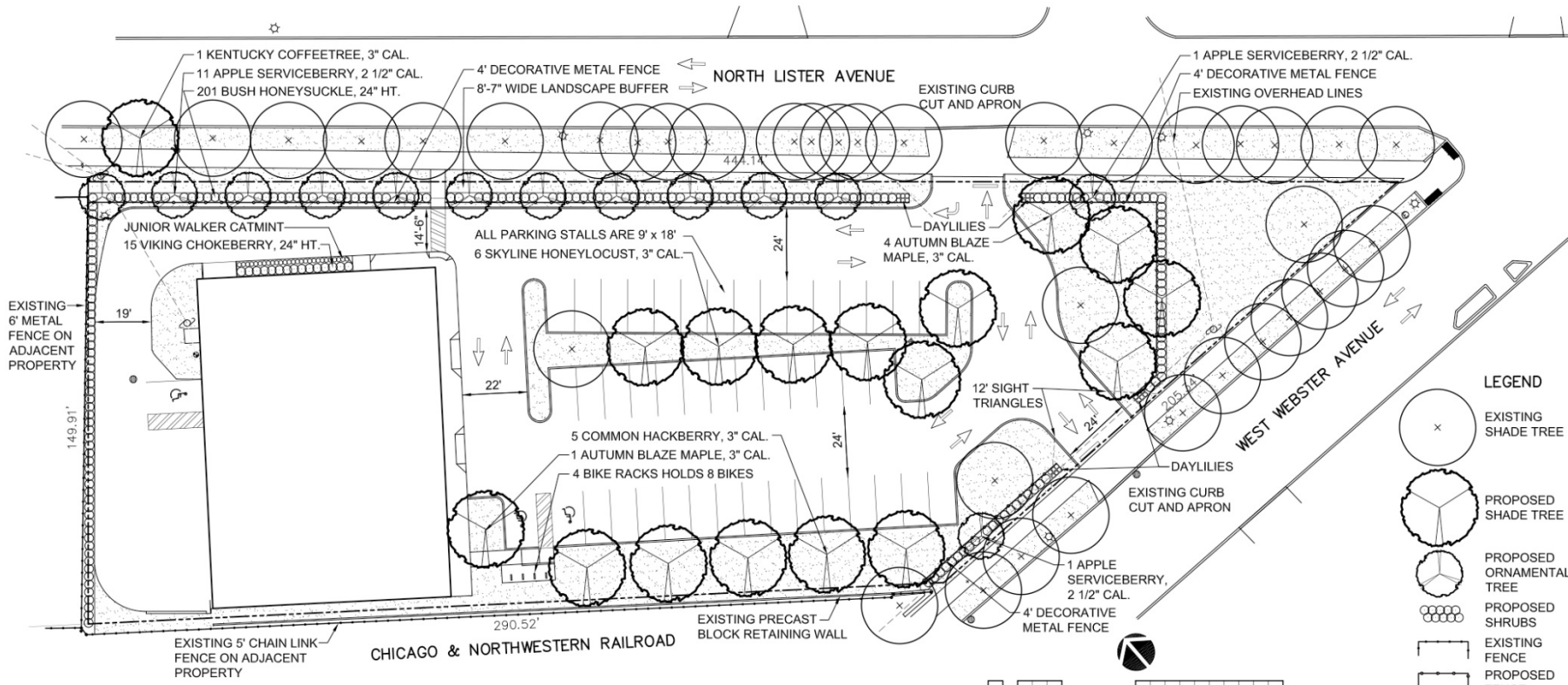
EXISTING AREAS:
LOT 51,924 SF 1.19 ACRES
BUILDING 9,037 SF



North

EXISTING SITE PLAN

PROPOSED CANNABIS DISPENSARY
1850 W. WEBSTER 06.22.2020

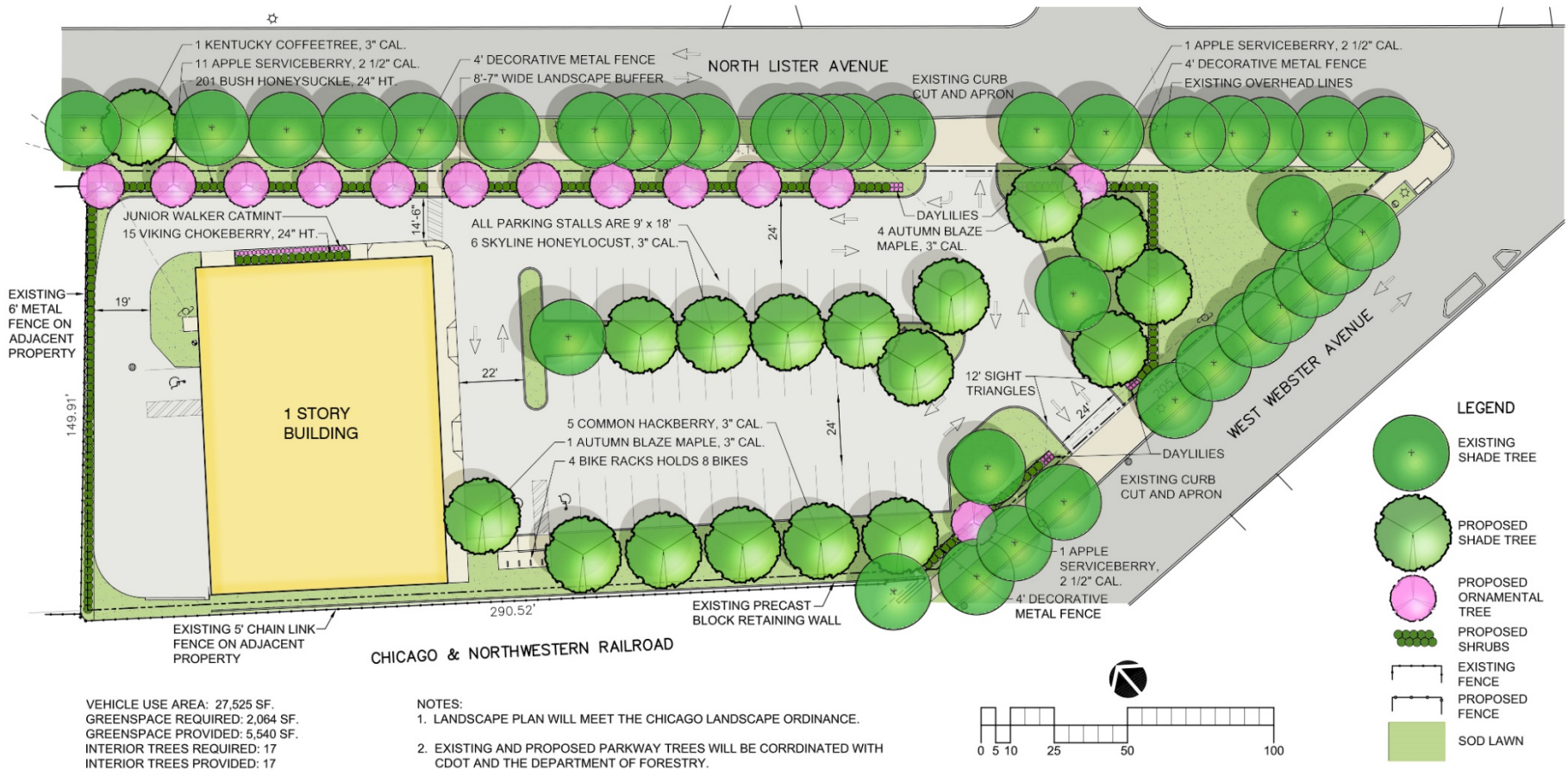


VEHICLE USE AREA: 27,525 SF.
 GREENSPACE REQUIRED: 2,064 SF.
 GREENSPACE PROVIDED: 5,540 SF.
 INTERIOR TREES REQUIRED: 17
 INTERIOR TREES PROVIDED: 17

NOTES:
 1. LANDSCAPE PLAN WILL MEET THE CHICAGO LANDSCAPE ORDINANCE.
 2. EXISTING AND PROPOSED PARKWAY TREES WILL BE CORRINATED WITH CDOT AND THE DEPARTMENT OF FORESTRY.

LANDSCAPE PLAN

PROPOSED CANNABIS DISPENSARY
1850 W. WEBSTER **07.10.2020**

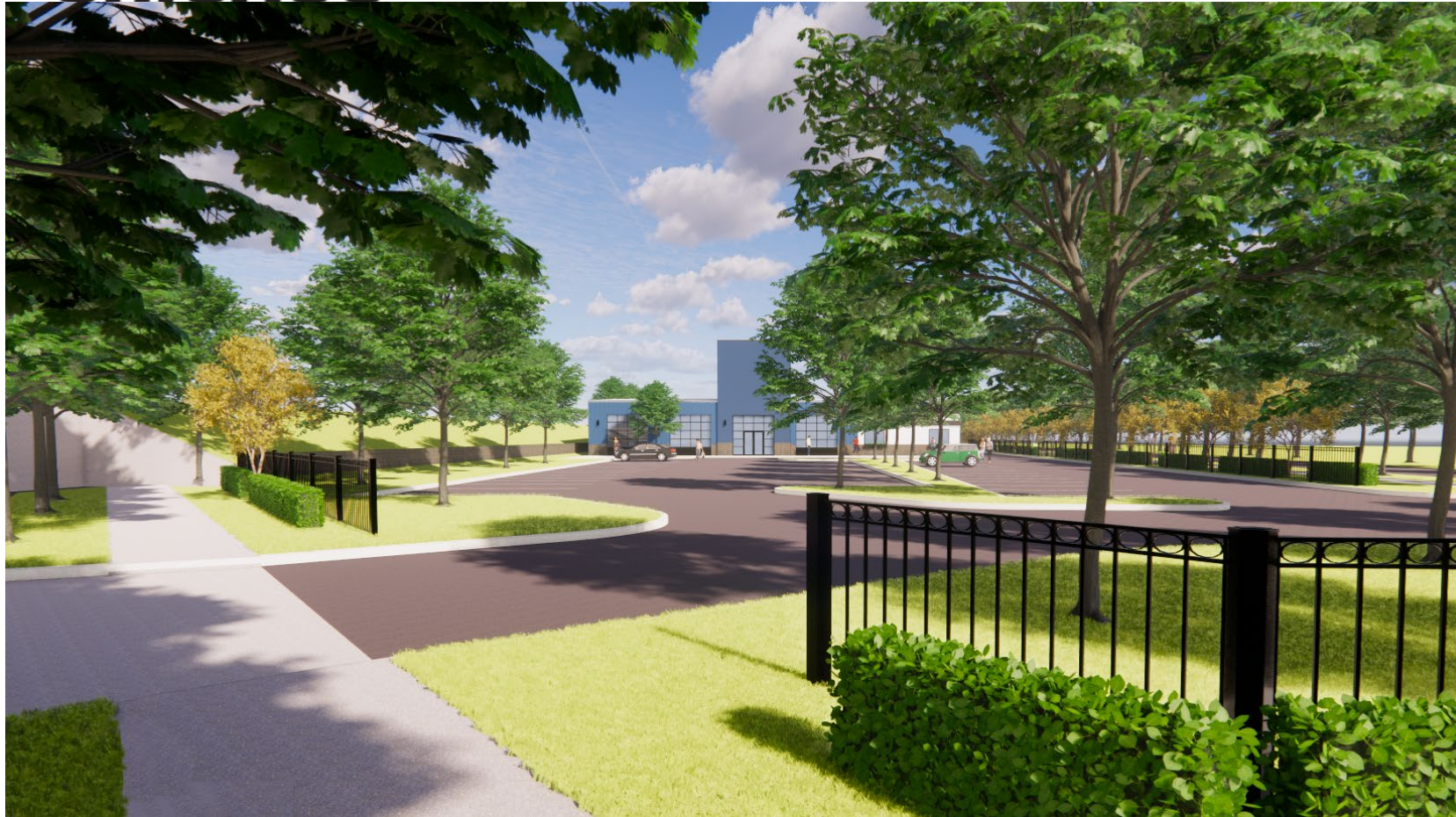


LANDSCAPE PLAN

PROPOSED CANNABIS DISPENSARY
1850 W. WEBSTER 07.10.2020

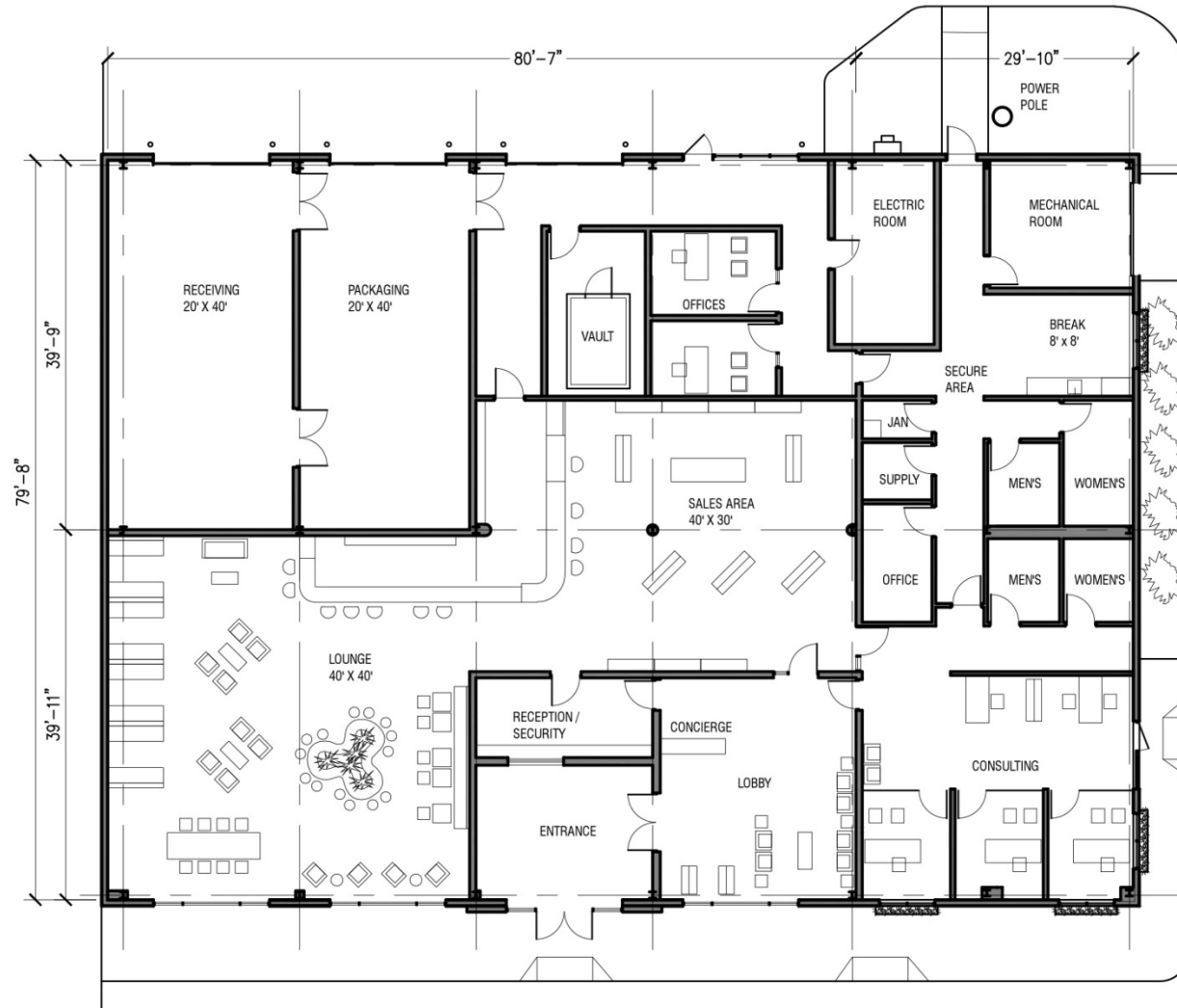


View from Lister Street



View from Webster Street

TYPICAL FLOOR PLANS:
North Arrow
Street Names
Tower Setbacks Dimensioned
Parking Stalls and Lanes Dimensioned
All Rooms Labelled



Floor plan is preliminary and subject to changes pending tenant use and final approvals.

GROUND FLOOR PLAN
PROPOSED CANNABIS DISPENSARY
1850 W. WEBSTER 06.22.2020

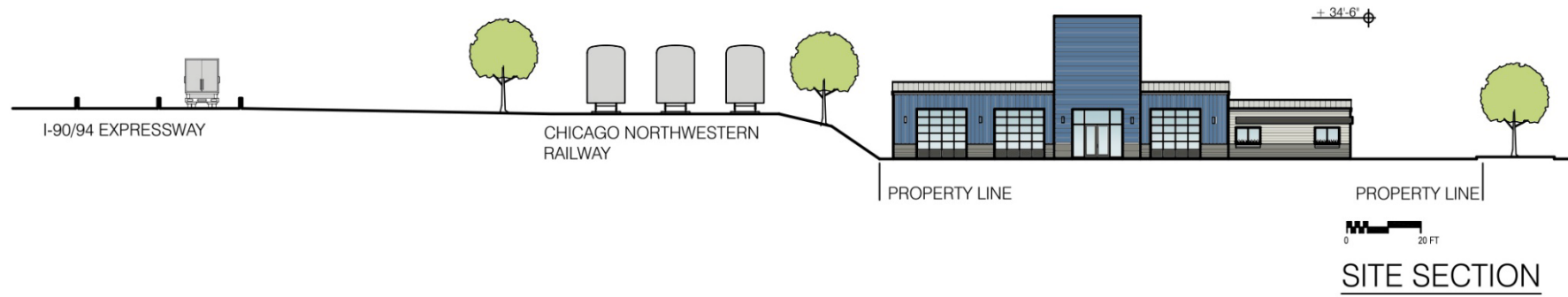
ALL ELEVATION DRAWINGS:

All Building Materials

Building Heights

Floor-To-Floor Heights

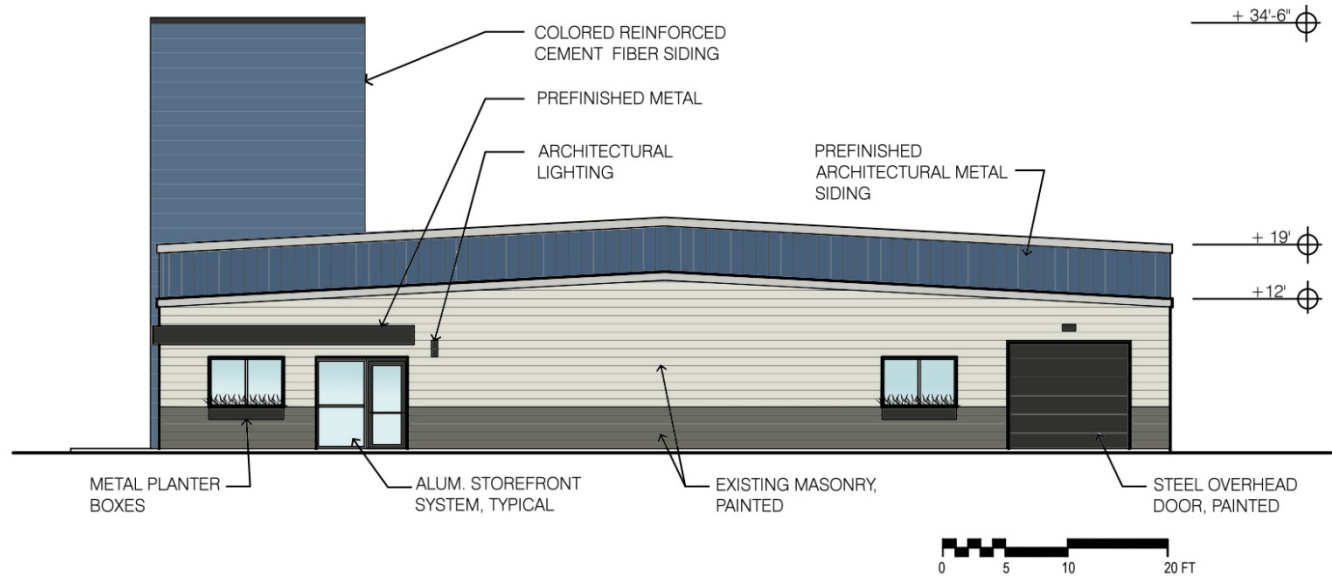
Use Multiple Slides As Needed for Elevations of All Sides of Project



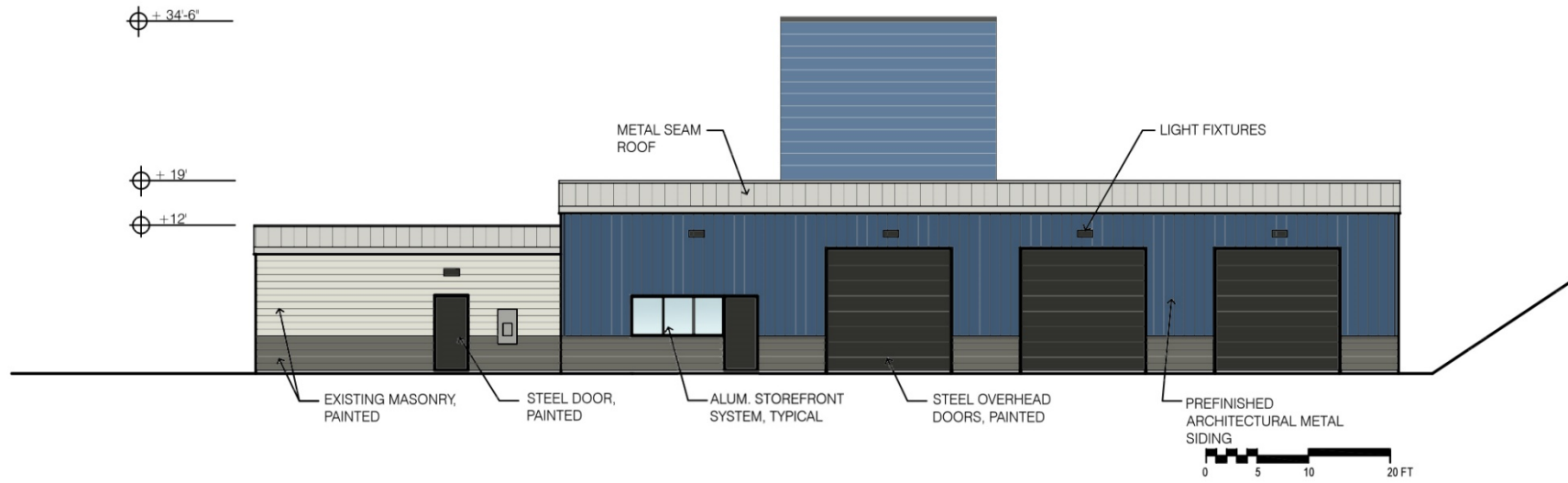
PROPOSED CANNABIS DISPENSARY
1850 W. WEBSTER 06.22.2020



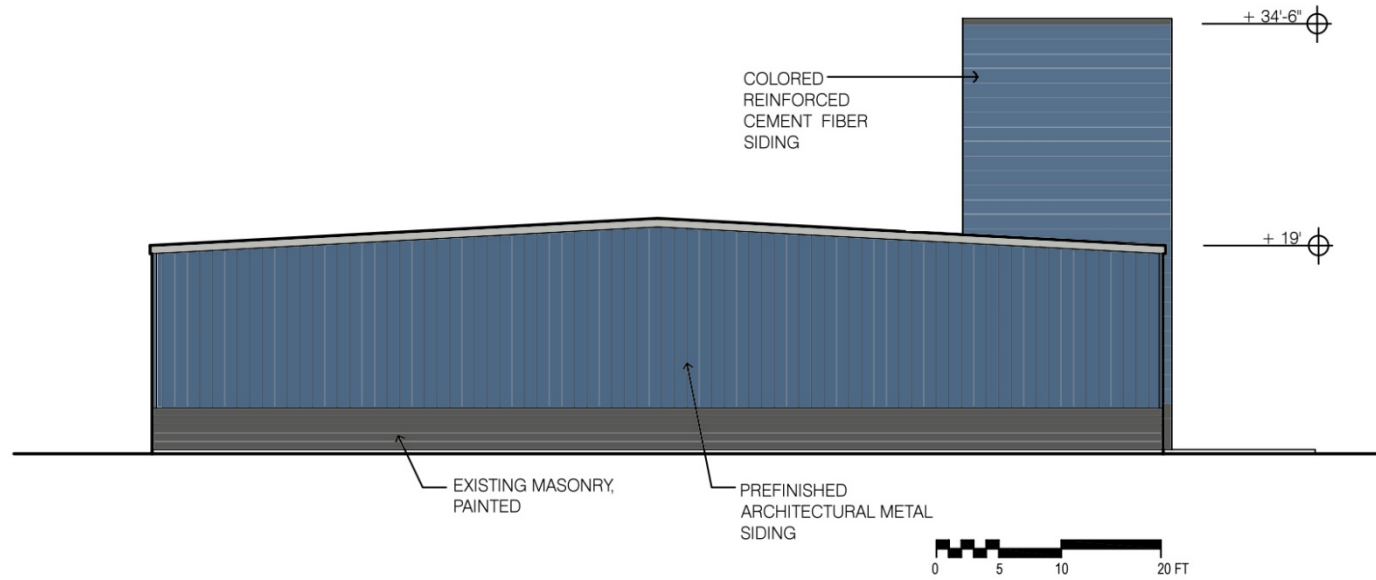
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

Estimated Project Cost: \$3M

Jobs Generation: 75 construction jobs
30 permanent jobs





Industrial Corridor Map Amendments

The Department of Planning and Development has reviewed the project materials submitted by the Applicant. The proposed rezoning to C2-3 is consistent with this portion of the North Branch Industrial Corridor. The proposal is not subject to the Industrial Corridor System Fund Ordinance. The proposed map amendment contemplates a zoning designation which is equivalent to the designations on parcels of land to the east and south of the site and thus is consistent with other use types and designations in the surrounding areas.

Analysis of Map Amendments within Industrial Corridors

- 1) The size of the district**
- 2) The number of existing firms and employees that would be affected**
- 3) Recent and planned public and private investments within the district**
- 4) The potential of the district to support additional industrial uses and increased manufacturing employment**
- 5) The proportion of land in the district currently devoted to industrial uses**
- 6) The area's importance to the city as an industrial district**



DPD Recommendations

DPD recommends that the proposed rezoning is appropriate and would not adversely affect the continued industrial viability of the North Branch Industrial Corridor, finding that the proposal meets the following:

A) ZONING CONSISTENCY

B) ZONING APPROPRIATENESS

C) DEVELOPMENT COMPATIBILITY

D) PROPOSED CLASSIFICATION COMPATIBILITY

E) ADEQUACY OF INFRASTRUCTURE AND CITY SERVICES

Based on the foregoing, it is the recommendation of the Zoning Administrator that the application for a Zoning Map Amendment in the North Branch Industrial Corridor be approved and that the recommendation to the City Council Committee on Zoning, Landmarks, and Building Standards be” “Passage Recommended.”

Department of Planning and Development