



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

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

**Renovation and 1-story addition to existing masonry building**

**1645 W FULLERTON AVE**

**FULLERTON PROPERTY HOLDINGS, LLC**

07/16/2020

**DRAFT**

# ★ Community Area Snap Shot

## LINCOLN PARK

Population: 68,697

Lincoln Park Workforce:

Top 3 Industries of Employment\*

- Retail (22.1%)
- Accommodation and Food Service (19.4%)
- Health Care (12.2%)

37.5% of workforce reside outside of Chicago

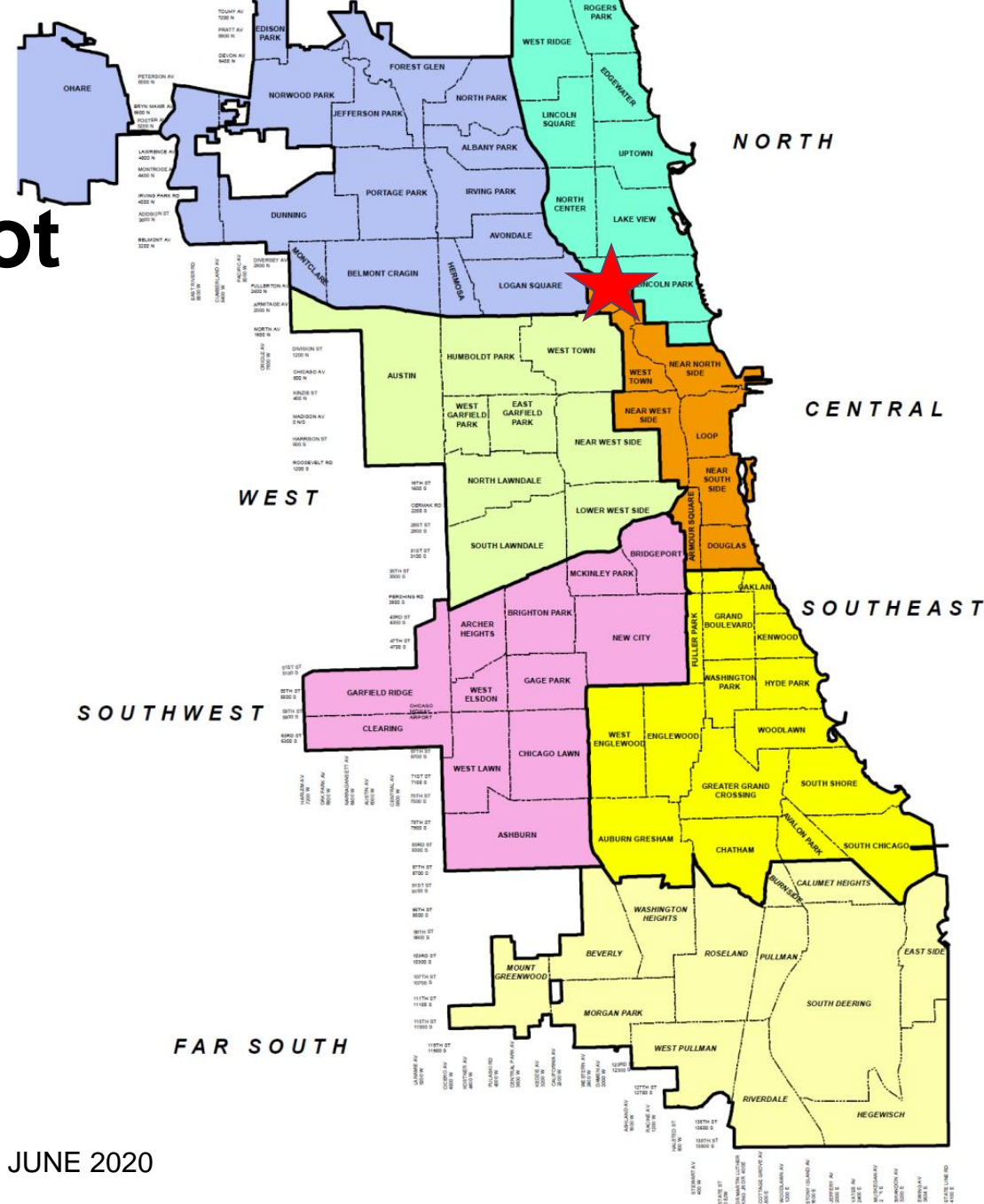
North Branch Industrial Corridor

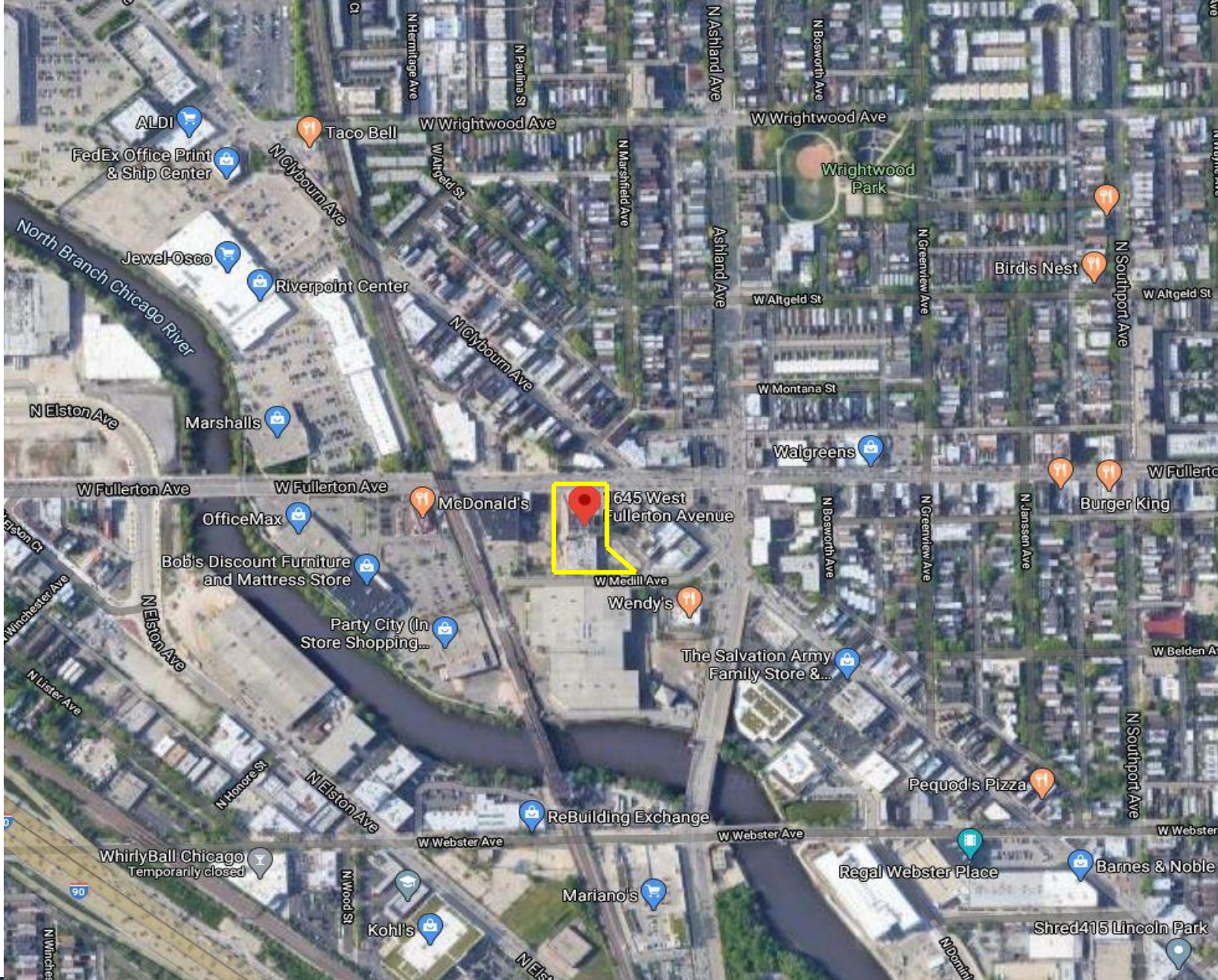
Zoning Change requested from M3-3 To C3-2

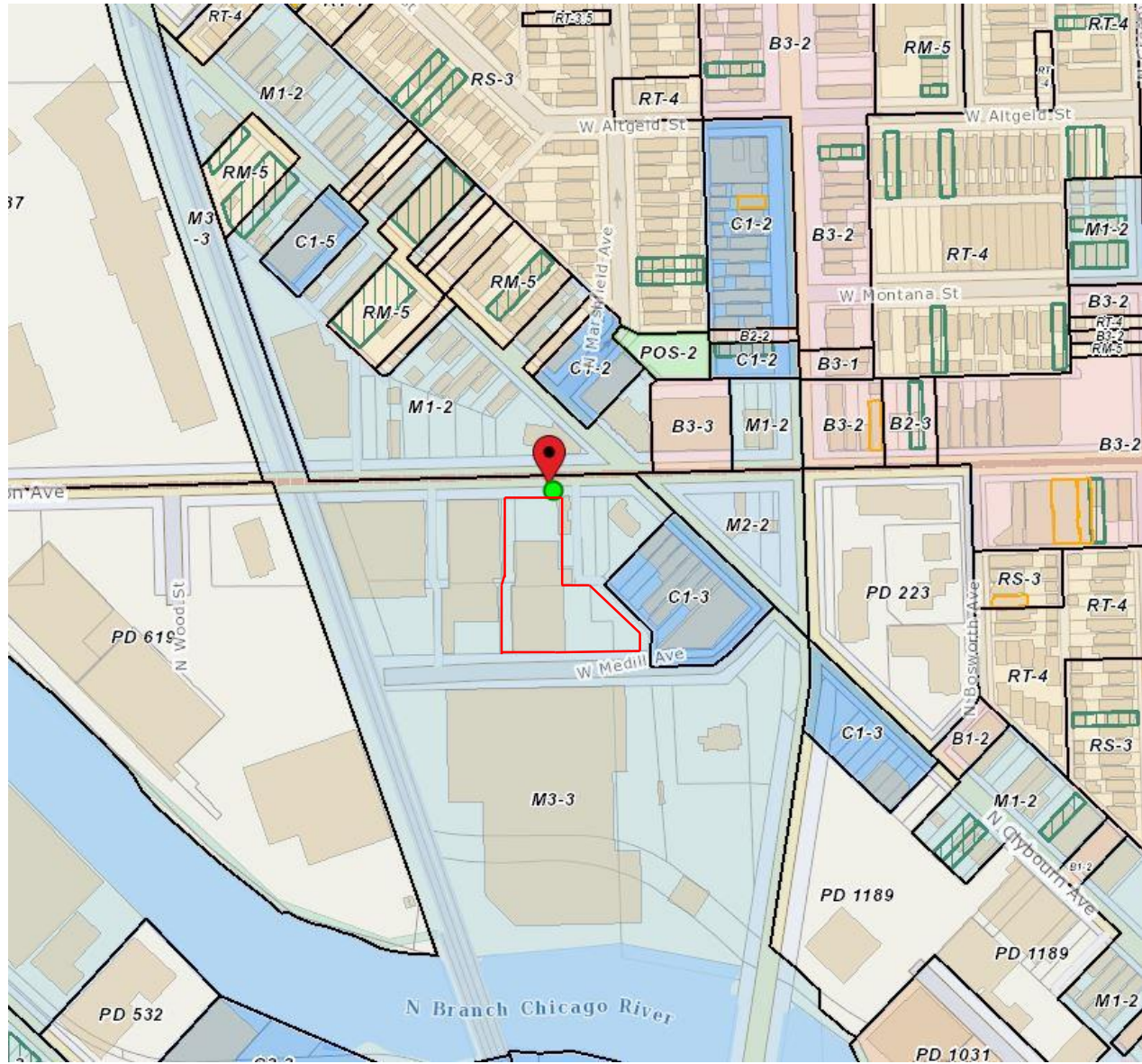
Sources:

COMMUNITY DATA SNAPSHOT LINCOLN PARK, CHICAGO COMMUNITY AREA, CMAP, JUNE 2020

\* U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program (2017)







# Fullerton Ave Elevation

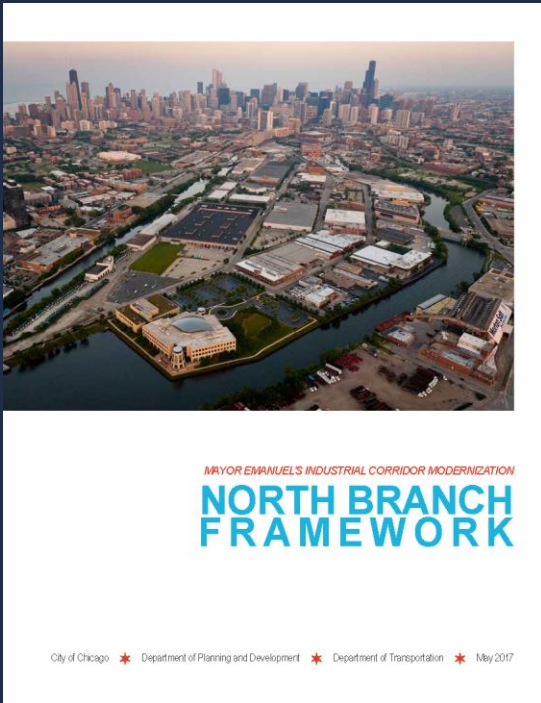
# Medill St Elevation



EXISTING CONDITIONS

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# Planning Context



## NORTH BRANCH FRAMEWORK PLAN (2019, DPD)

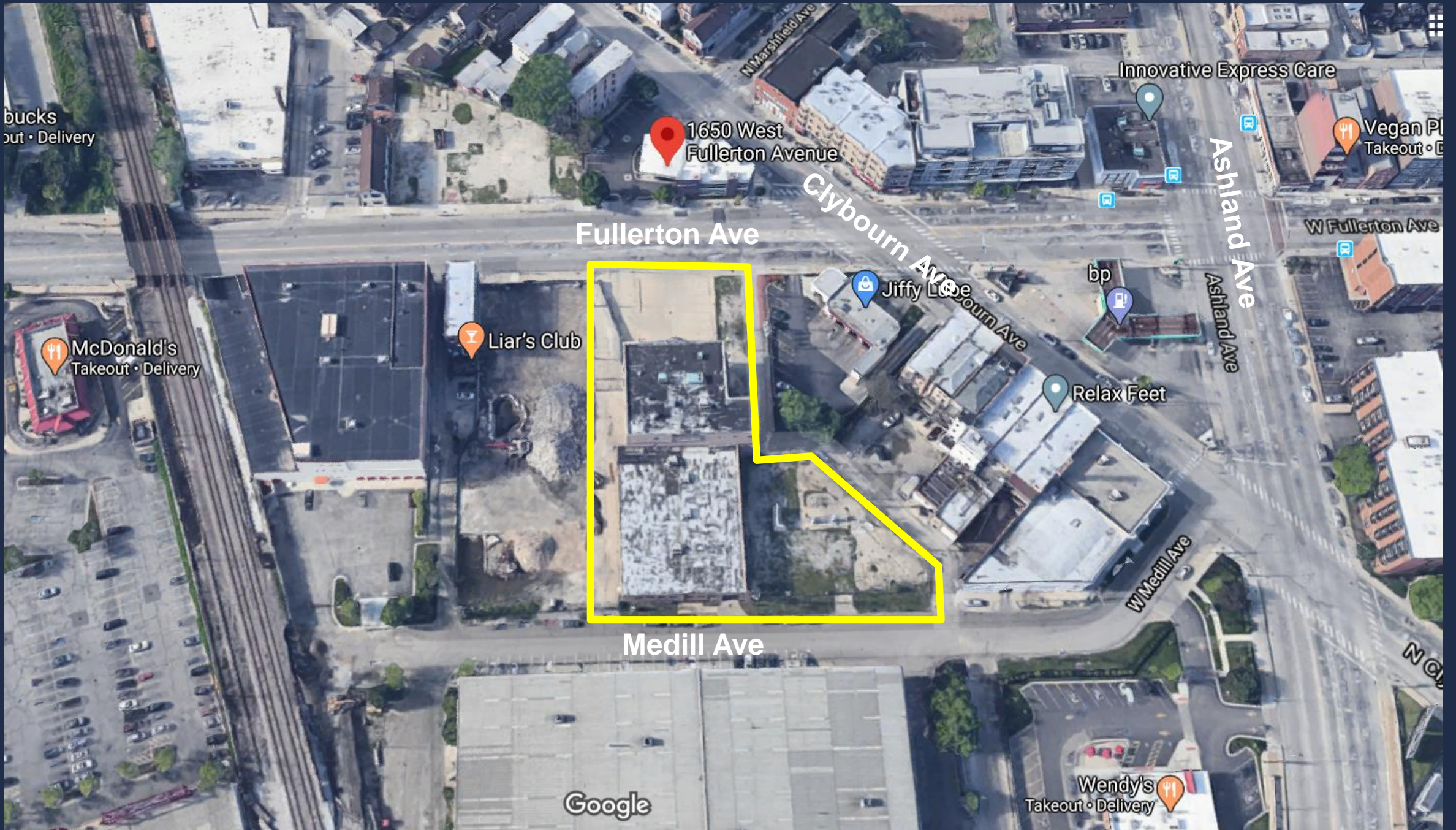
### GOALS:

- 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

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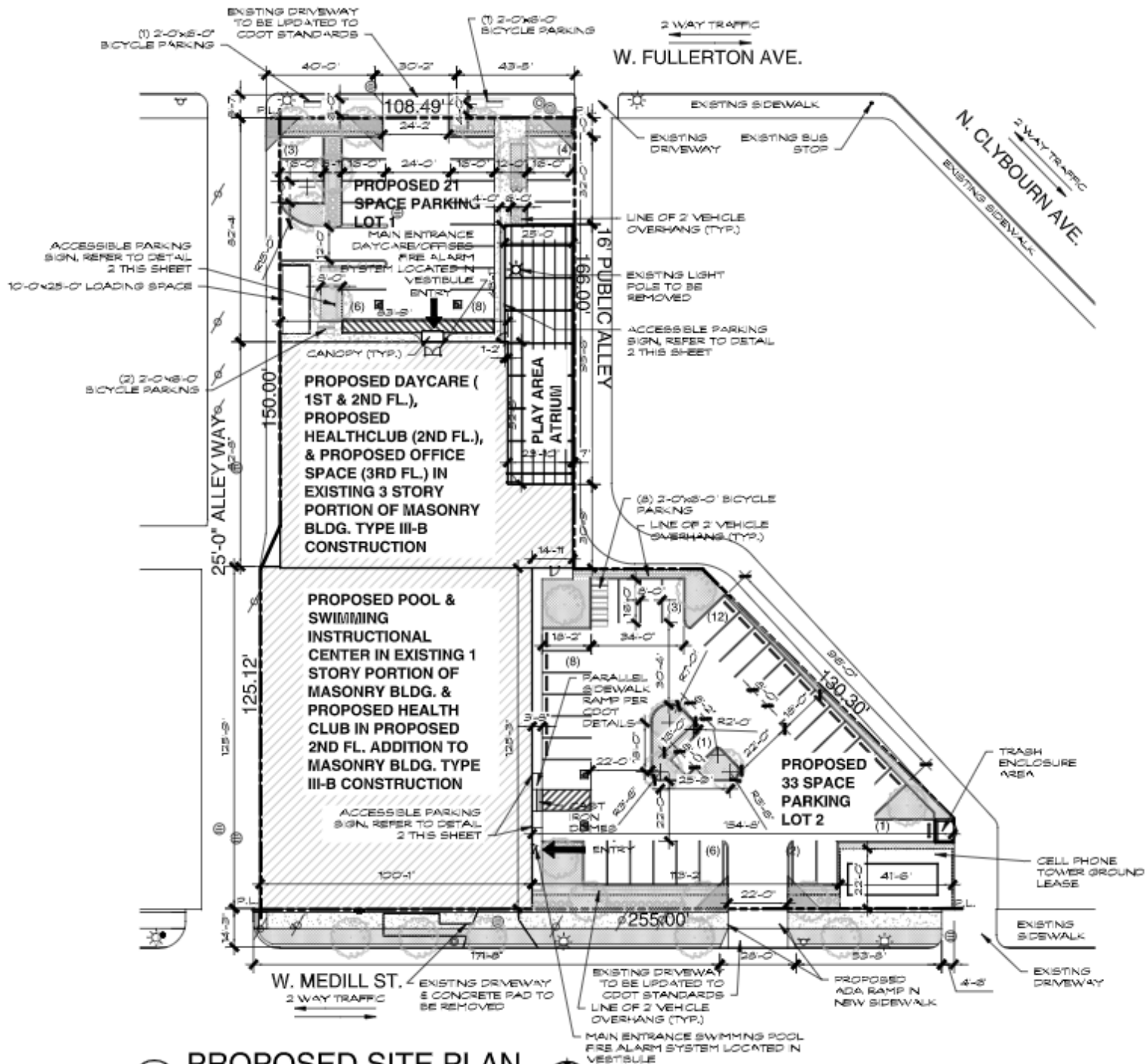
# Community Input

- ICMA Filed in June of 2019
- Aldermanic and Community Outreach conducted
  - Sheffield Neighbors Association – Letter of Support provided
  - ICMA filed in June of 2019 – No aldermanic opposition
- Design revisions included:
  - Additional landscaping & sustainability measures
  - Daycare to seek state exception to provide secure, all-indoor play space
  - Daycare drop-off plan modified, per CDOT input, to reduce Fullerton Ave conflicts



**SITE VIEW - EXISTING**

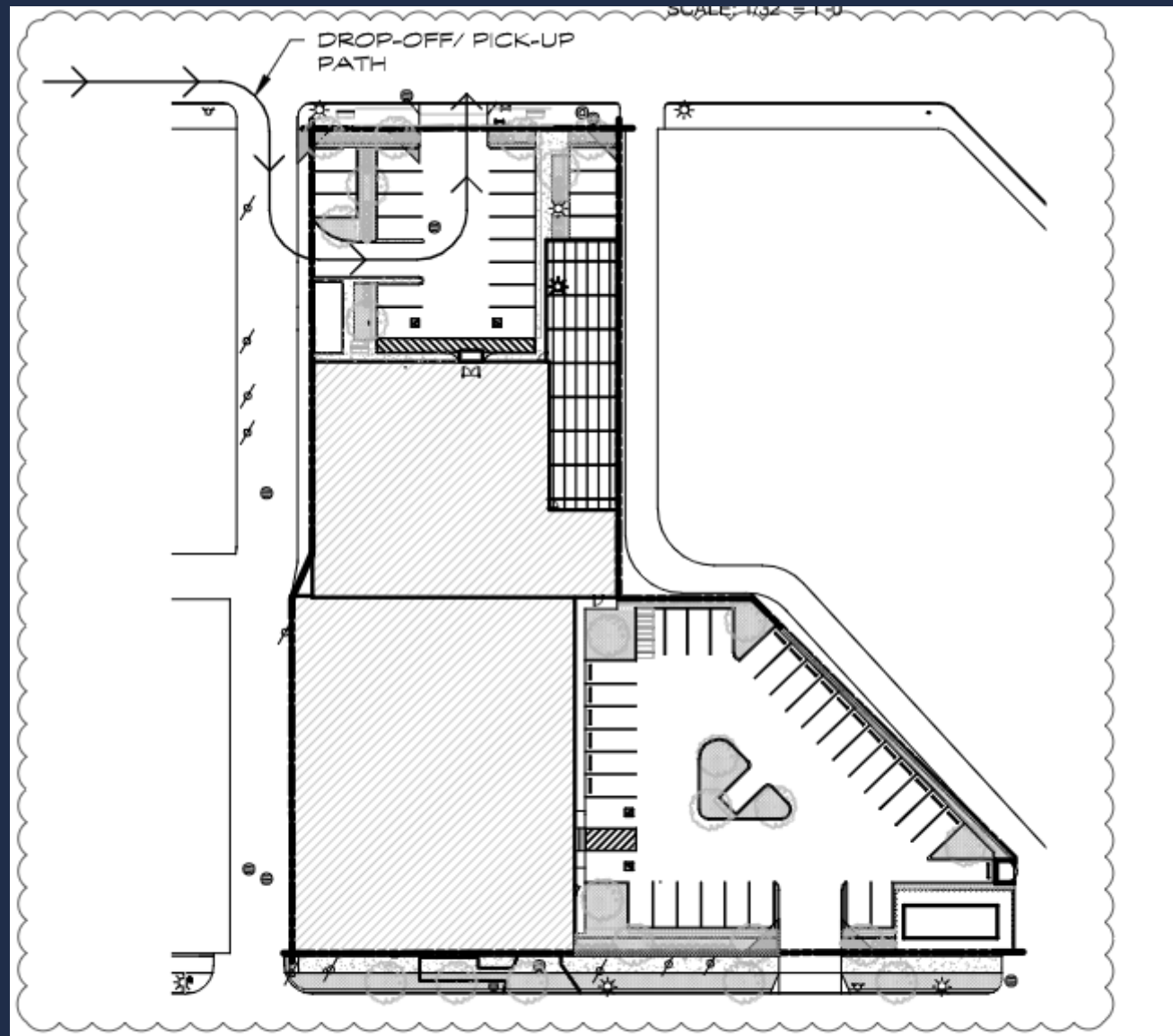




**SITE PLAN**

**PROPOSED SITE PLAN**

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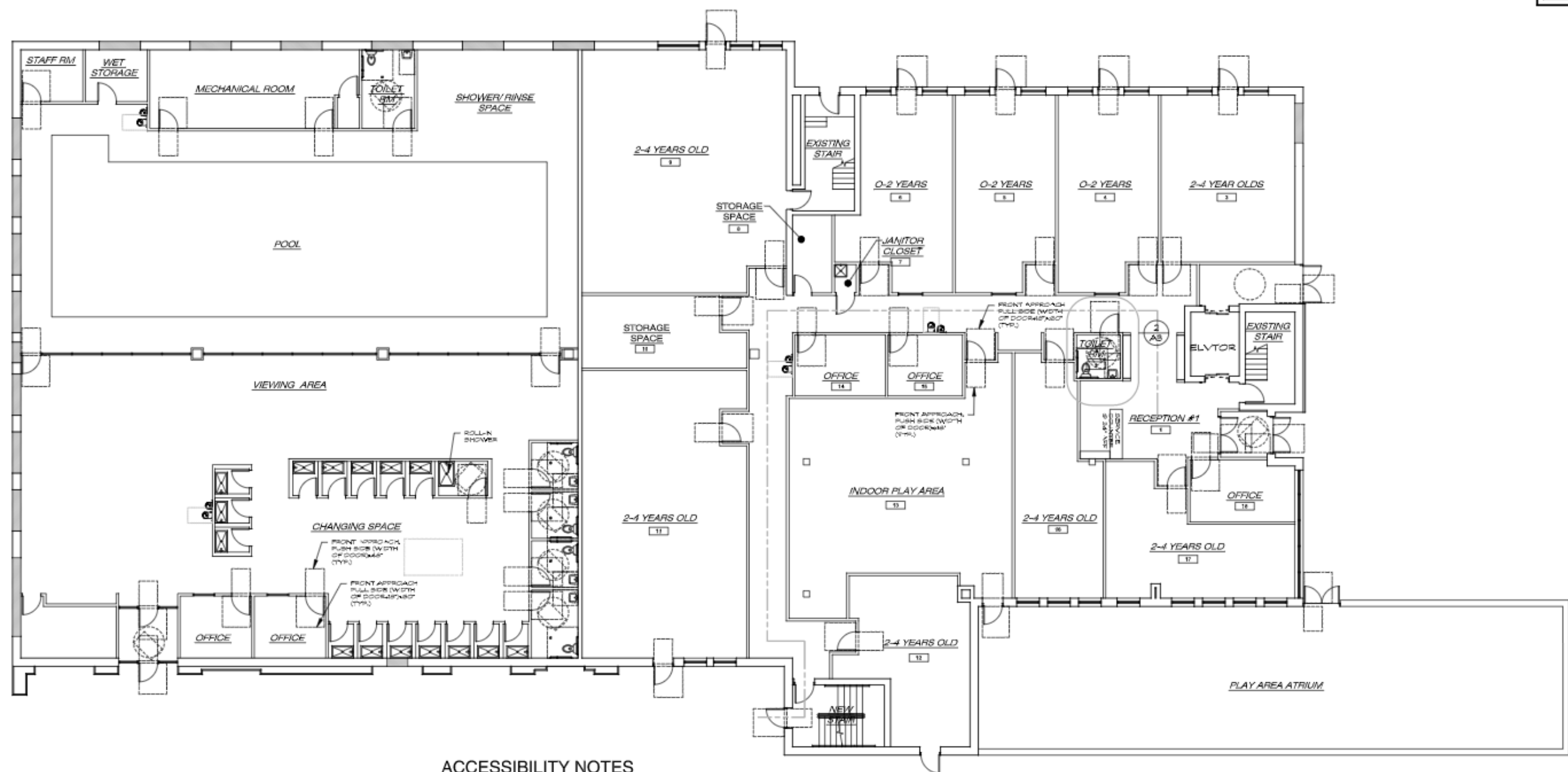
# DROP-OFF/ PICK-UP DIAGRAM

1/64" = 1'-0"

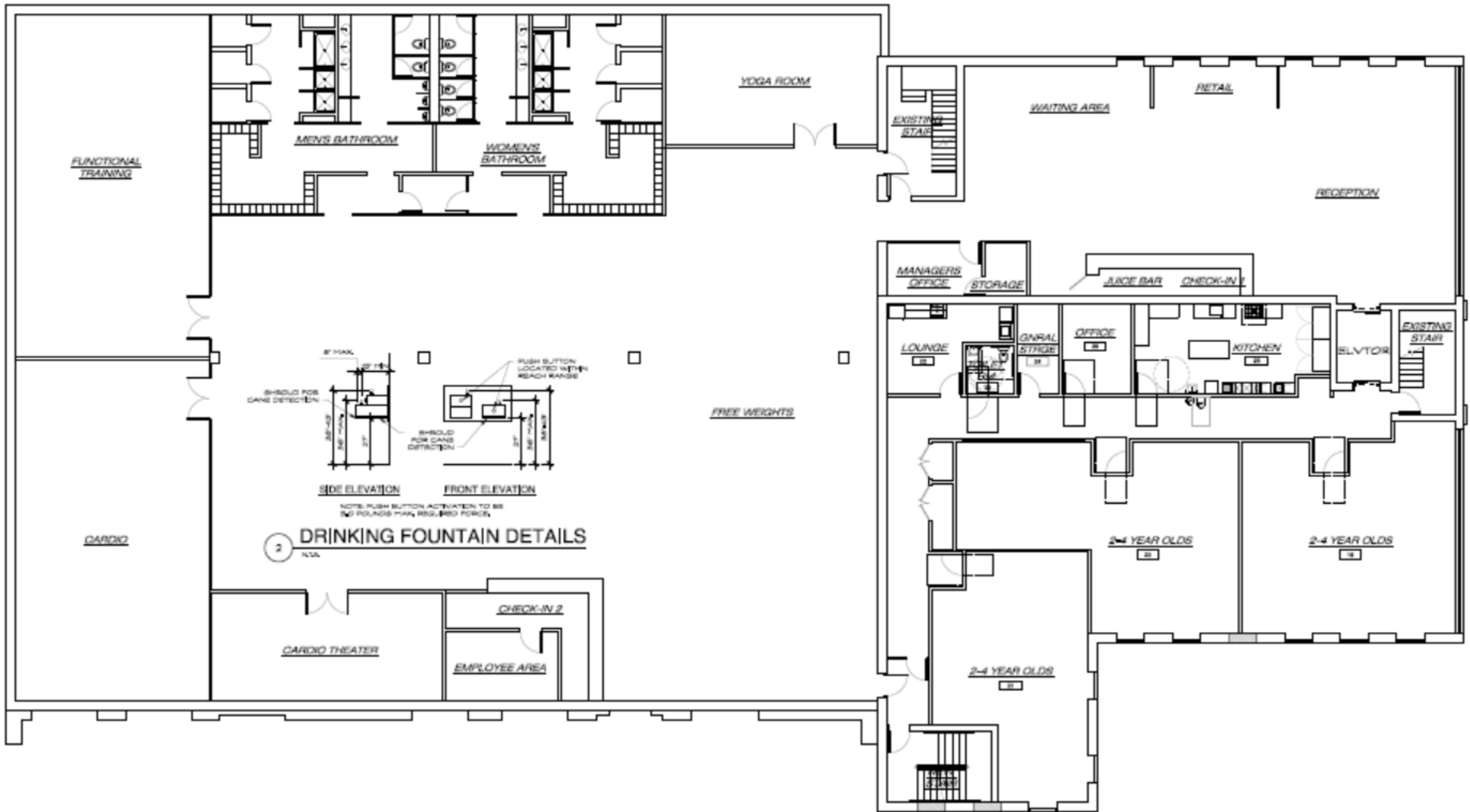


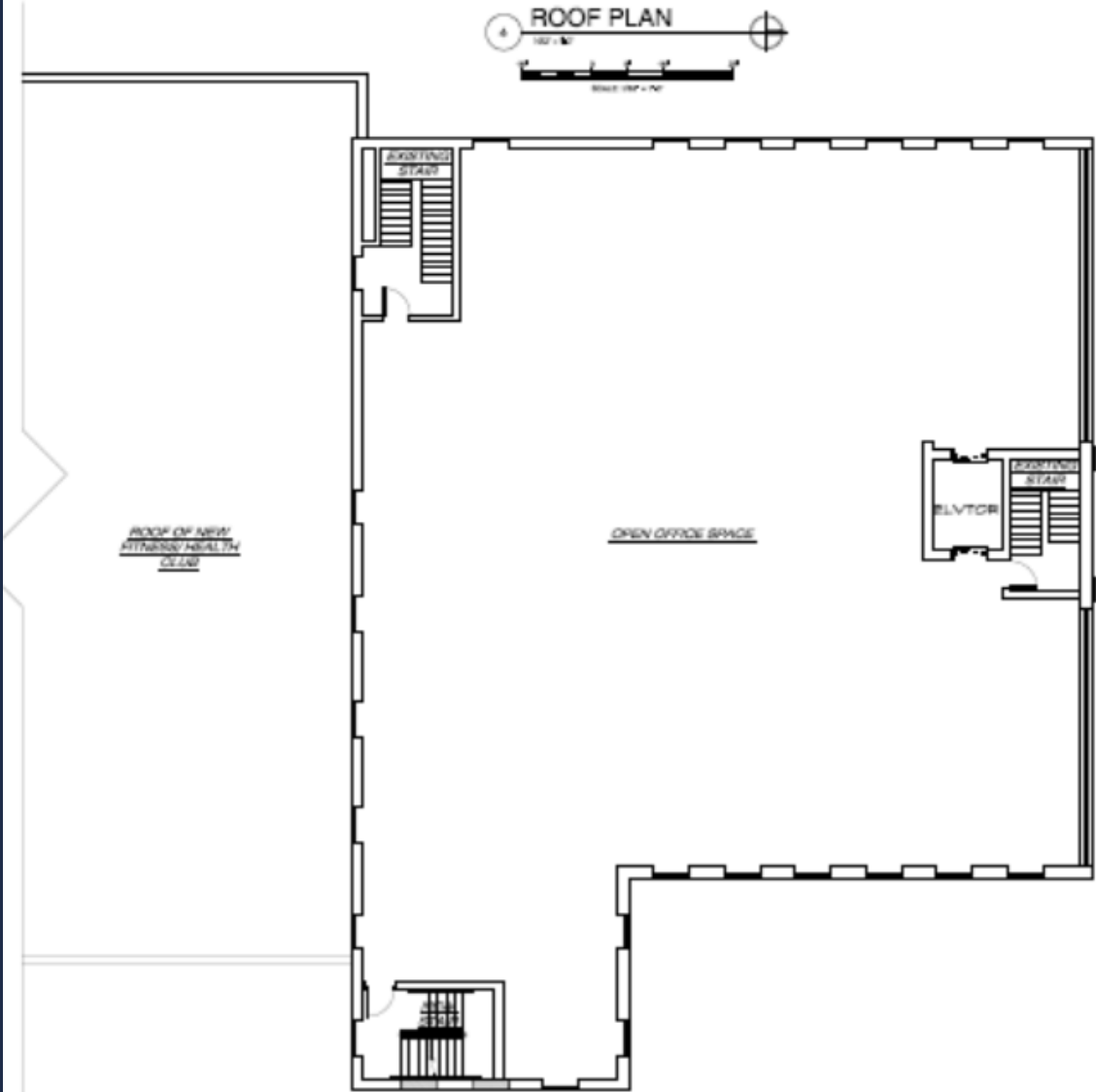
DROP-OFF PLAN

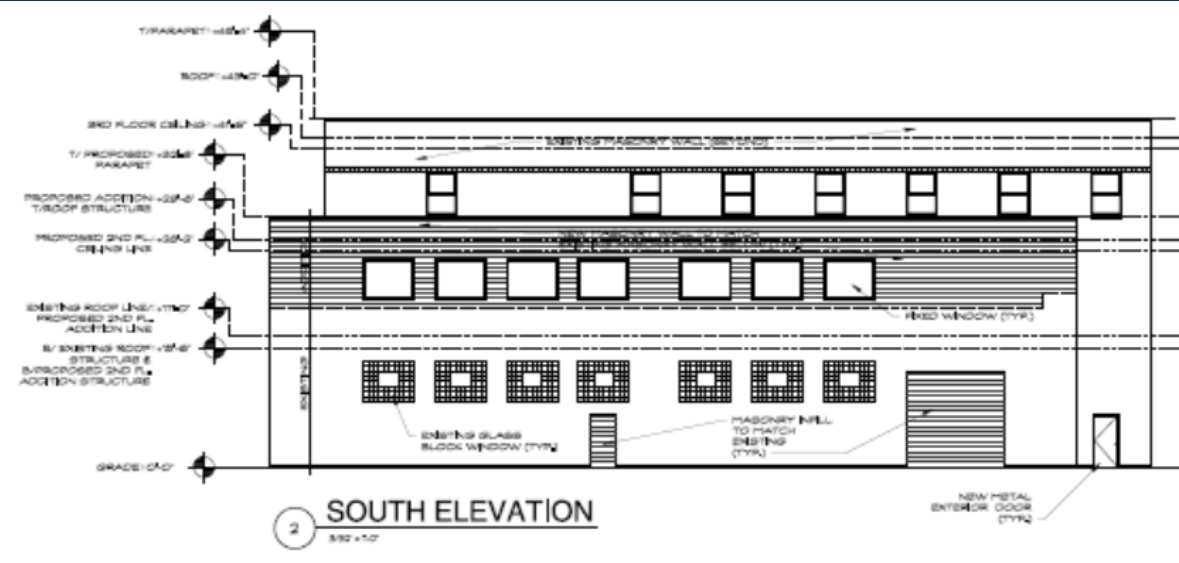
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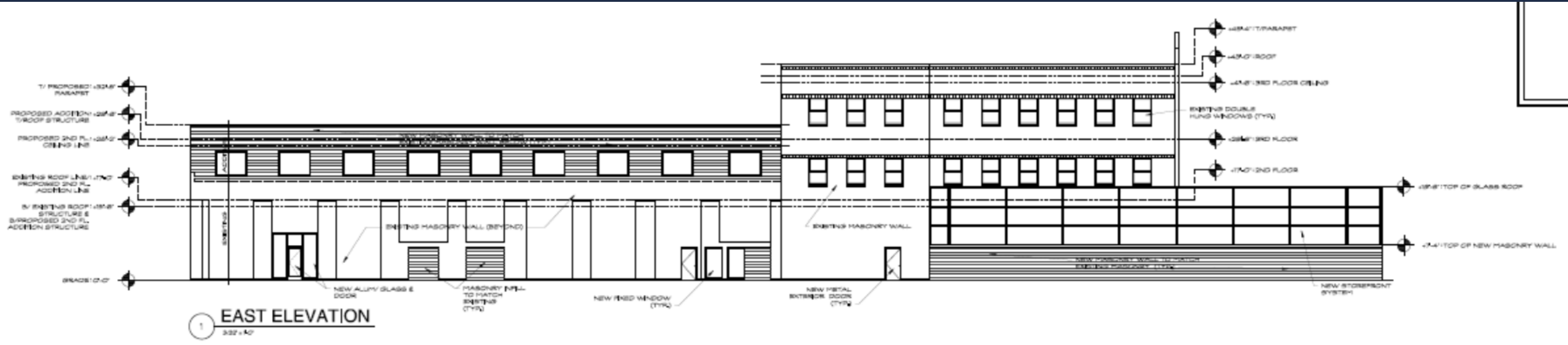


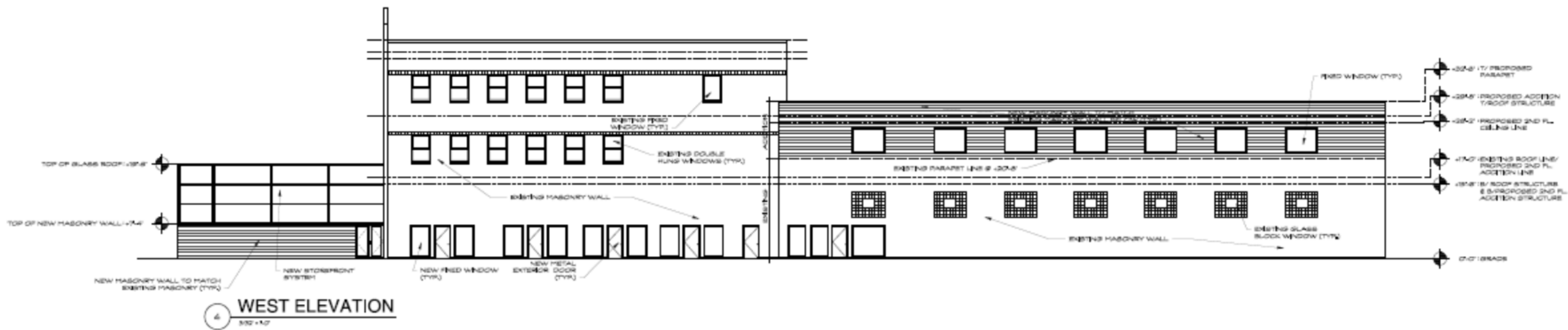
ACCESSIBILITY NOTES













# East Property Line Public Alley (looking south)

Proposed  
Atrium Addition





FENCED PARKING AREA FOR  
COMMERCIAL BUILDINGS ON  
CLYBOURN AVE



RENDERING – CURRENT

DRAFT



FENCED PARKING AREA FOR  
COMMERCIAL BUILDINGS ON  
CLYBOURN AVE



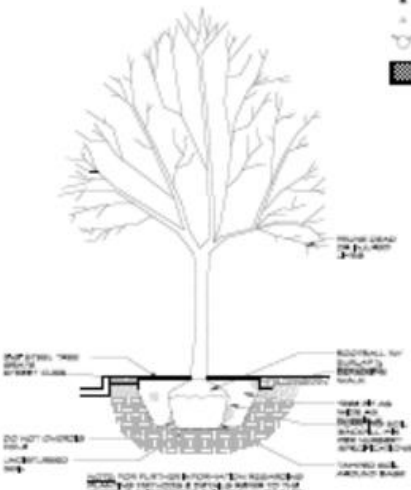
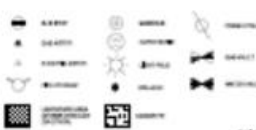
RENDERING – ENCLOSED PLAY AREA

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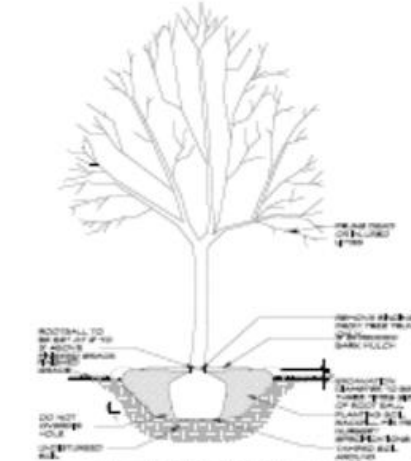


RENDERING – ENCLOSED PLAY AREA

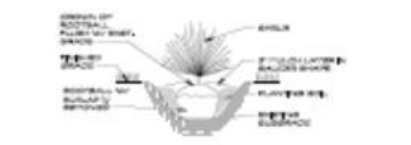
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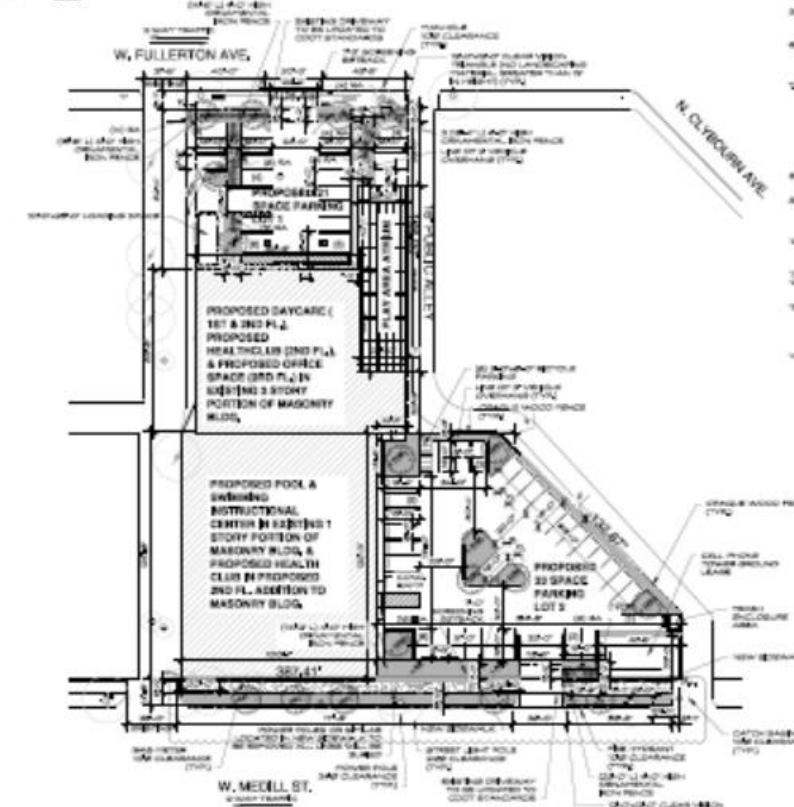
**TREE PIT DIAGRAM**  
1/8" = 1'-0"



**TREE PLANTING DIAGRAM**  
1/8" = 1'-0"



**SHRUB DIAGRAM**  
1/8" = 1'-0"



**PROPOSED LANDSCAPE PLAN**  
1/8" = 1'-0"

LOT 1 INTERIOR LANDSCAPE ANALYSIS	
VEHICULAR USE AREA	870 SQ. FT.
PROPOSED LANDSCAPED AREA	463 SQ. FT. (10%)
ACTUAL LANDSCAPED AREA	388 SQ. FT.
PROPOSED INTERNAL TREES	4
ACTUAL INTERNAL TREES	4

LOT 2 INTERIOR LANDSCAPE ANALYSIS	
VEHICULAR USE AREA	1140 SQ. FT.
PROPOSED LANDSCAPED AREA	580 SQ. FT. (10%)
ACTUAL LANDSCAPED AREA	1580 SQ. FT.
PROPOSED INTERNAL TREES	7
ACTUAL INTERNAL TREES	7

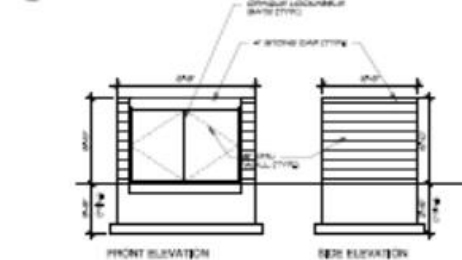
PLANT LIST						
ID	SYMBOL	COMMON NAME	DBH	HEIGHT	TYP.	NOTES
01	[Symbol]	REDWOOD TREE	30"	50'	0	BRANCHED UP
02	[Symbol]	SHED CEDAR	30"	45'	0	BRANCHED UP
03	[Symbol]	BRANCHED UP	30"	45'	0	BRANCHED UP
04	[Symbol]	BRANCHED UP	30"	45'	0	BRANCHED UP
05	[Symbol]	BRANCHED UP	30"	45'	0	BRANCHED UP
06	[Symbol]	BRANCHED UP	30"	45'	0	BRANCHED UP
07	[Symbol]	BRANCHED UP	30"	45'	0	BRANCHED UP
08	[Symbol]	BRANCHED UP	30"	45'	0	BRANCHED UP

**LANDSCAPE NOTES**

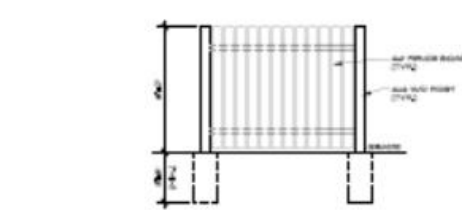
- PLANTS SHALL MEET THE SPECIFICATIONS OF THE NATIONAL ARBOR DAY TREE SPECIFICATION AND SHALL BE OF THE QUALITY OF A TREE THAT WILL BE AT LEAST 20% OF THE SPECIFIED HEIGHT AT THE TIME OF PLANTING.
- PLANTS SHALL BE PLANTED IN A MANNER THAT WILL ALLOW THEM TO DEVELOP A STRONG AND HEALTHY STRUCTURE. PLANTS SHALL BE PLANTED IN A MANNER THAT WILL ALLOW THEM TO DEVELOP A STRONG AND HEALTHY STRUCTURE.
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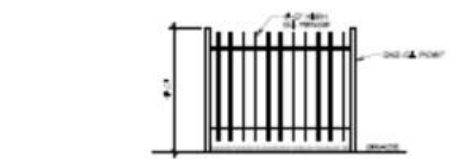
**TRASH ENCLOSURE PLAN**  
1/8" = 1'-0"



**TRASH ENCLOSURE ELEVATIONS**  
1/8" = 1'-0"



**OPAQUE WOOD FENCE ELEVATION**  
1/8" = 1'-0"



**PARTIAL O.I. FENCE ELEVATION**  
1/8" = 1'-0"

1948 W. FULLERTON AVE  
LOS ANGELES, CA 90014  
PHONE: (213) 688-1111  
WWW.VARIARCHITECTS.COM

Design: Tom Spector  
03/2023

**vari**  
architects ltd  
1948 W. FULLERTON AVE  
LOS ANGELES, CA 90014

PROPOSED RENOVATION & 1  
STORY ADDITION TO EXISTING  
MASONRY BUILDING  
1948 W. FULLERTON AVE.

NO.	DESCRIPTION	DATE
1	REVISION	03/23/23
2	REVISION	03/23/23
3	REVISION	03/23/23
4	REVISION	03/23/23
5	REVISION	03/23/23
6	REVISION	03/23/23
7	REVISION	03/23/23
8	REVISION	03/23/23
9	REVISION	03/23/23
10	REVISION	03/23/23

PROPOSED LANDSCAPE PLAN

**L1**





# SUSTAINABLE DEVELOPMENT POLICY

1. PASS COMCHECK BY 5%MIN
2. SUFFICIENTLY SIZED TREE PLANTERS
3. PROVIDE ADDITIONAL BIKE PARKING
4. WASTE DIVERSION

# **STORMWATER MANAGEMENT ORDINANCE COMPLIANCE**

- 1. Rate control provided for reconstructed parking lots and new roof**
- 2. Stormwater storage provided in**
  - a. Parking Lot Surface**
  - b. Underground Aggregate void space**
  - c. Storage Tank/Oversized Pipes**
- 3. Volume control provided by reducing regulated area impervious footprint by at least 15%**
- 4. Use of permeable surface and new landscape area to allow for local infiltration**
- 5. Restrictor will be installed to slow the release of stormwater into the sewer system**