



CHICAGO PLAN COMMISSION

Department of Planning and Development

ILLINOIS TRANSPORT

3100 WEST 77TH ST. AND 7600 SOUTH KEDZIE AVE.

ABE HOLDINGS LLC

October 21, 2021

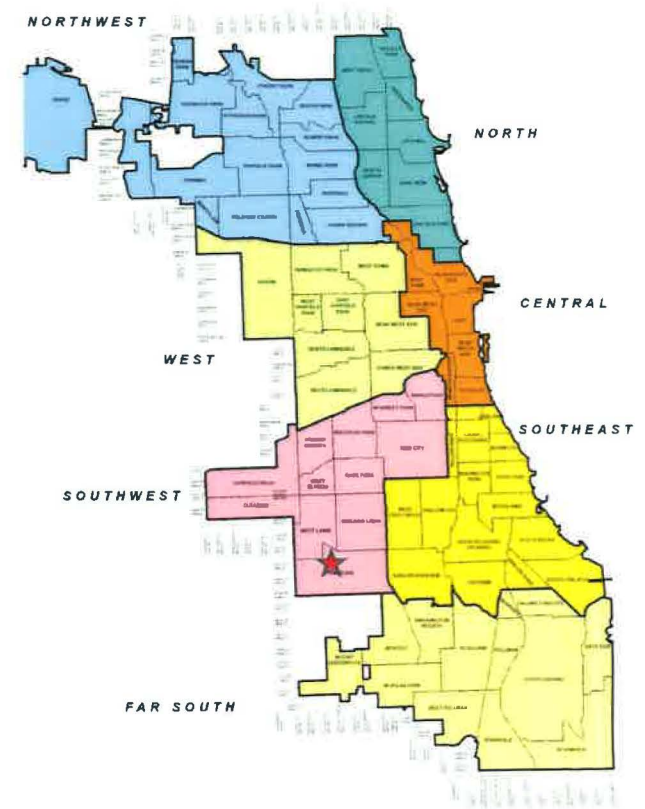
Community Area Snap Shot

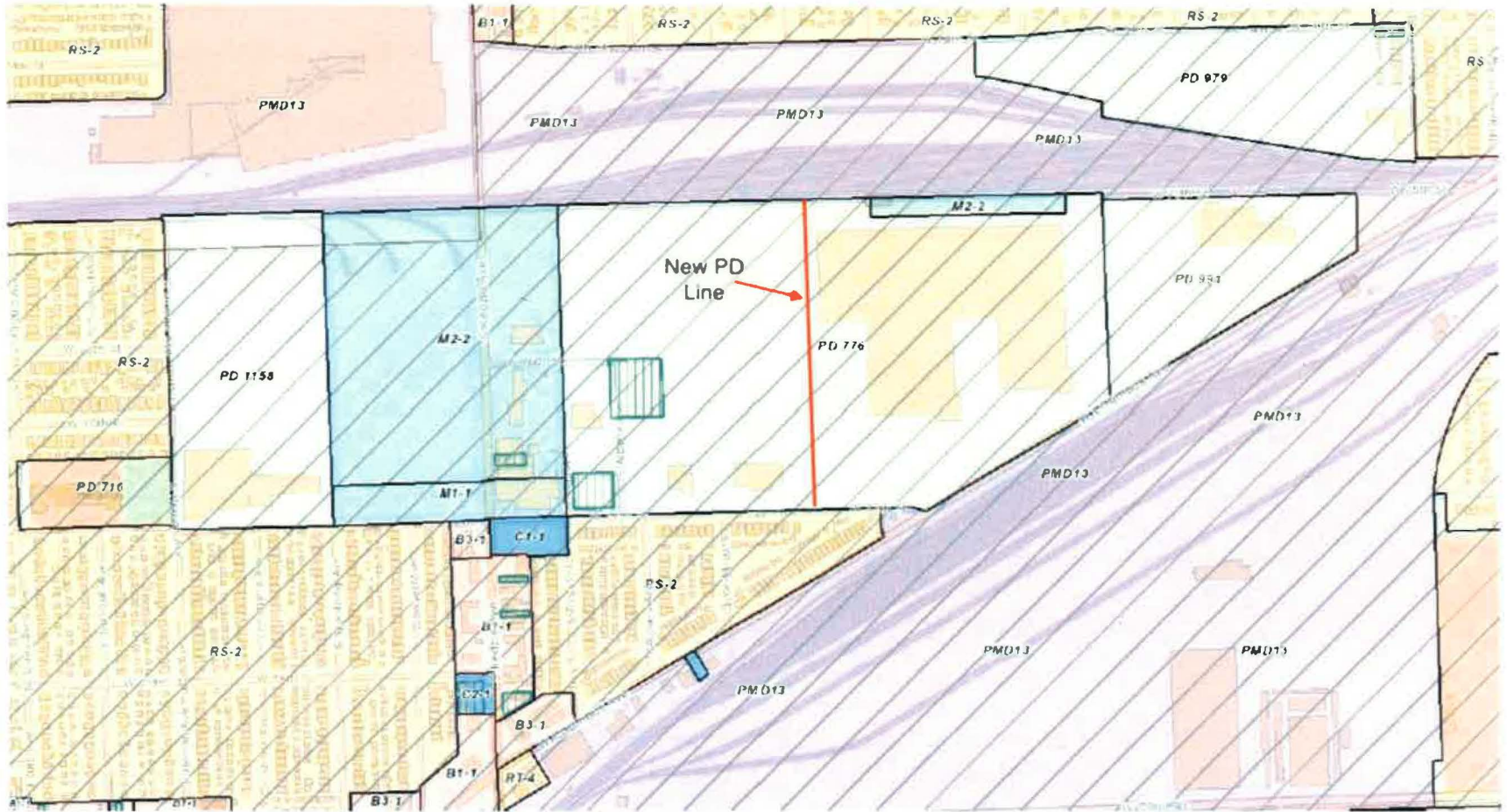
COMMUNITY AREA INFORMATION:

- Ashburn Community Area
- Population: 42,752

DEMOGRAPHICS (U.S. Census Bureau):

- African American: 48.3%
- Hispanic: 36%
- White: 13%
- Median Age: 36
- Median Income: \$63,573
- Main Land Uses:
 - 40.8% Single-Family
 - 34.5% Transportation Related
 - 8.4% Open Space
 - 3.3% Industrial
 - 1.9% Vacant

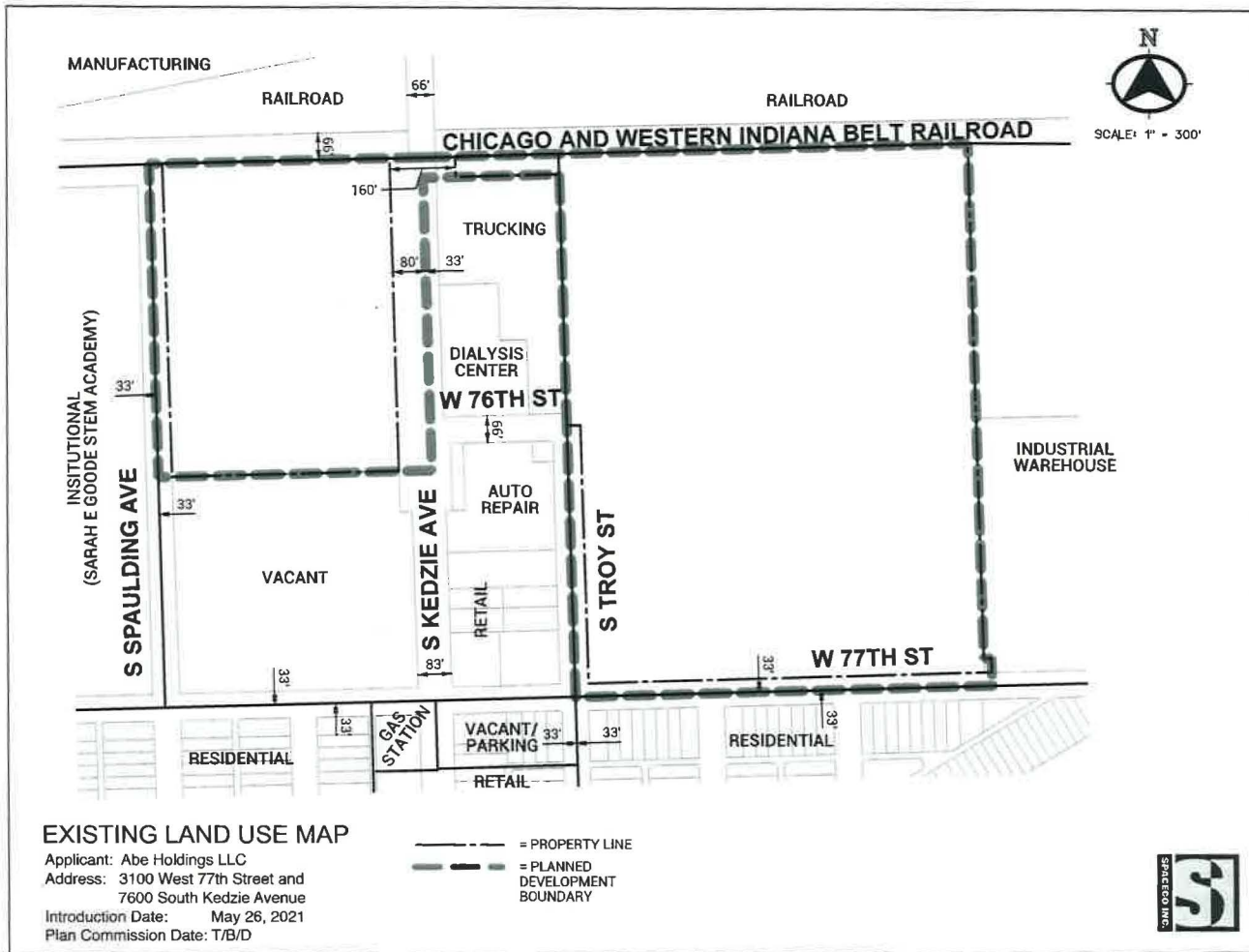




EXISTING ZONING



AERIAL VIEW



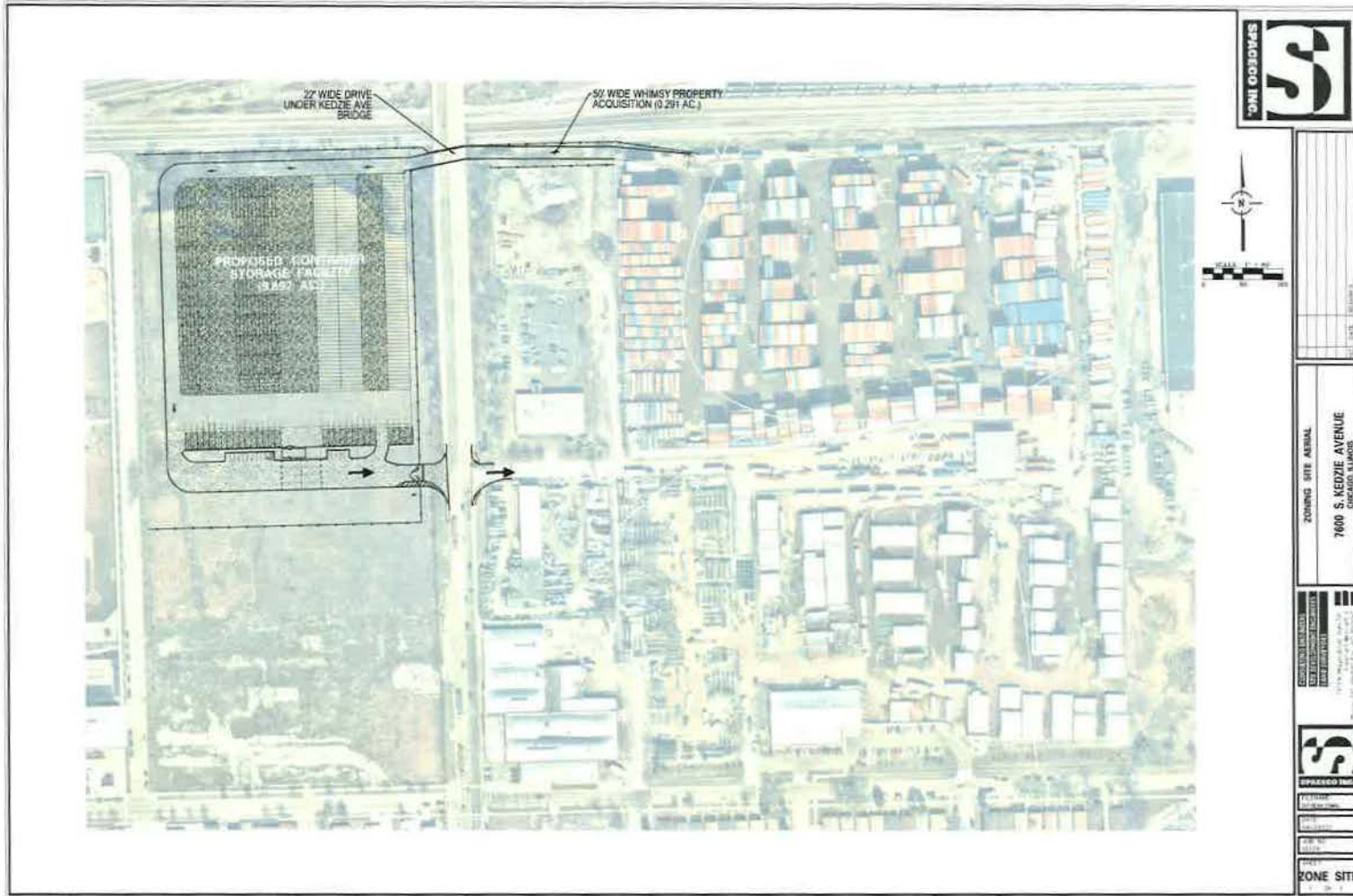
EXISTING LAND USE



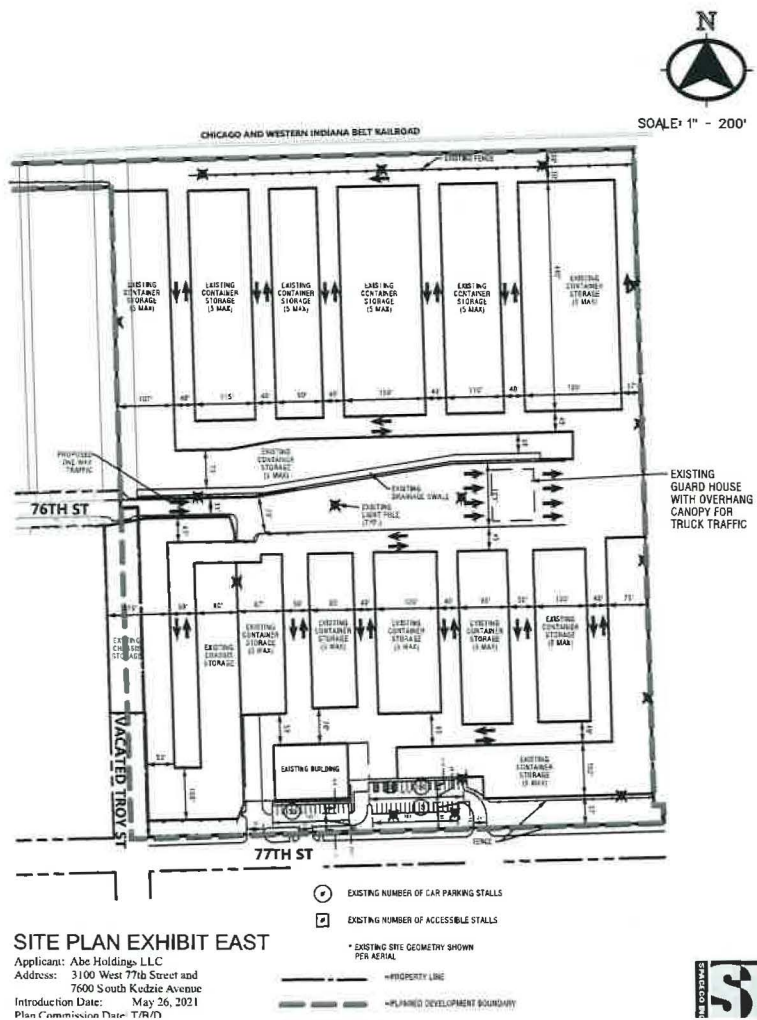
AERIAL AND AREA PHOTOS



AREA PHOTOS



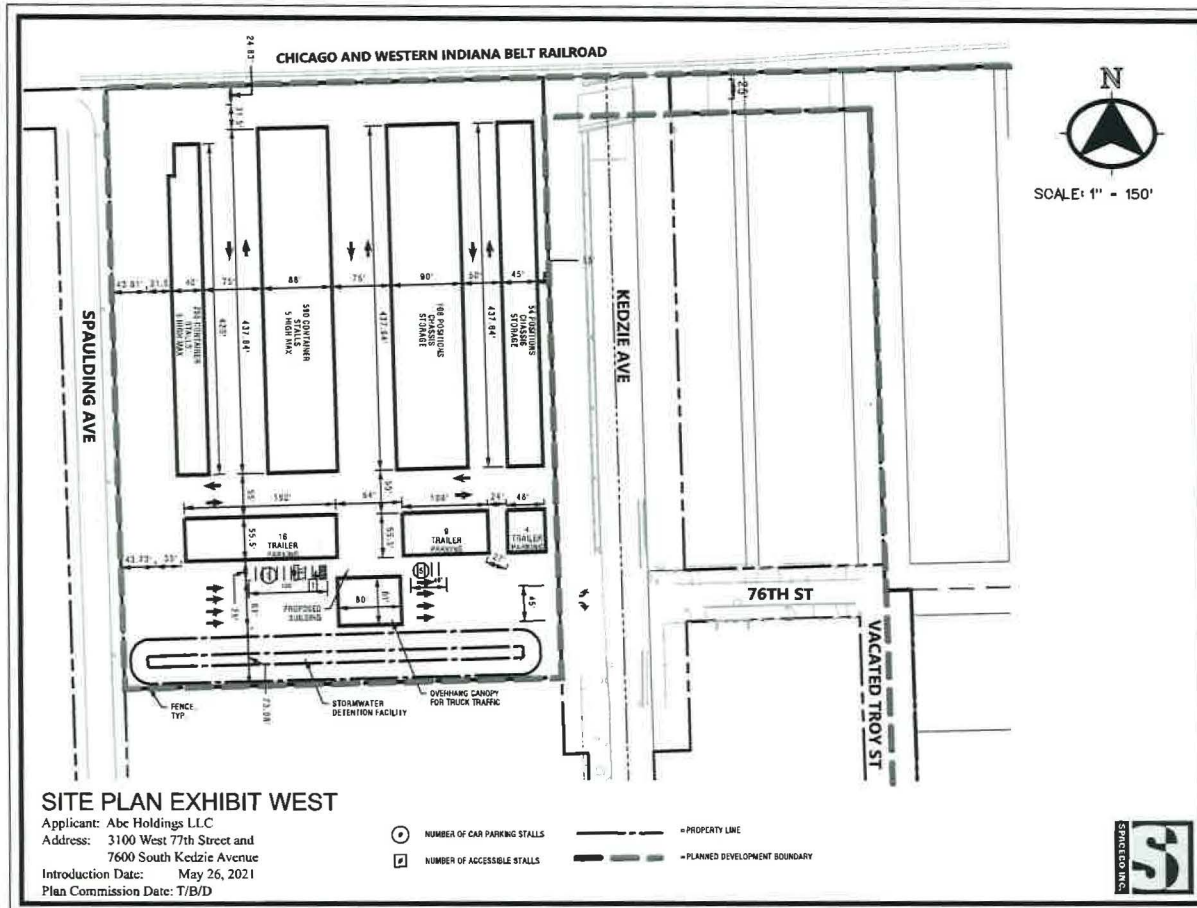
OVERALL SITE PLAN



EMPLOYEE/VISITOR PARKING

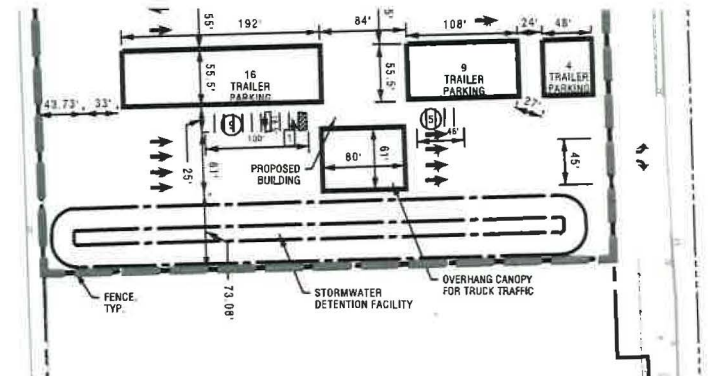
- 48 parking spaces provided
- Access from 77th Street
- Setback from Street
- Landscaped area along perimeter

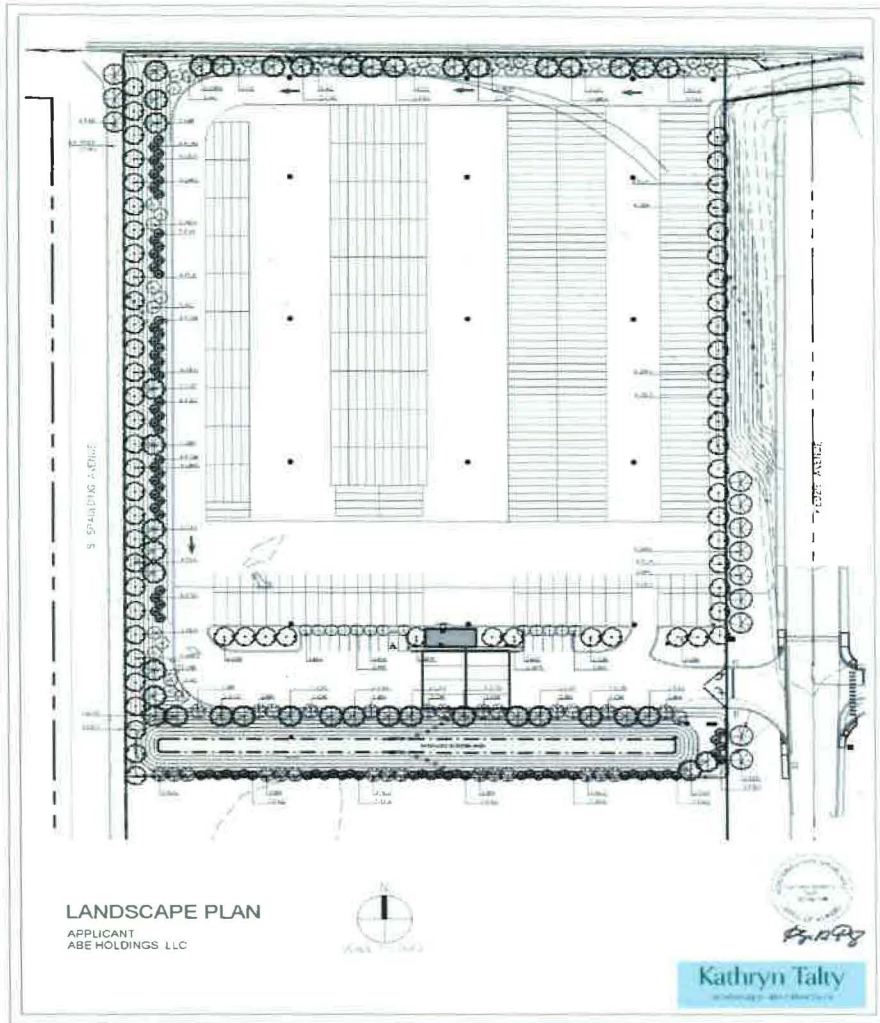
SITE PLAN – EAST SIDE (EXISTING)



EMPLOYEE PARKING

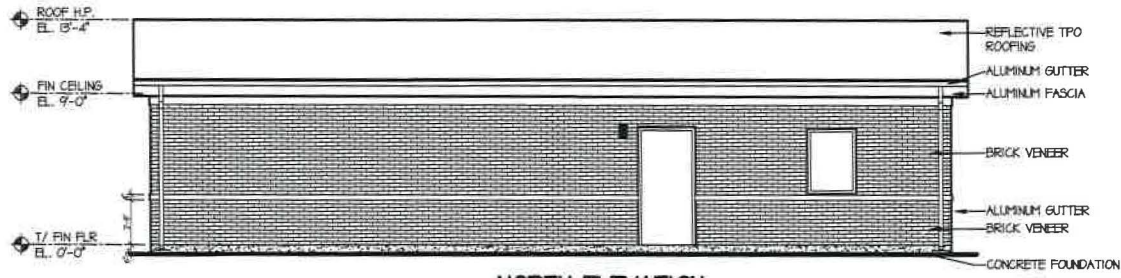
- 14 spaces provided
- Separate from truck/container area
- Located away from Street frontages
- Buffered to the south by detention





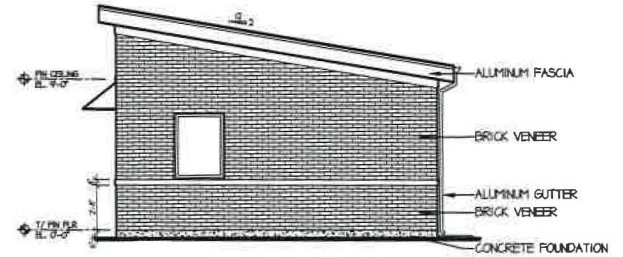
- GREEN SPACE: 68,869 SF (1.58 ac)
- POND AREA: 29,284 SF (0.67 ac)
- PARKWAY PLANTING: 105 TREES
- PERIMETER PLANTING: 52 TREES
- INTERIOR PLANTING: 215 TREES

LANDSCAPE PLAN



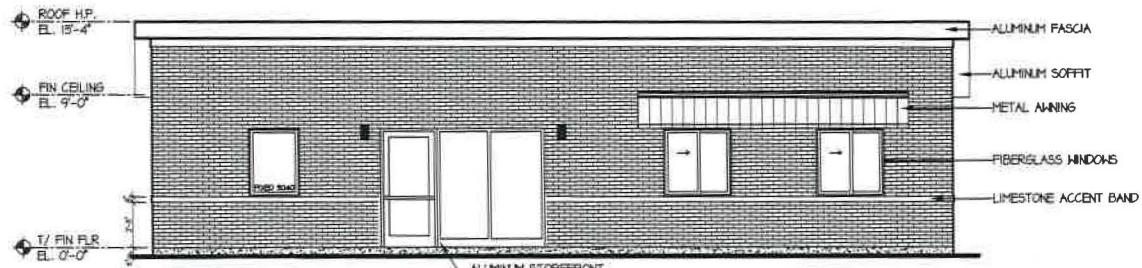
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



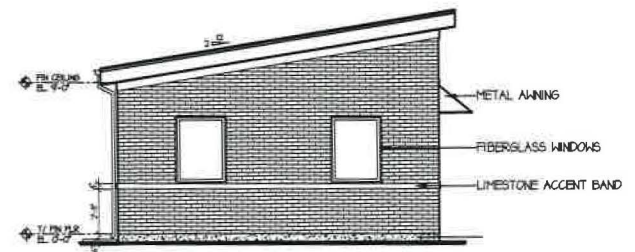
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



GUARDHOUSE ELEVATIONS

Traffic Impact Study
Proposed Illinois Transport Expansion
Chicago, Illinois



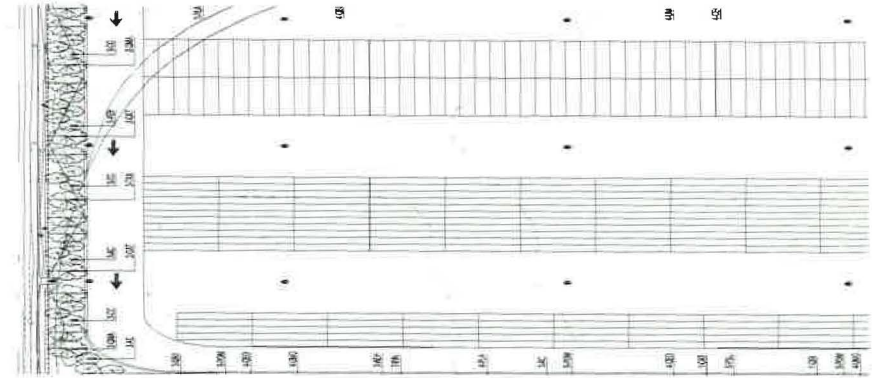
Prepared For:



April 17, 2020

- Existing conditions result in significant left turn movements creating long queues on Kedzie Ave.
- 85% of traffic to facility approaching from/departing to the south
- Proposed plan provides separate outbound only access to Kedzie Ave. resulting in right-turns, which is more efficient and less disruptive to Kedzie Ave.
- Existing peak hours outbound left turns at Kedzie Ave./76th Street intersection reduced from current 52 & 69 vehicles (am and pm respectively) to 5 & 9 vehicles (am and pm respectively)
- Proposal improves substantially operations of Kedzie Ave./76th Street intersection.
- Residual left-turn movements at Kedzie Ave./76th Street intersection will have minimal impact on intersection

- Increase Greenspace
- 0.67 acre Naturalized Detention Basin
- Congestion Reduction – Reduced Idle Time
- Dust Mitigation Surface Treatment
- Small Energy Efficient Building



- \$7 mm investment
- Retention of 60 – 85 jobs
- Alleviates traffic congestion
- Adds significant 1.58 acres of landscaped area
- Adds a .67 acre detention pond
- Adds over 350 trees
- Dust mitigation on new and existing sites

DPD Recommendations

The Department recommends approval as the proposed Planned Development meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare, including

- Per 17-8-0901, the proposed development is in substantial compliance with the underlying M2-2 compatible with surrounding developments in terms of land use, as well as, the density and scale.
- Per 17-8-0904, the proposed development will promote efficient and safe circulation patterns, minimize conflict with existing traffic patterns and mitigate traffic congestion.
- Per 17-8-0908-A, the proposed development will reduce human exposure to noxious materials by implementing dust mitigation strategies and reducing vehicle idle time.
- Per 17-8-0908-B, the proposed development will reduce stormwater run-off by providing 0.67 acres of stormwater detention.
- Per 17-8-0909, the proposed development will provide a significant landscaped buffer along its street frontages minimizing visibility of operations from the street.