



CHICAGO PLAN COMMISSION

Department of Planning and Development

INDUSTRIAL CORRIDOR MAP AMENDMENT:

Permit office use in existing 2-story building

1690 N ELSTON AVENUE (2nd Ward)

LITTON ADVENTURES, LLC

12/16/2021



SITE LOCATION

Community Snapshot

WEST TOWN

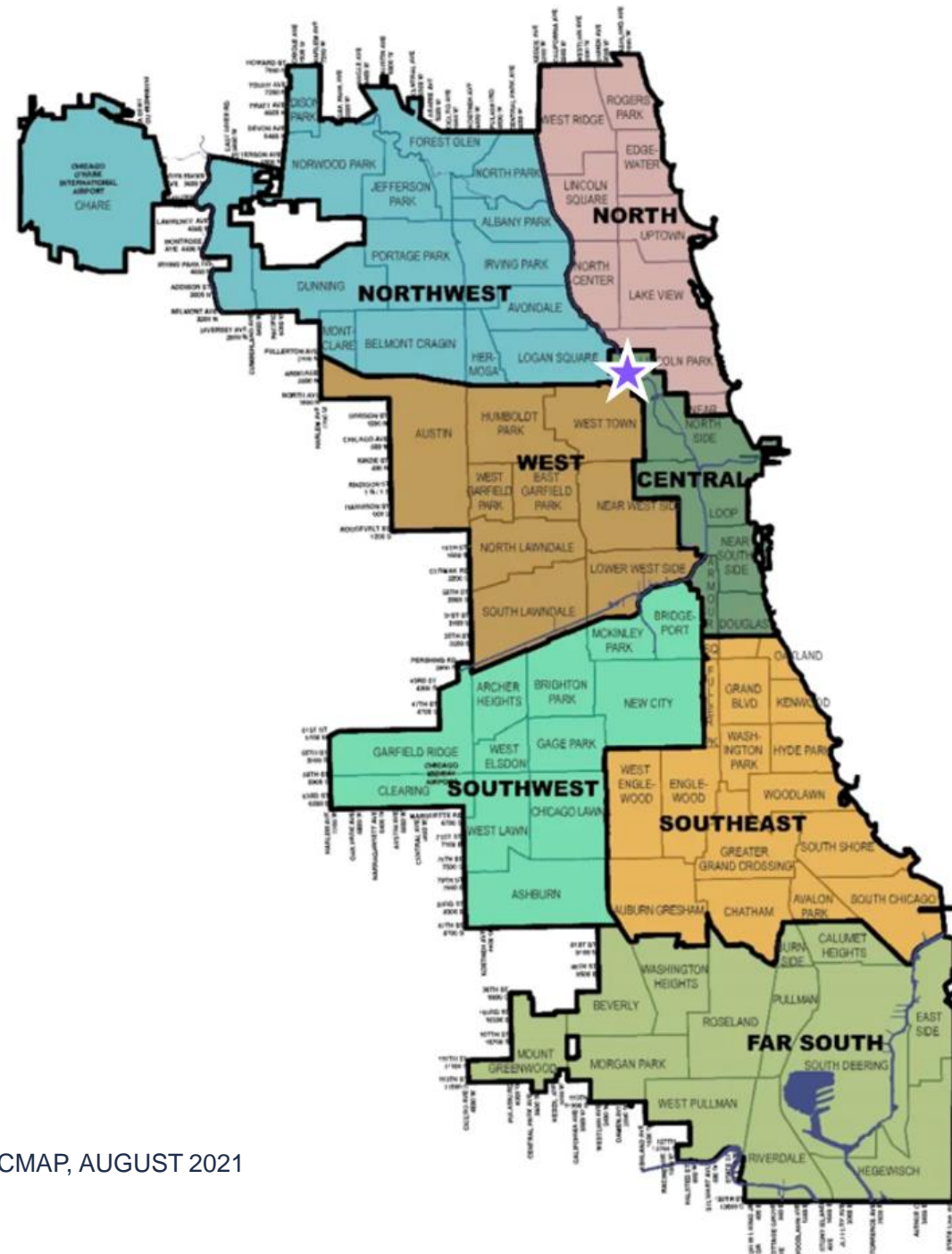
Population: 87,781*

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 M3-3 to C3-3



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



SITE CONTEXT



Elston Avenue, looking north from West Wabansia Avenue.



Elston Avenue, looking SW toward West Wabansia Avenue.



Elston Avenue, looking SW from West Wabansia Avenue. Project building is on the right.



Elston Avenue, looking SE from West Wabansia Avenue.

SITE CONTEXT



Wabansia Avenue, looking east from North Besly Court.

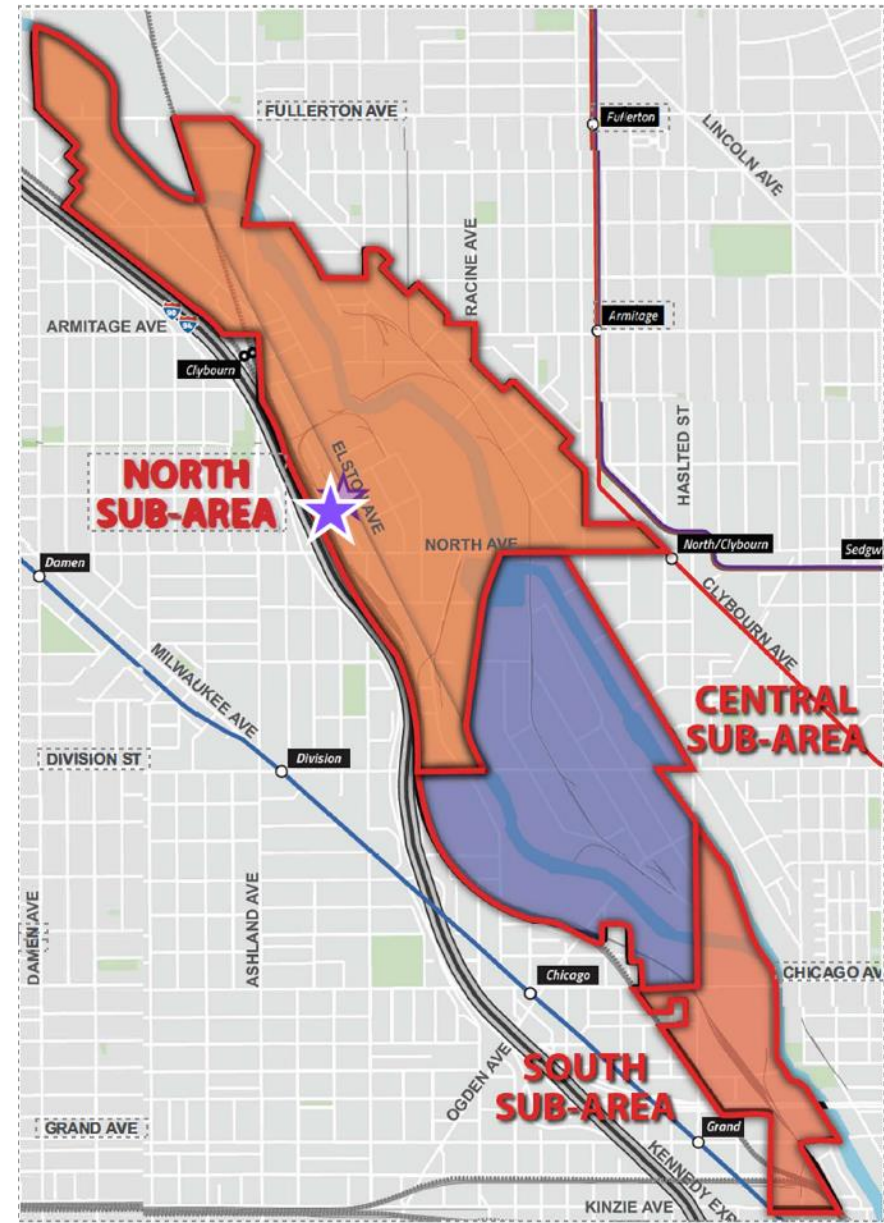
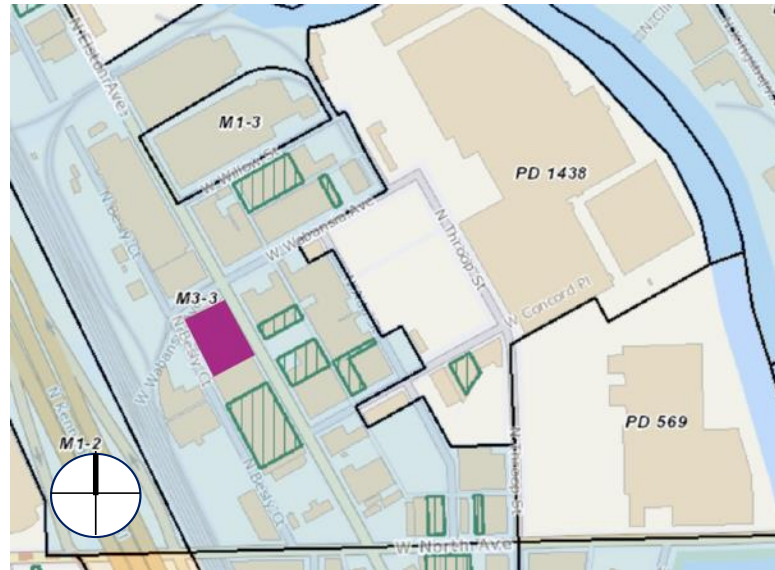


Besly Court, looking south from West Wabansia Avenue.

SITE CONTEXT

Zoning Summary

- **Current Zoning:** M3-3
- **Net Site Area:** 17,625 SF
- **Max. Allowed FAR:** 3.0
- **Proposed FAR:** 2.09
- **Proposed Height:** 30'-0"
- Existing 2-story building to be expanded with a 2-story rear addition with 50-car parking garage, 2nd floor offices, 8 bicycle stalls, and trash enclosure for industrial (artisan) and office use.
- Proposed C3-3 would permit project to exceed the 9,000 SF office cap in the M3 district.



★ Planning Context



NORTH BRANCH FRAMEWORK PLAN (CPC, 2017)

GOALS:

- Maximize the North Branch as an Economic and Vital Job Center
- Enhance the area's unique natural and built environment



- Map Key
- Commercial + Office
 - Commercial + Retail
 - Industrial + Manufacturing
 - Transportation + Utility
 - Parks and Open Space
 - Parking Lots
 - Vacant Land

LAND USES



Project Timeline + Community Outreach

- Zoning Map Amendment Filed: **September 14, 2021**
- Chicago Plan Commission Hearing: **December 16, 2021**
- Committee on Zoning, Landmarks and Building Standards: **January 18, 2022**
- Projected Construction: **2023**
- Support of North Branch Works Organization
- Support of Alderman Hopkins



Community Benefits

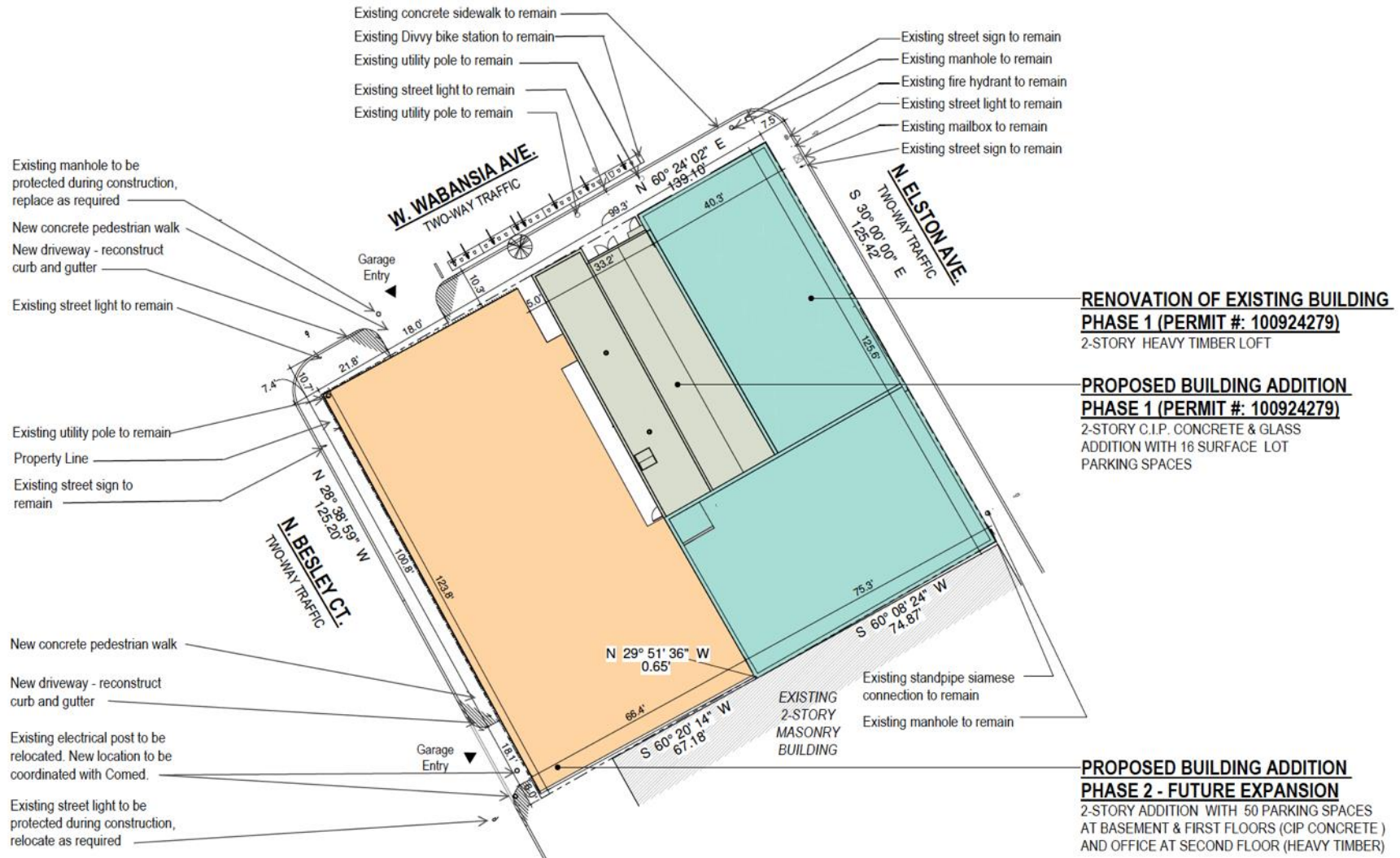
- Industrial Corridor System Conversion Fee: **\$215,906.25**
- Overall project cost: **\$2 Million**
- Construction Jobs: **Up to 75**
- Permanent Jobs: **75 estimated**



EXISTING BUILDING – ELSTON AVENUE



EXISTING BUILDING – WABANSIA AVENUE



1 Site Plan - All Phases
3/32" = 1'-0"



SITE PLAN

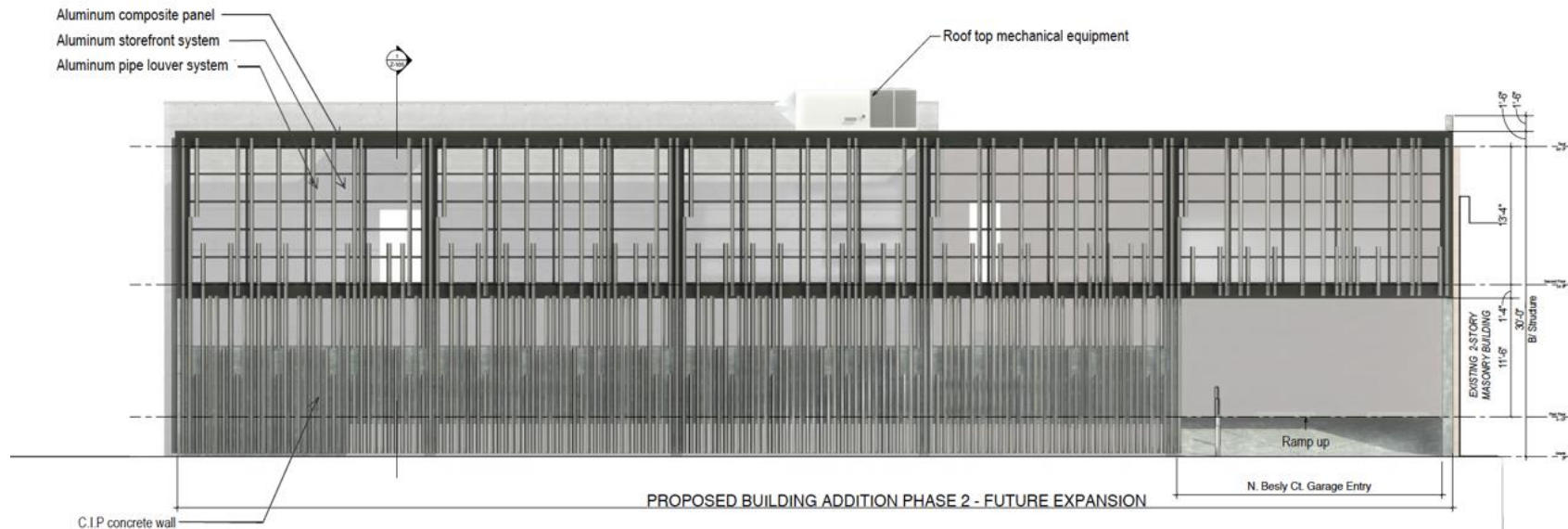


2 NW Corner Perspective - W.Wabanisa Ave. and N. Besley Ct.

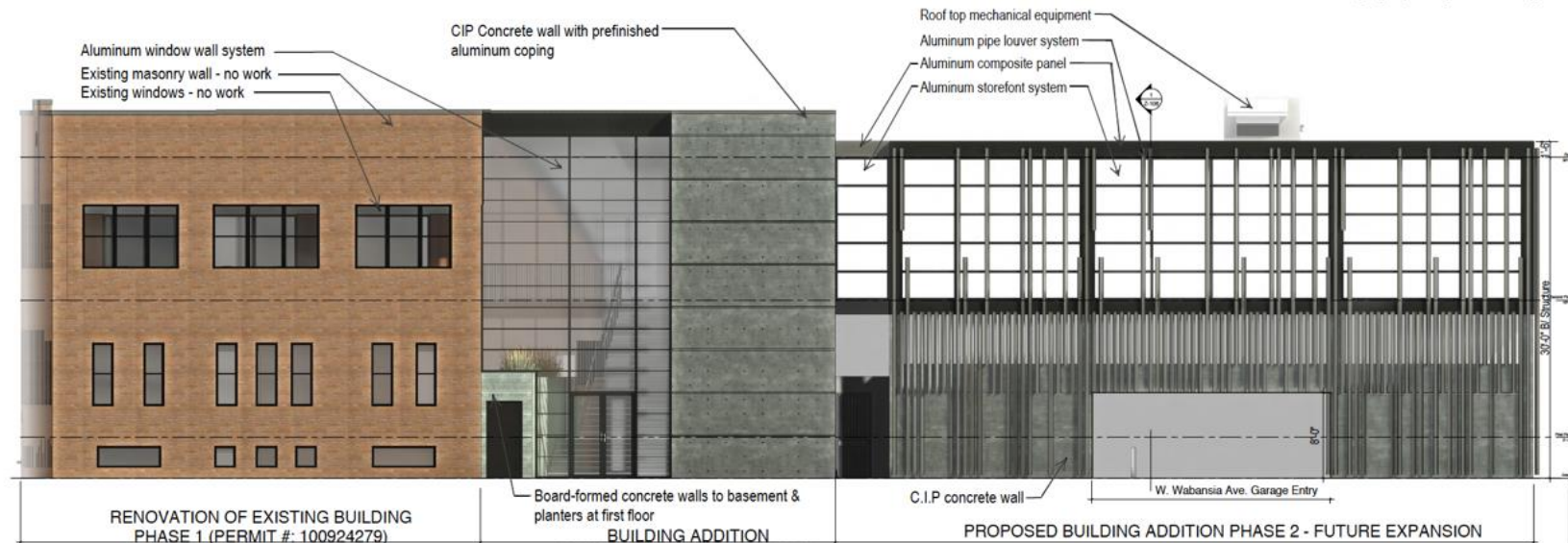


1 NE Corner Perspective - N. Elston Ave. and W. Wabansai Ave.

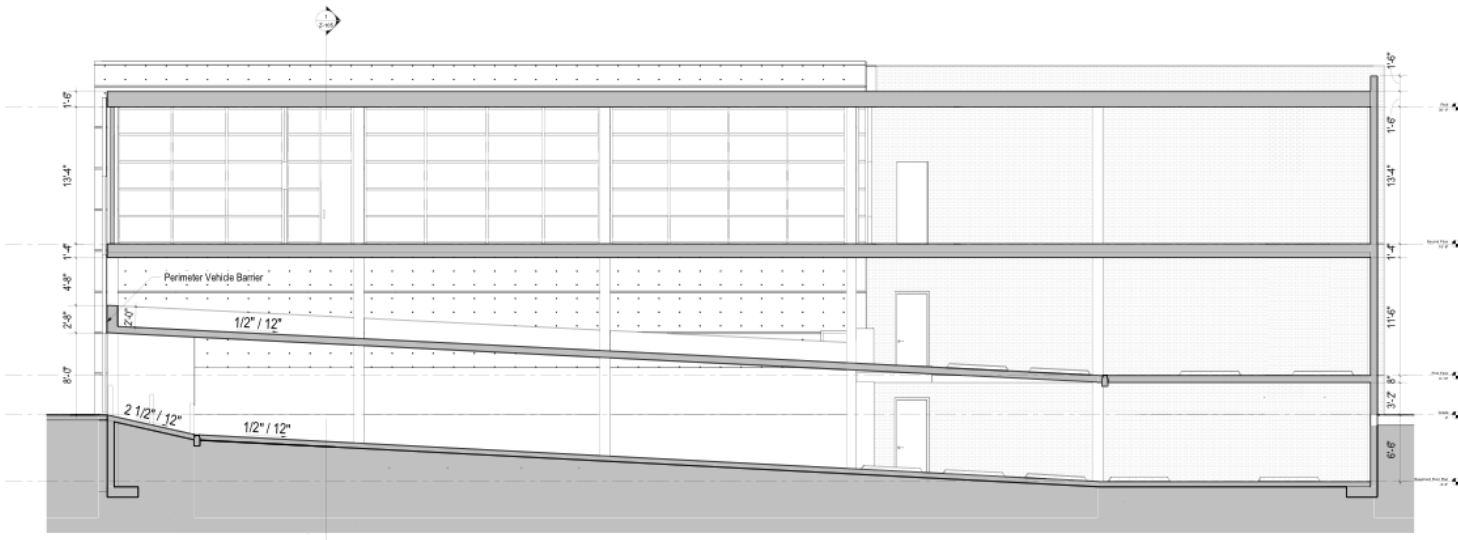
PERSPECTIVES



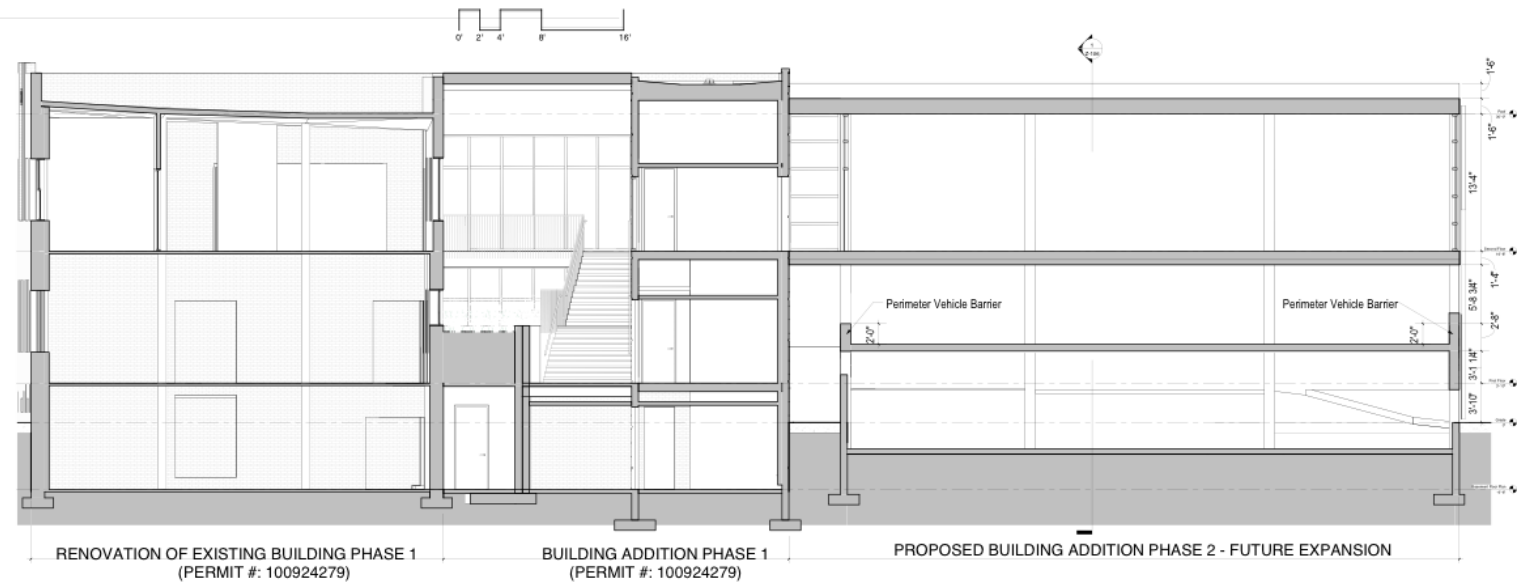
2 West (Besley Ct.) Building Elevation - All Phases
1/4" = 1'-0"



1 North (Wabansia Ave.) Building Elevation - All Phases
1/4" = 1'-0"

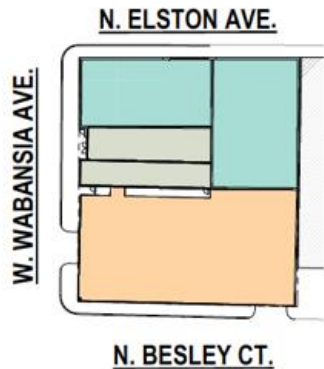


1 N-S Building Section - All Phases
1/4" = 1'-0"



1 E-W Building Section - All Phases
1/4" = 1'-0"



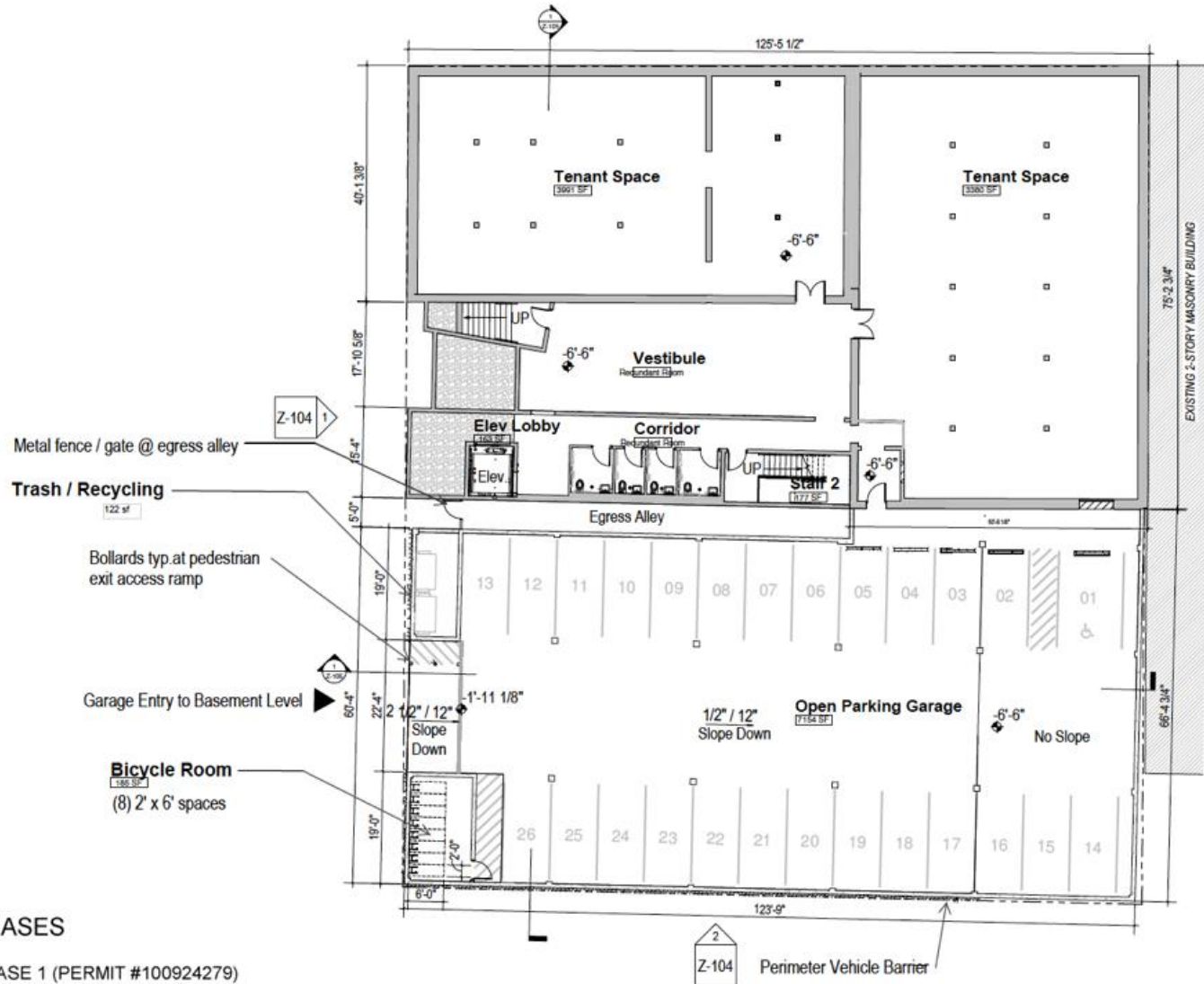


BUILDING AREA LEGEND - ALL PHASES

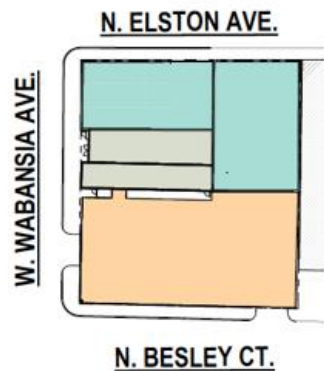
- RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279)
- BUILDING ADDITION PHASE 1 (PERMIT #100924279)
- PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION

2 Key Plan
1" = 30'-0"

1 Basement Plan - All Phases
1/8" = 1'-0"



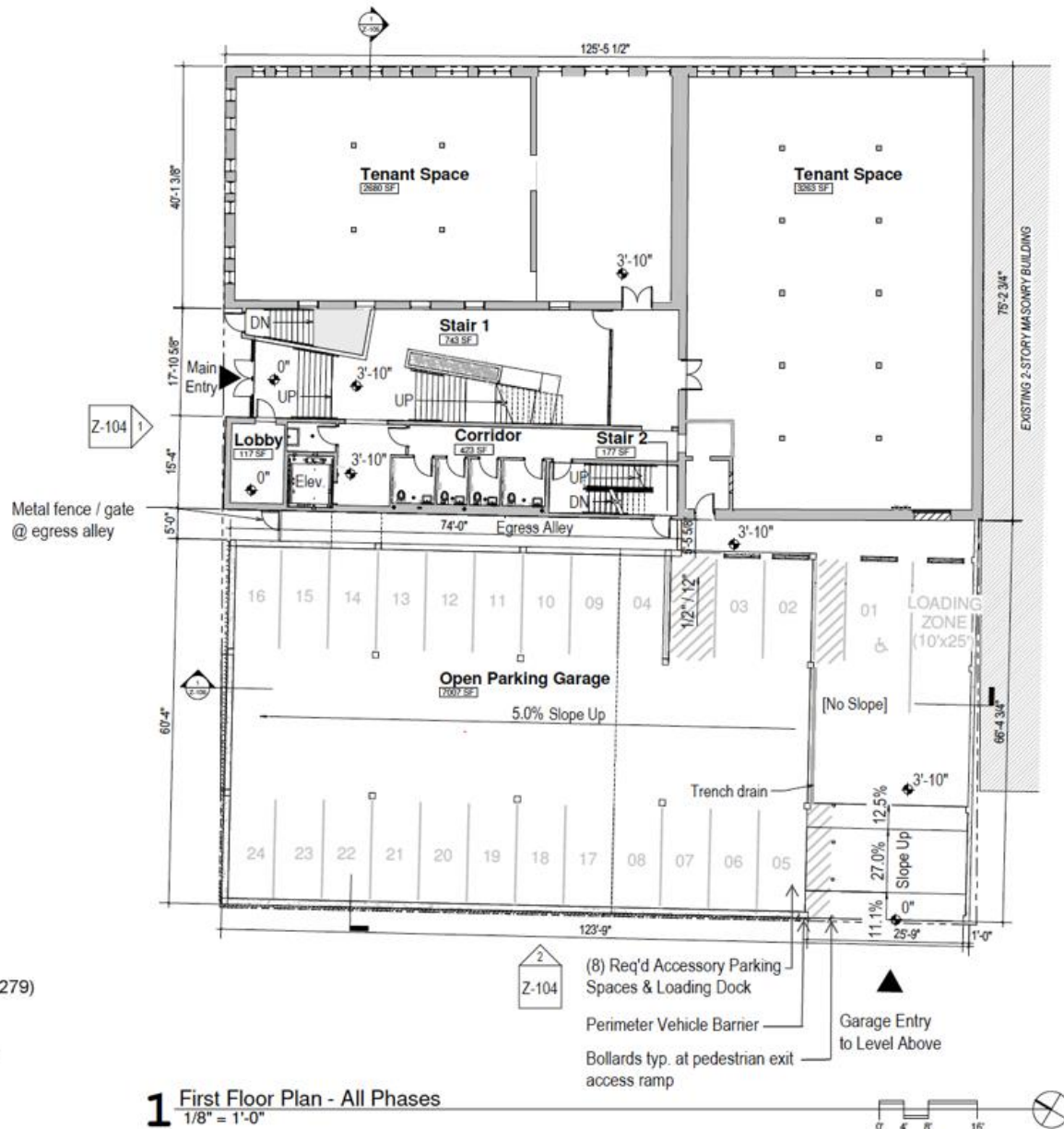
FLOOR PLAN – BASEMENT



BUILDING AREA LEGEND - ALL PHASES

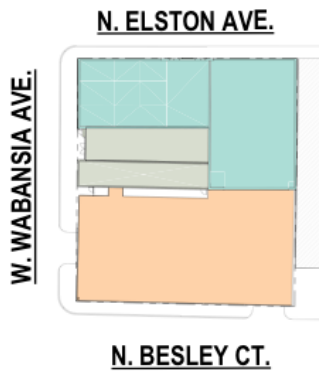
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- PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION

2 Key Plan
1" = 30'-0"



1 First Floor Plan - All Phases
1/8" = 1'-0"

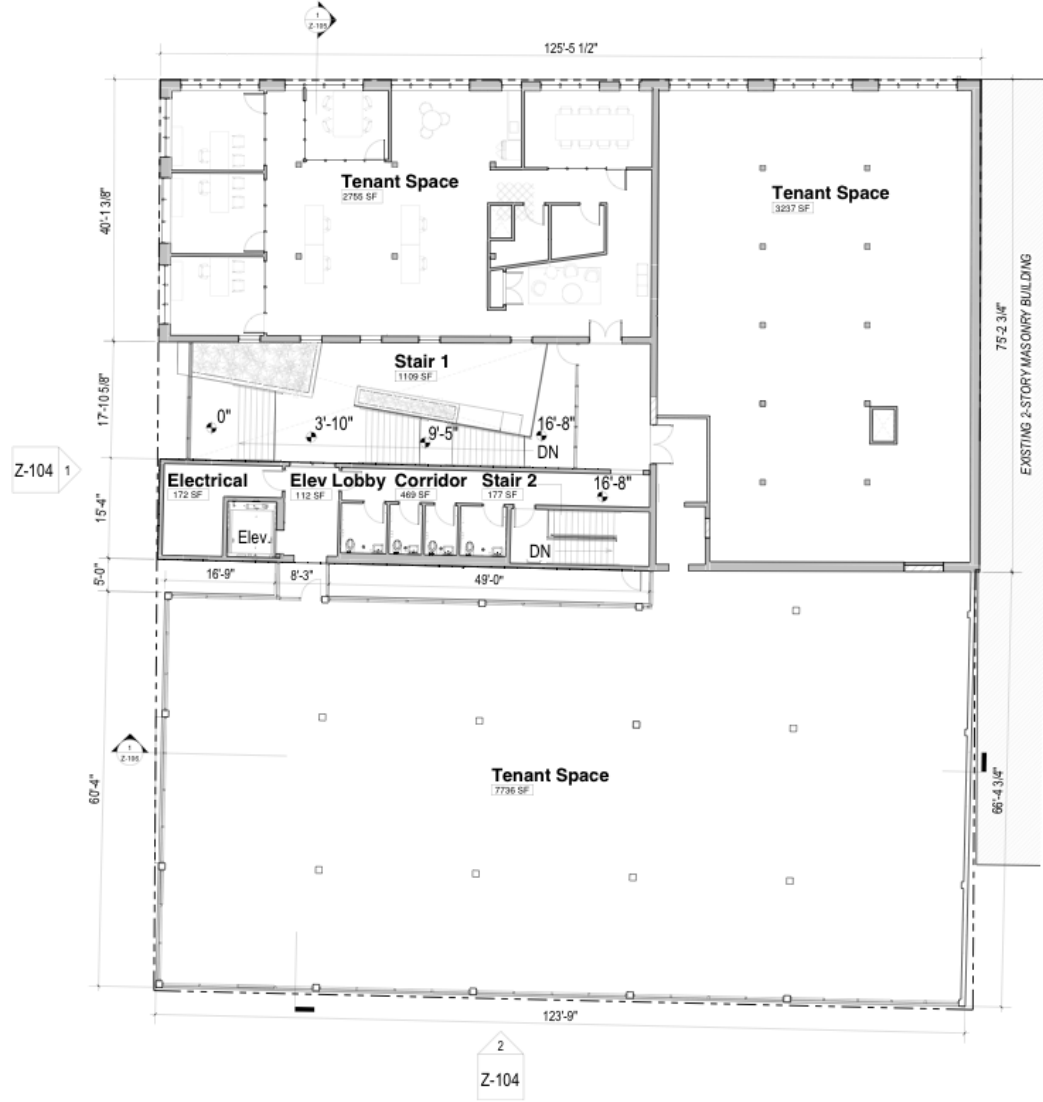
FLOOR PLAN – 1ST FLOOR



BUILDING AREA LEGEND - ALL PHASES

- RENOVATION OF EXISTING BUILDING PHASE 1 (PERMIT #100924279)
- BUILDING ADDITION PHASE 1 (PERMIT #100924279)
- PROPOSED BUILDING ADDITION PHASE 2 - FUTURE EXPANSION

2 Key Plan
1" = 30'-0"



0' 4' 8' 16'

FLOOR PLAN – 2ND FLOOR

DPD Recommendations

- 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 2-story building with the establishment of commercial uses, and is anticipated to add 75 new 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 (17-13-0308-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).

