



CHICAGO PLAN COMMISSION

Department of Planning and Development

1357 N. Elston Ave

1357 N Elston Ave (Ward 27)

1357 Property Owner, LLC

January 21, 2021

DRAFT

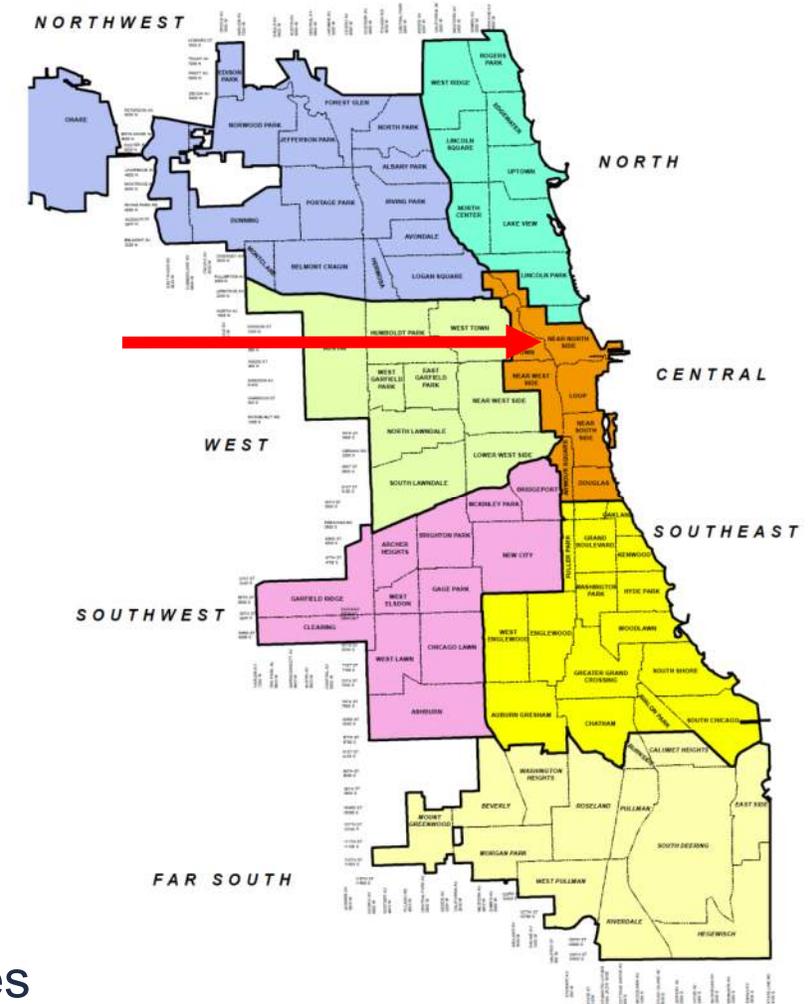
★ Community Area Snap Shot

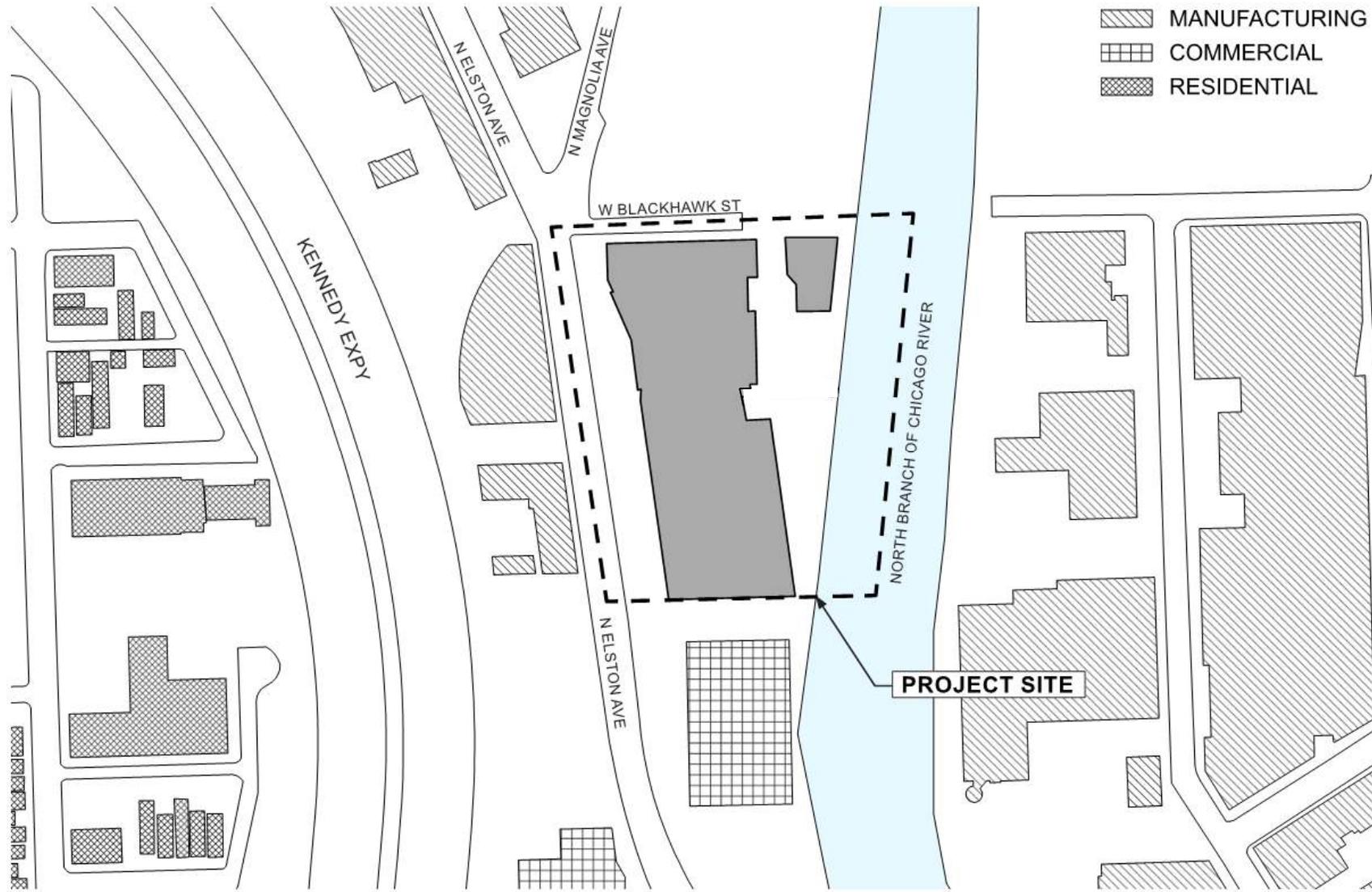
COMMUNITY DEMOGRAPHICS:

- Goose Island Neighborhood Population 13,580
- 7,970 Housing Units
- Average People per Household 2
- 65.8% White collar employment
- 56.6% between the ages of 22-39

COMMUNITY AREA INFORMATION:

- Originally part of planned manufacturing district
- Industrial Corridor with focus Info, Technology & Critical Services
- Focused effort on revival of North Branch River recreation and access

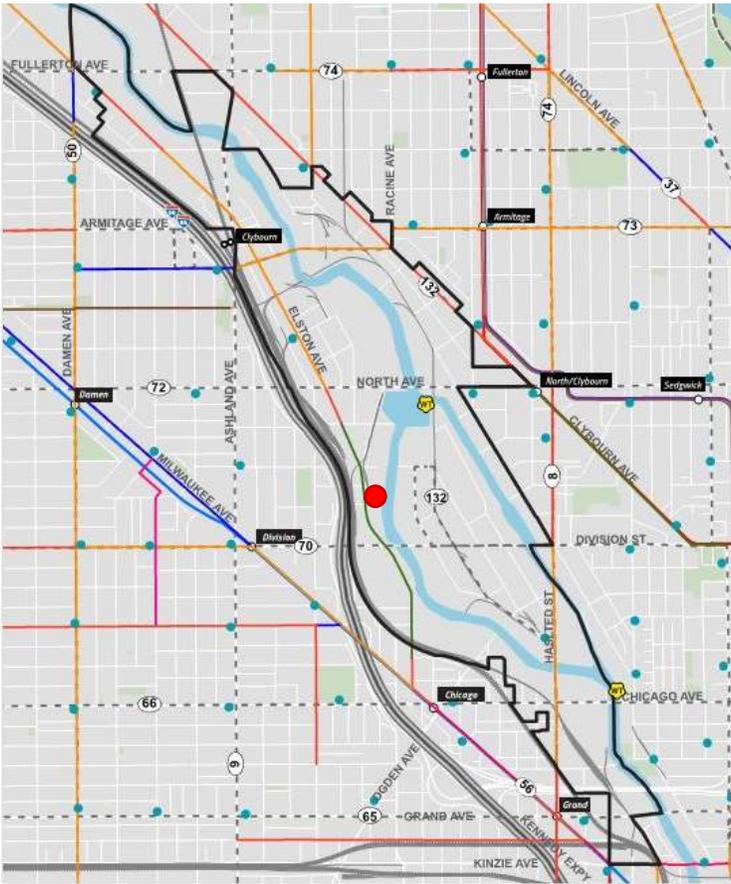




EXISTING LAND USE MAP



SITE CONTEXT PLAN



Transportation

Map Key

- | | |
|---------------------------|--------------------------|
| Expressway | Bike Lane |
| Metra Line & Station | Buffered Bike Lane |
| CTA Brown Line & Station | Protected Bike Lane |
| CTA Purple Line & Station | Neighborhood Greenway |
| CTA Red Line & Station | Off-Street Trail |
| CTA Blue Line & Station | Shared-Lane |
| CTA Bus Routes | Divy Stations |
| | Chicago Water Taxi Stops |

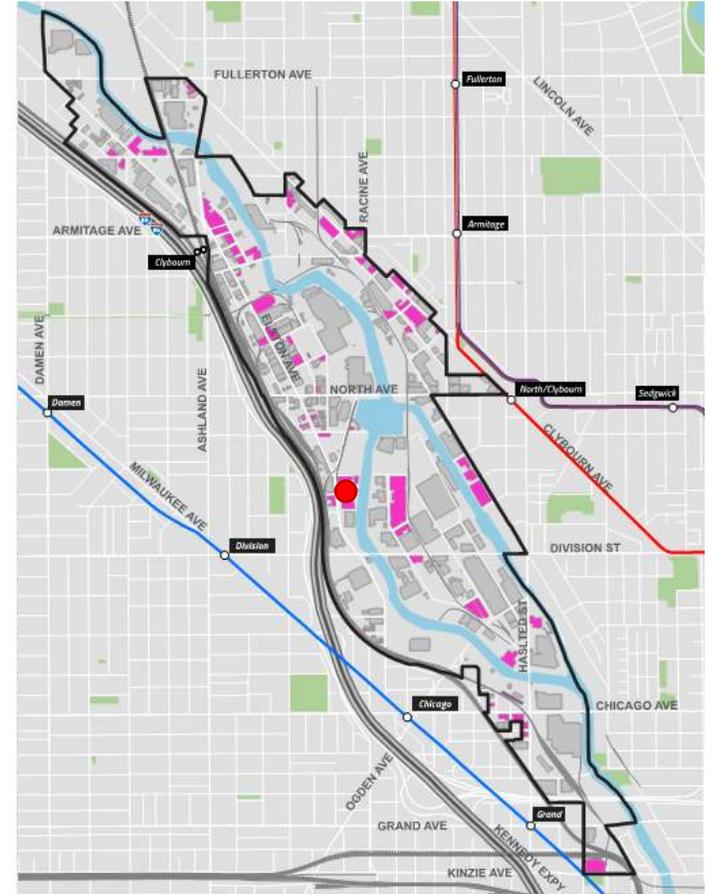


2016

2016 Land Use

Map Key

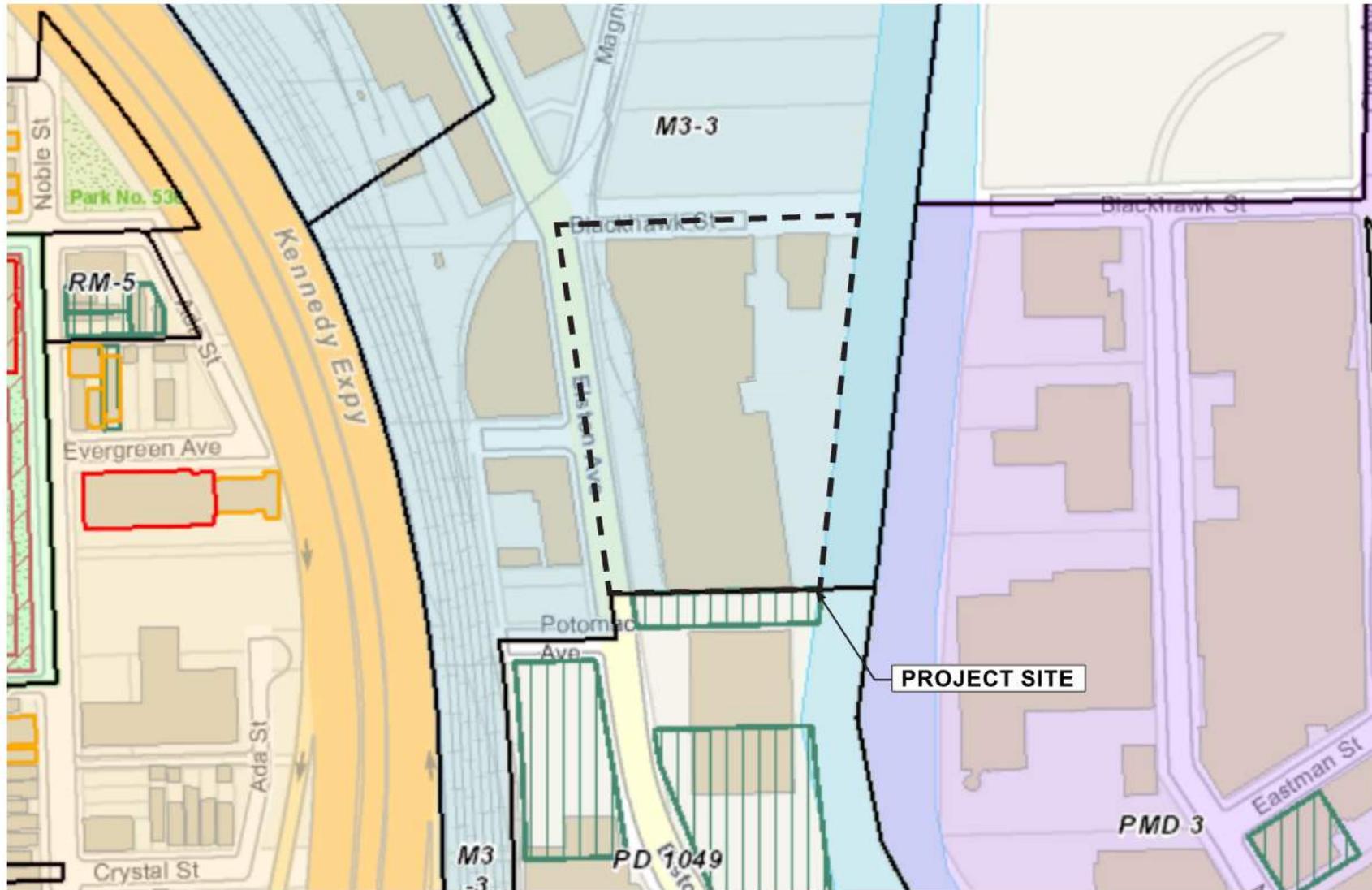
- | | |
|----------------------------------|--------------------------|
| Residential | Transportation + Utility |
| Commercial - Office | Auto Sales + Repair |
| Commercial - Retail | Parks and Open Space |
| Public Facilities + Institutions | Parking Lots |
| Industrial + Manufacturing | Vacant Land |



Character Buildings

Map Key

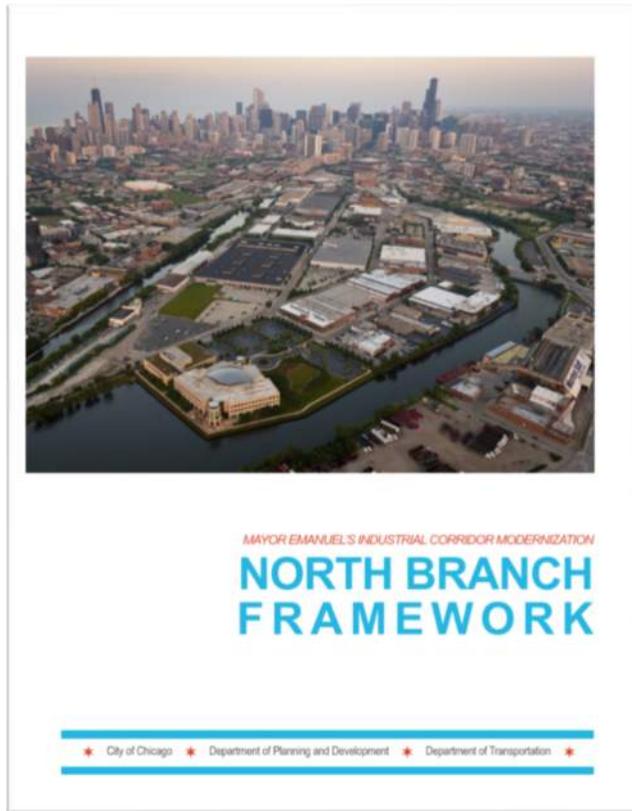
- | | |
|---------------------------|---------------------|
| Expressway | Character Buildings |
| Metra Line & Station | |
| CTA Brown Line & Station | |
| CTA Purple Line & Station | |
| CTA Red Line & Station | |
| CTA Blue Line & Station | |



EXISTING ZONING MAP



★ Planning Context



INDUSTRIAL CORRIDOR MODERNIZATION NORTH BRANCH FRAMEWORK PLAN

City of Chicago, DPD, CDOT
Adopted May 18, 2017

- Maintain the North Branch Industrial Corridor as an important economic engine and vital job center within the City of Chicago
 - 200 Construction Jobs
 - 500 Permanent Job
 - \$30M Project Budget
 - Over \$4.5M Annual Sales / Amusement Taxes
- Build upon the North Branch Industrial Corridor's unique natural and built environment
 - Providing over 500' of Riverwalk Improvements

Project Timeline + Community Outreach

- Date of PD Filing – October 16, 2019
- Met with North Branch Works and received Letter of Support
- Support from the following community groups:
 - Halsted Triangle
 - The Wild Mile
 - Friends of the River
 - Friends of Goose Island



View from Northwest



View from Northwest



AERIAL VIEW FROM SOUTHEAST



PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT

Pedestrian Context

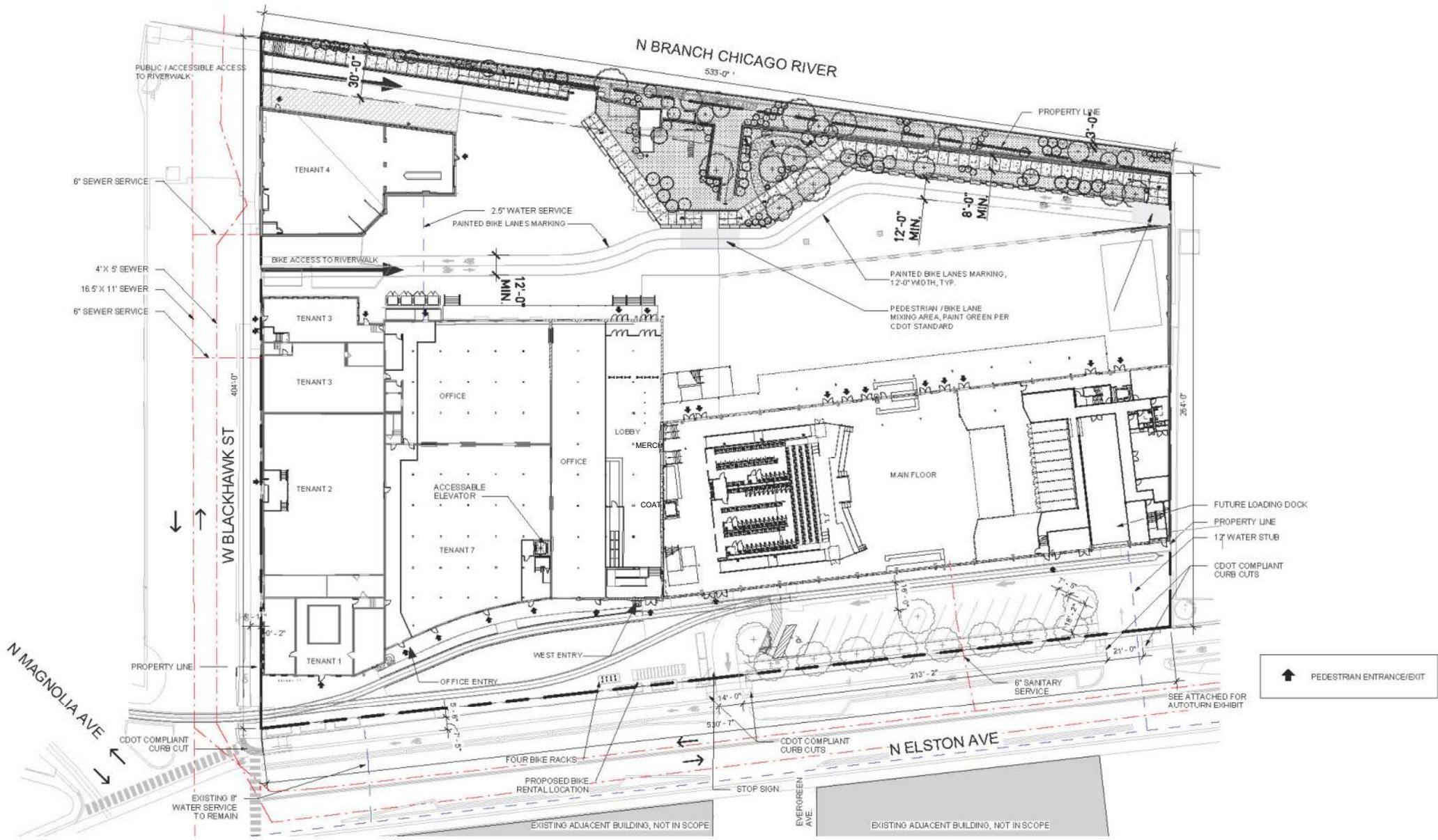
SOUTHWEST
CORNER



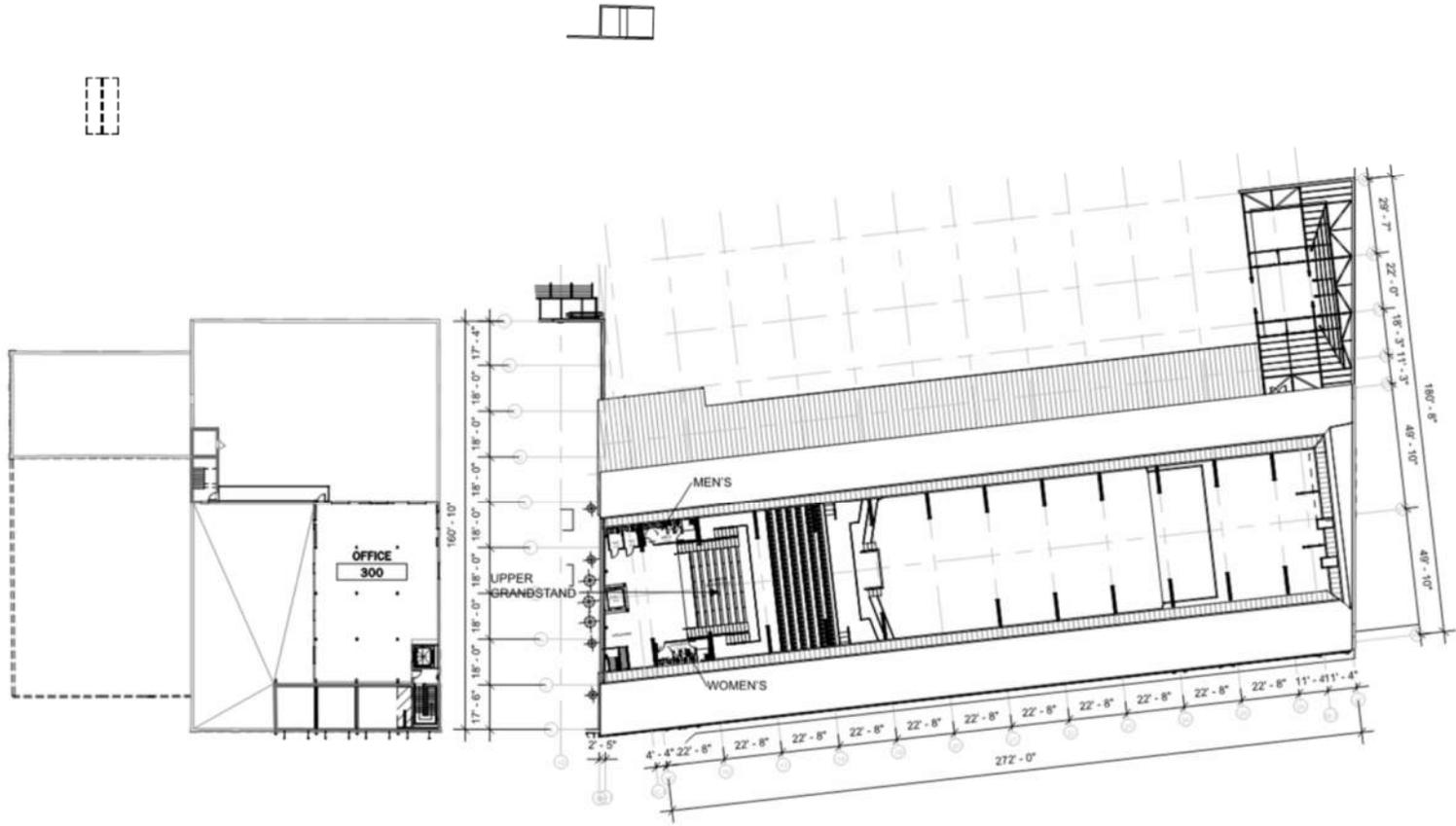
Pedestrian Context

NORTHWEST
CORNER

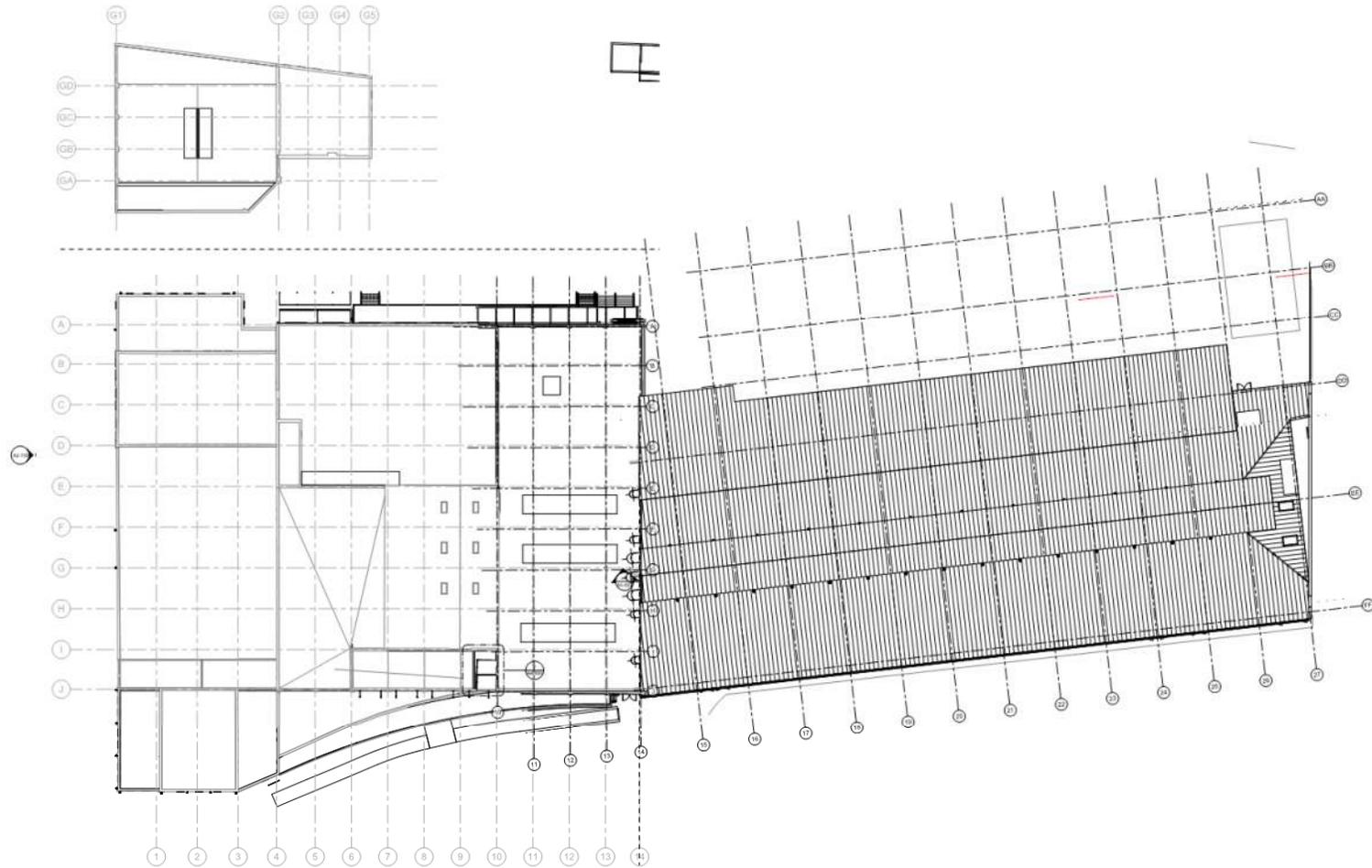




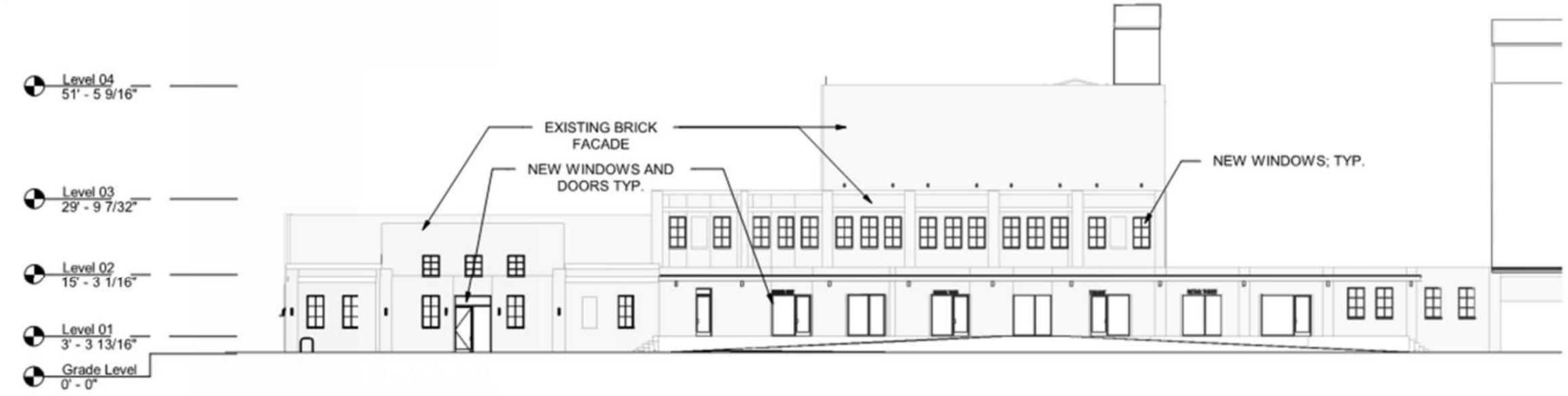
SITE + GROUND FLOOR PLAN



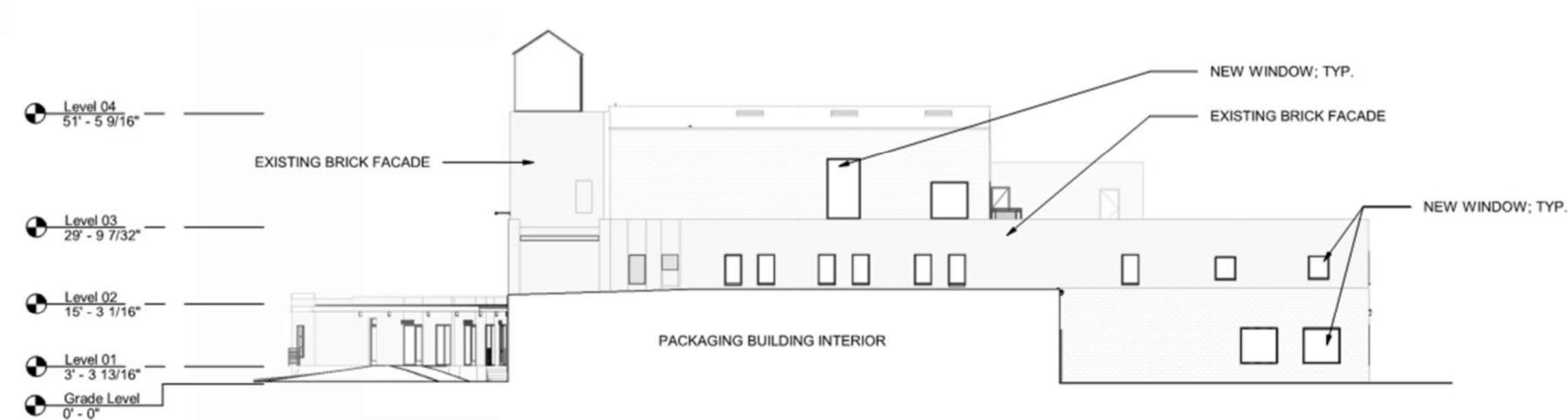
LEVEL 3 PACKAGING / LEVEL 2 MEZZ SHED



ROOF PLAN

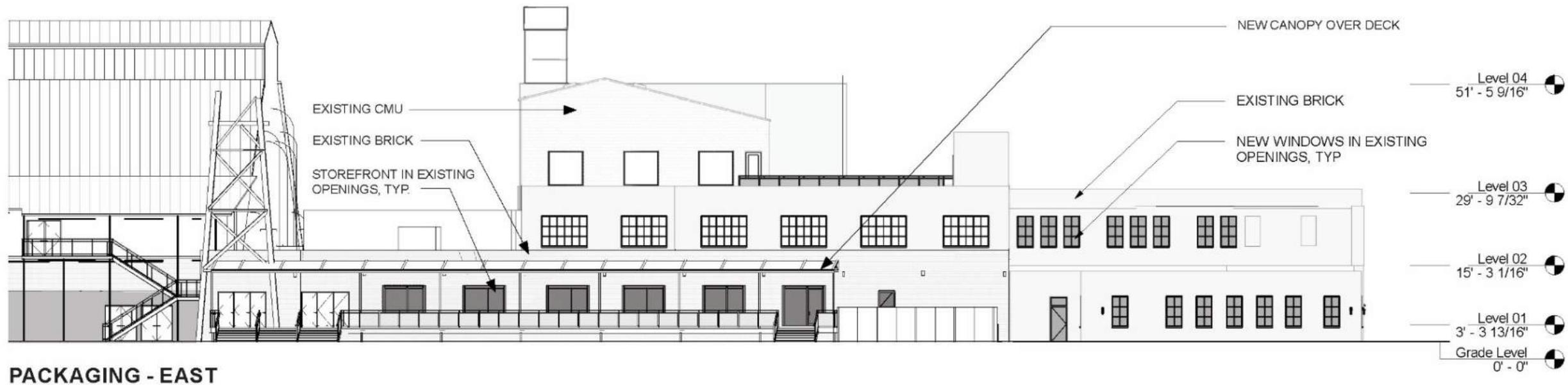


PACKAGING - WEST

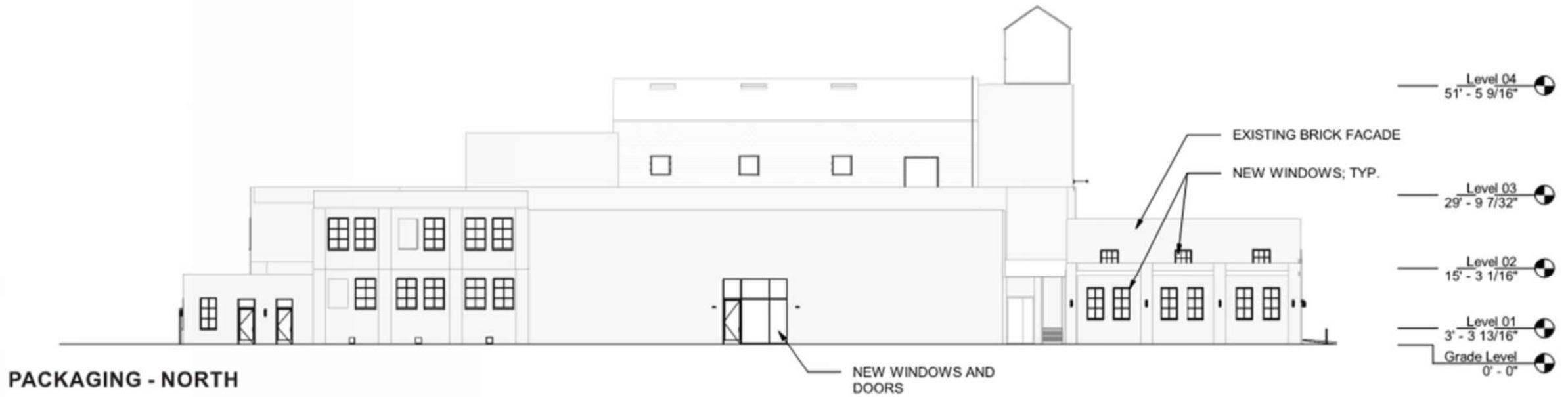


PACKAGING - SOUTH

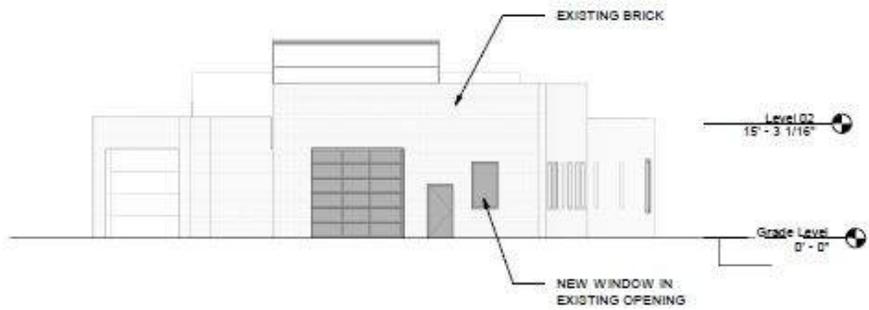
BUILDING ELEVATION (PACKAGING BUILDING SOUTH)



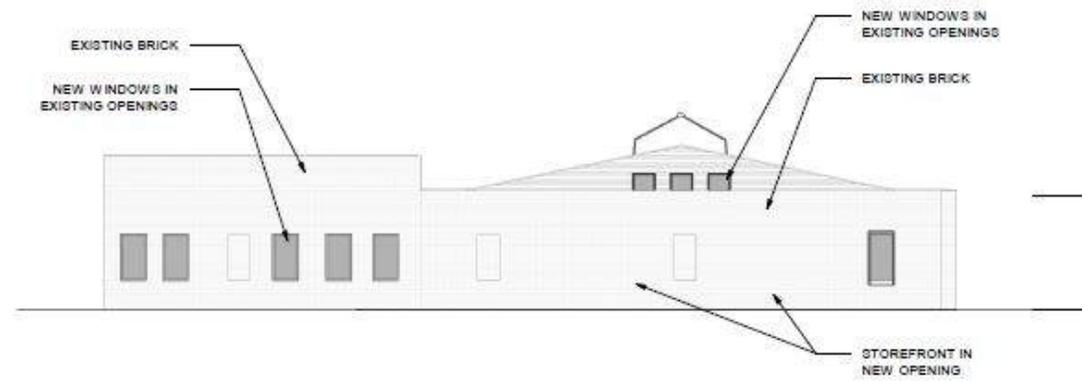
BUILDING ELEVATION (PACKAGING BUILDING EAST)



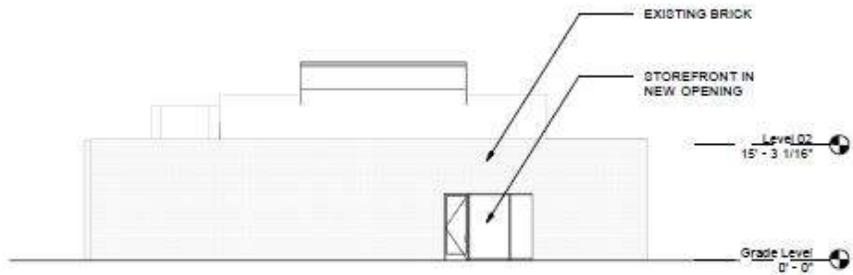
BUILDING ELEVATION (PACKAGING BUILDING NORTH)



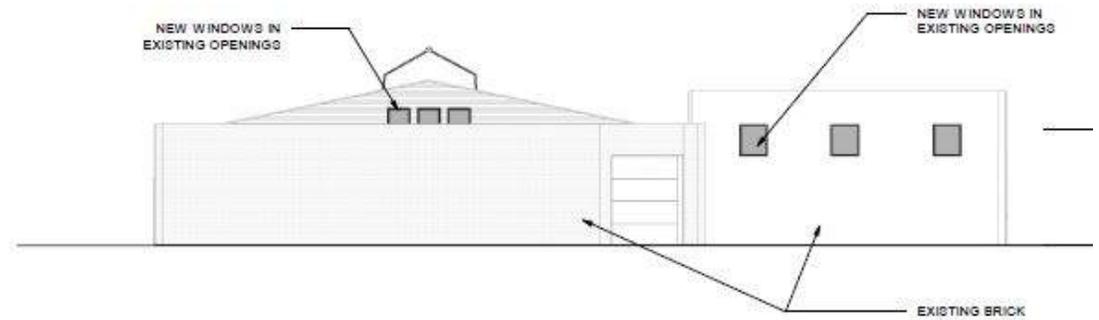
GARAGE - SOUTH



GARAGE - EAST

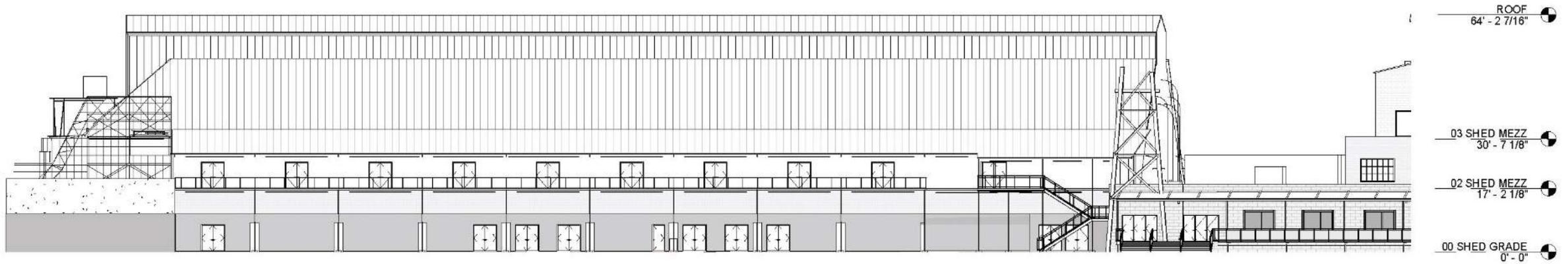


GARAGE - NORTH



GARAGE - WEST

BUILDING ELEVATION (GARAGE BUILDING)



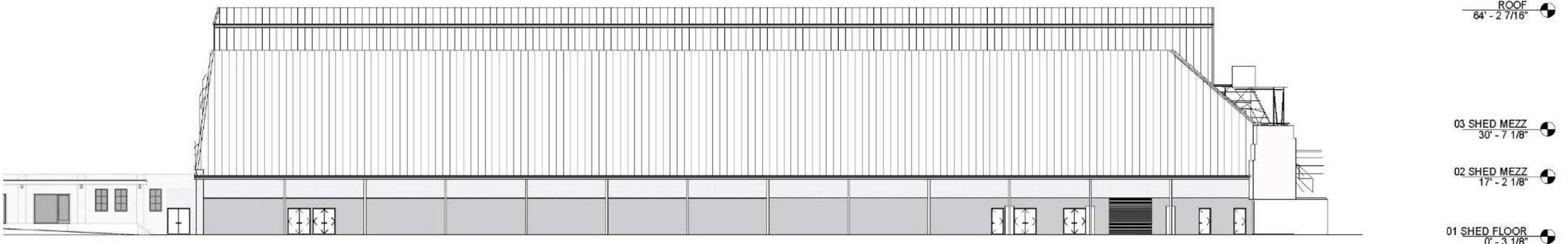
ROOF
64' - 2 7/16"

03 SHED MEZZ
30' - 7 1/8"

02 SHED MEZZ
17' - 2 1/8"

00 SHED GRADE
0' - 0"

SHED - EAST



ROOF
64' - 2 7/16"

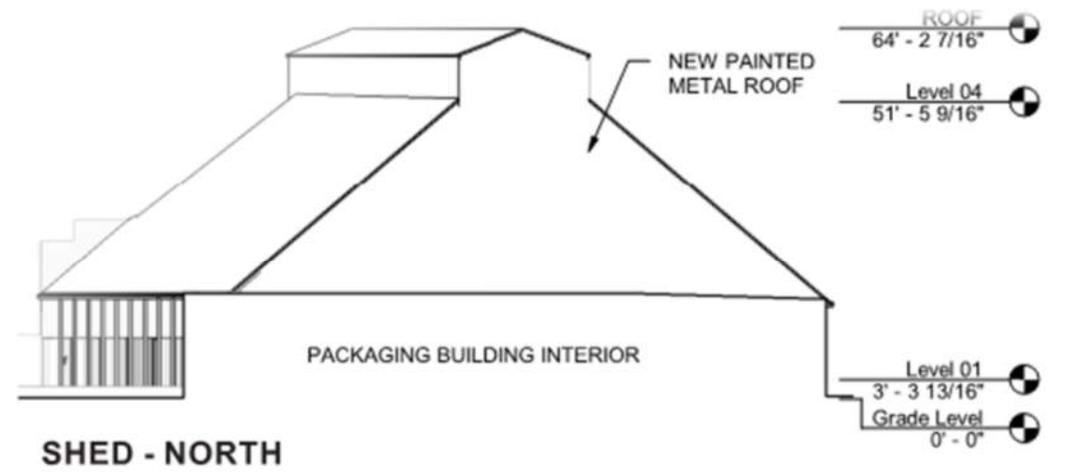
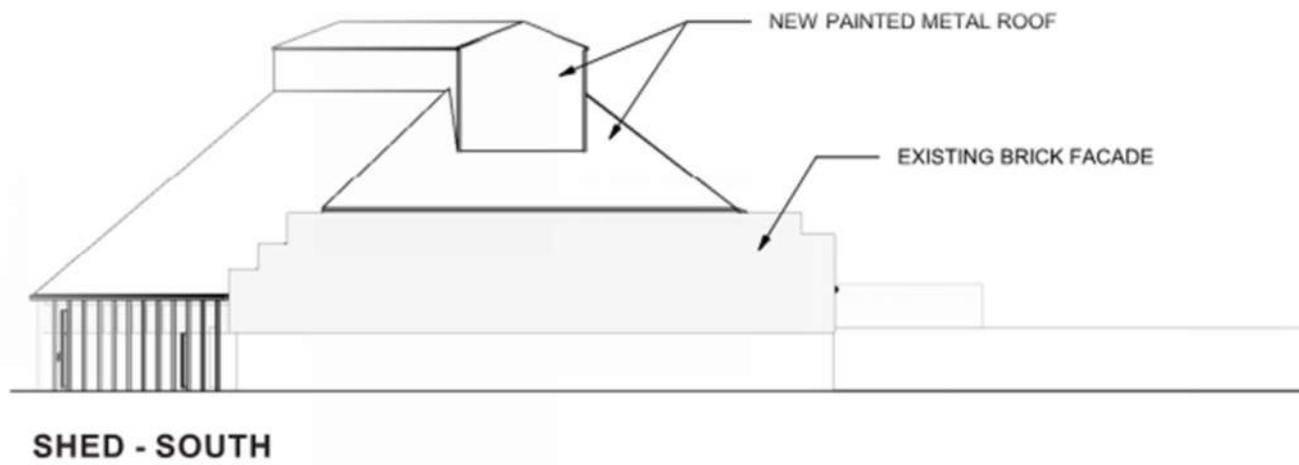
03 SHED MEZZ
30' - 7 1/8"

02 SHED MEZZ
17' - 2 1/8"

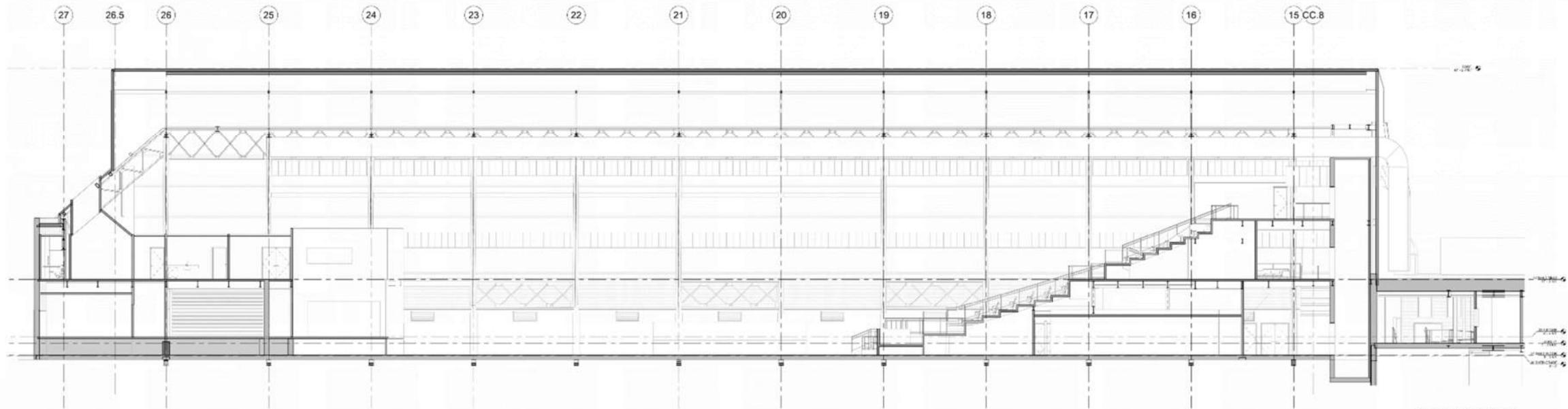
01 SHED FLOOR
0' - 3 1/8"

SHED - WEST

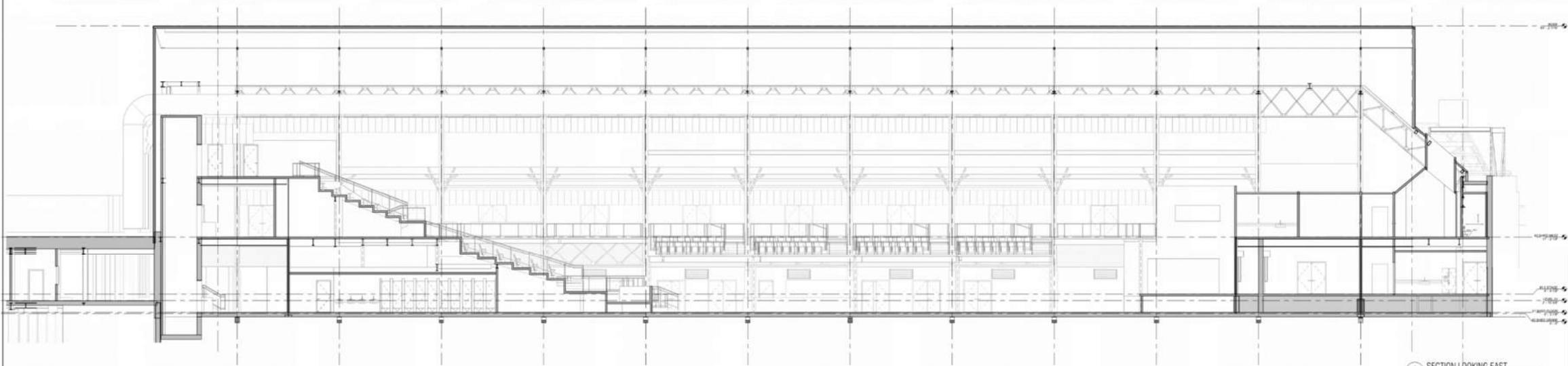
BUILDING ELEVATION (SHED BUILDING EAST & WEST)



BUILDING ELEVATION (SHED BUILDING SOUTH & NORTH)

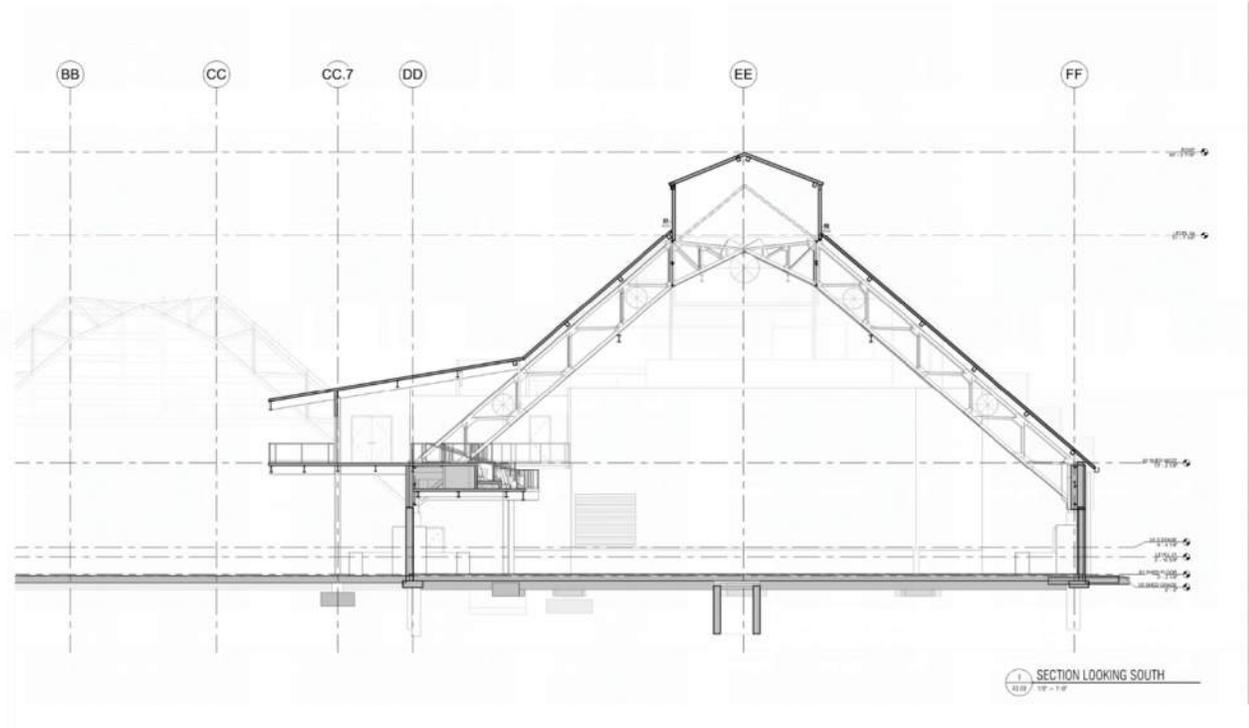
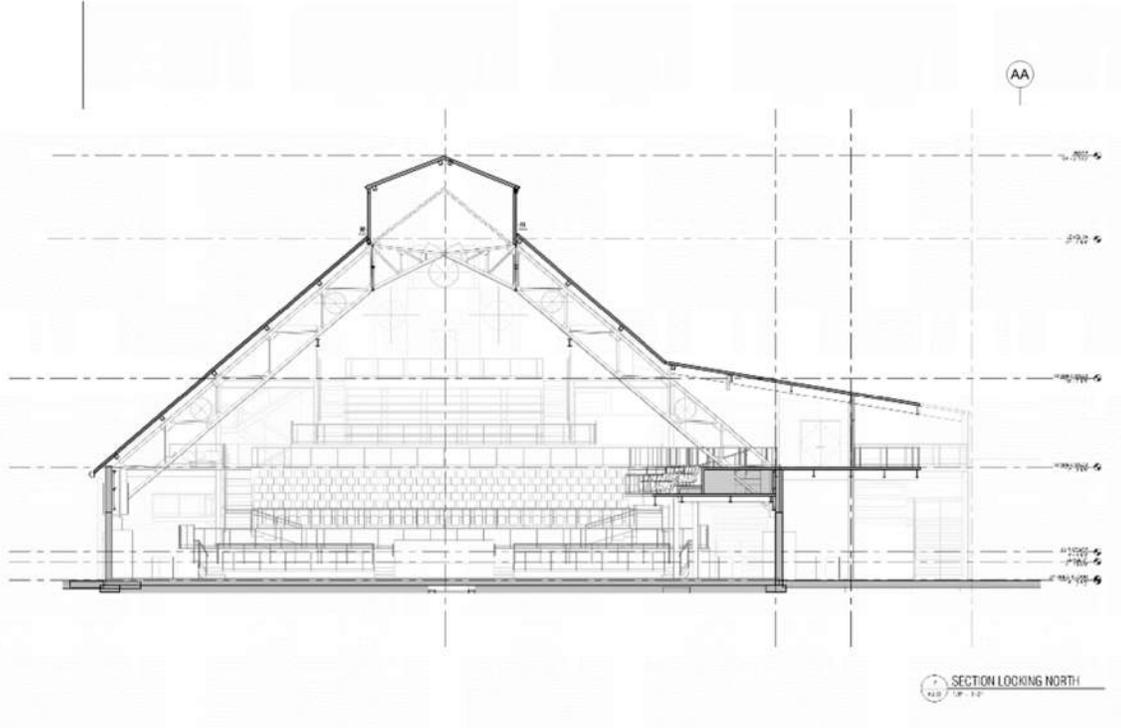


SECTION LOOKING EAST
1/8" = 1'-0"

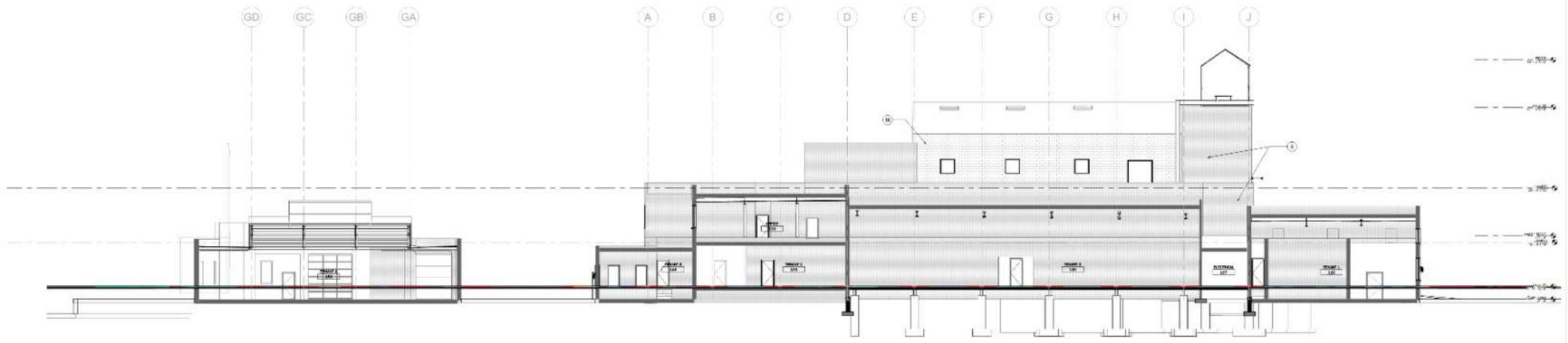


SECTION LOOKING EAST
1/8" = 1'-0"

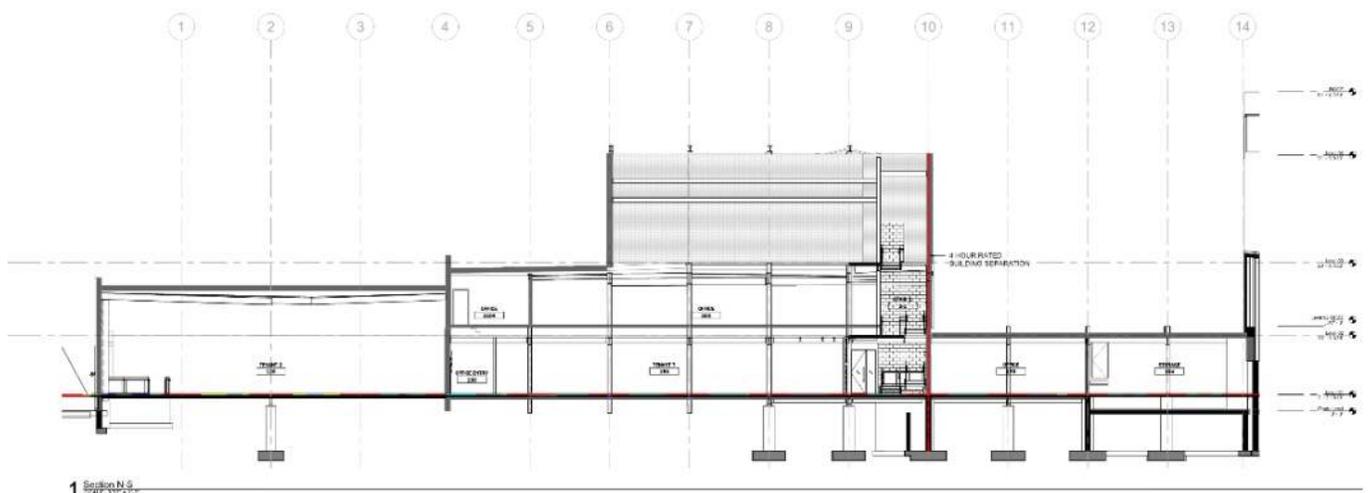
BUILDING SECTIONS (SHED)



BUILDING SECTIONS (SHED)



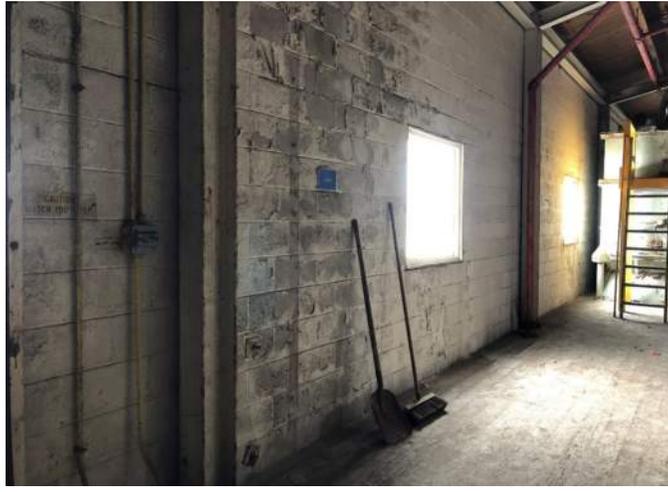
2 Section E-W Packaging



1 Section N-S

BUILDING SECTIONS (PACKAGING)

Existing building – See photos



17-8-0904-A-:

THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY ALLOCATING ALL VEHICLE TRAFFIC INTO PRIVATE AND PUBLIC ALLEYS.

ADEQUATE BICYCLE AND VEHICLE PARKING IS PROVIDED ON-SITE WHILE ALSO RESPECTING THE T.O.D. NATURE OF THE SITE.

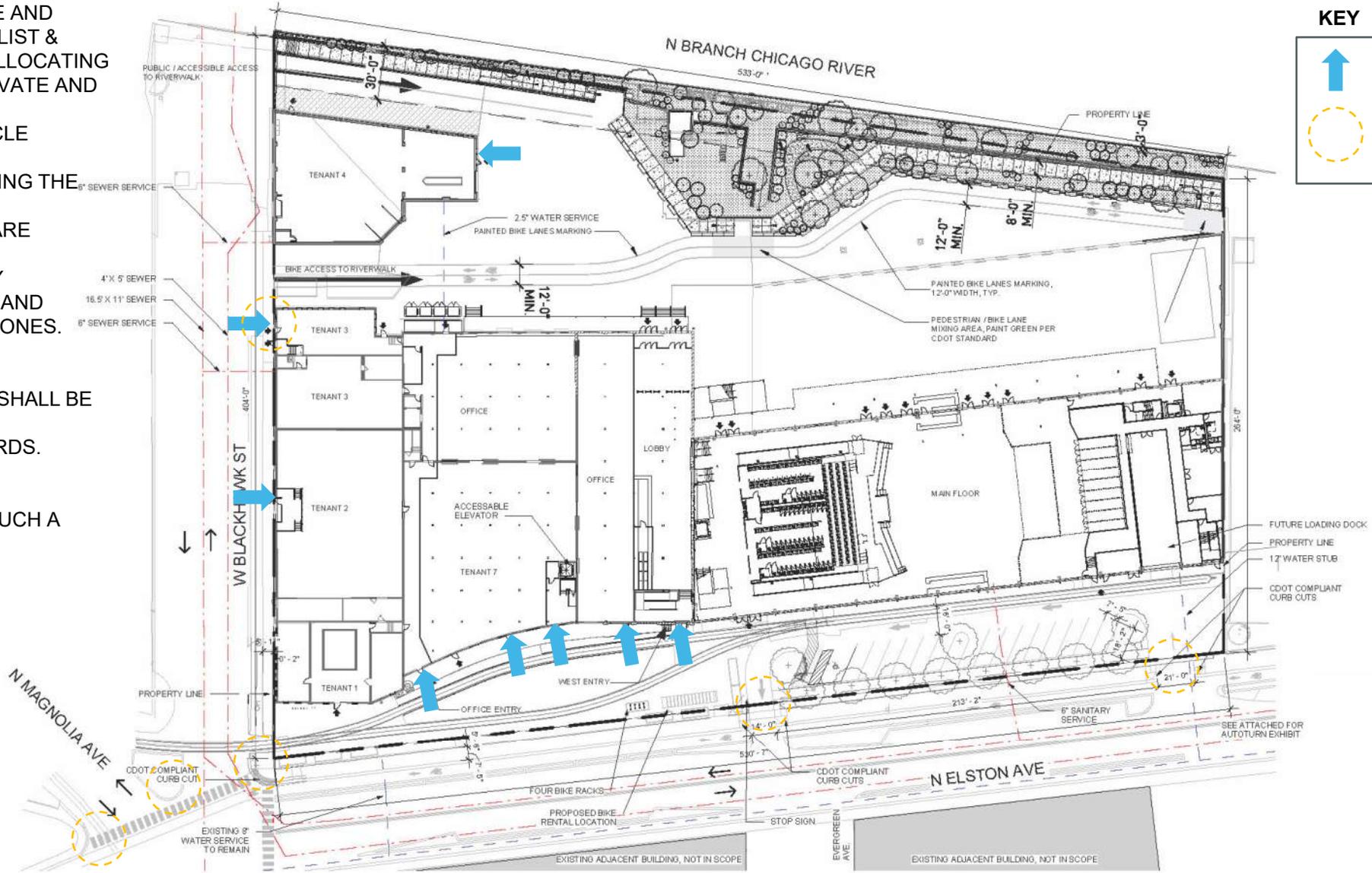
EXISTING TRAFFIC PATTERNS ARE RESPECTED AND NEW TRAFFIC WILL BE MITIGATED BY LOCATION OF PRIVATE ALLEYS AND CURBSIDE DROPOFF/PICK-UP ZONES.

17-8-0904-B-:

ALL STREETS AND SIDEWALKS SHALL BE RECONSTRUCTED ACCORDING TO CDOT STANDARDS.

17-8-0904-C-:

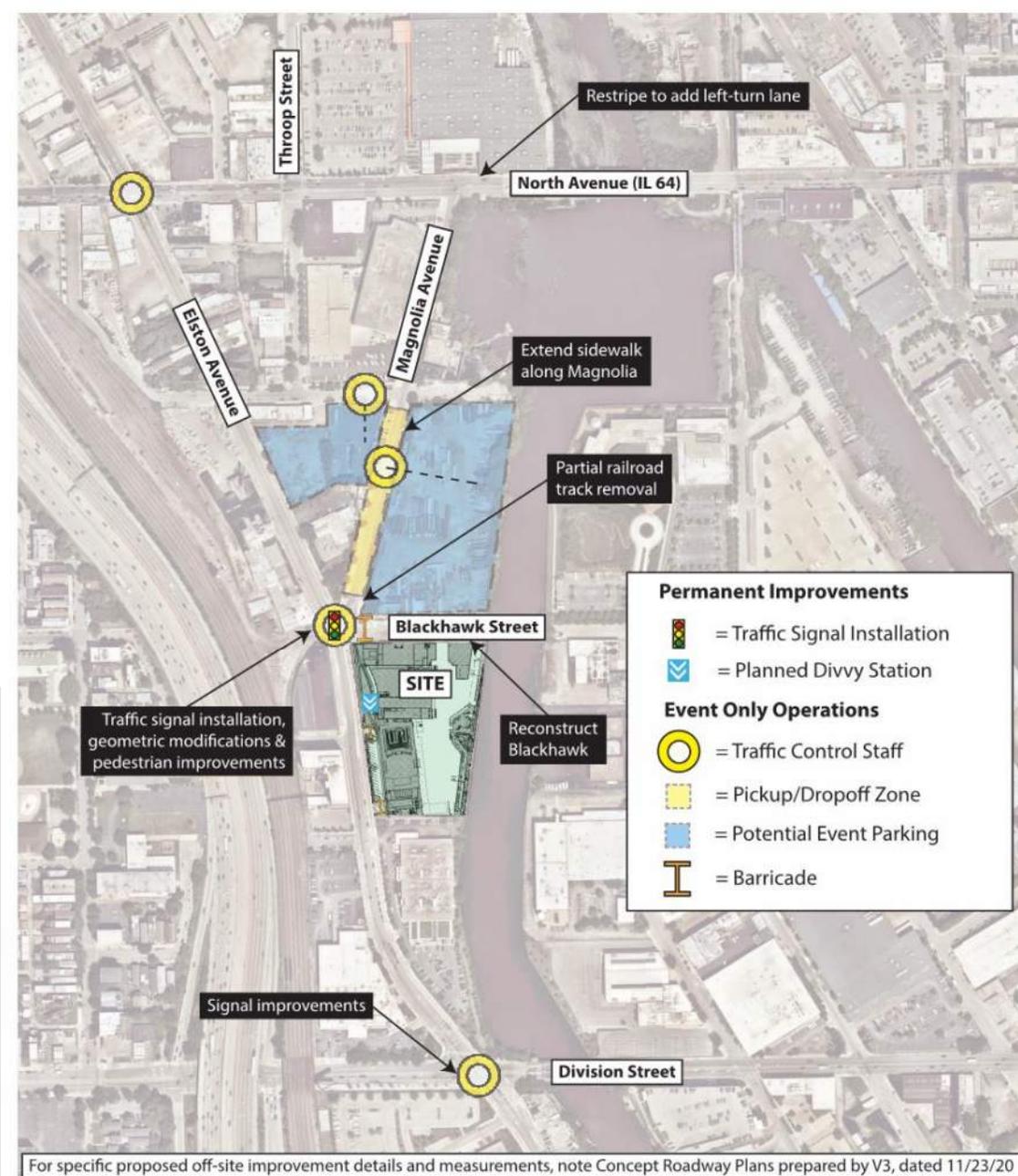
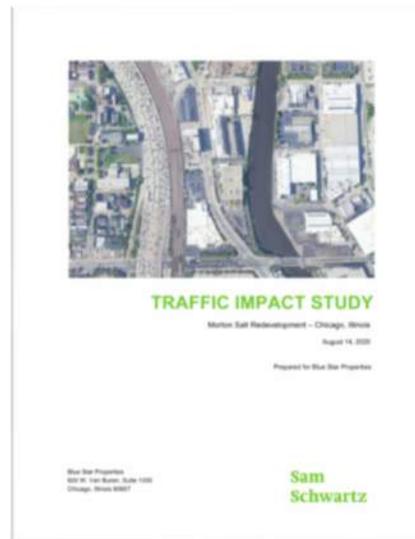
ALL PARKING IS DESIGNED IN SUCH A WAY TO BE AWAY FROM PUBLIC VIEW AND AWAY FROM PEDESTRIAN INTERACTION



KEY

-  MAIN ACCESSIBLE ENTRANCE
-  ALL CURB CUTS TO BE PER CDOT STANDARD DETAILS

- New traffic signal, geometric redesign, and pedestrian improvements at Elston/Magnolia/Blackhawk
- Westbound left-turn lane at North/Magnolia
- Pedestrian improvements on west side of Magnolia Avenue to remove railroad tracks and add sidewalk
- Improvements to Blackhawk east of Elston
- New Divvy station
- Signal improvements at Division/Elston
- Traffic management plan for special events, including TCAs



For specific proposed off-site improvement details and measurements, note Concept Roadway Plans prepared by V3, dated 11/23/20

TRAFFIC AREA IMPROVEMENTS

17-8-0905-A-:

THE PROJECT PROVIDES SAFE PUBLIC SIDEWALKS, STREET-LEVEL SPACES WITHIN BUILDINGS THAT ARE DESIGNED TO ACCOMMODATE ACTIVE USES OR OTHERWISE ENGAGE PEDESTRIAN INTEREST, EMPHASIZES BUILDING ENTRIES WITH ARCHITECTURAL INTEREST.

17-8-0904-A-:

THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY ALLOCATING ALL VEHICLE TRAFFIC INTO PRIVATE AND PUBLIC ALLEYS.

ADEQUATE BICYCLE AND VEHICLE PARKING IS PROVIDED ON-SITE WHILE ALSO RESPECTING THE T.O.D. NATURE OF THE SITE. EXISTING TRAFFIC PATTERNS ARE RESPECTED AND NEW TRAFFIC WILL BE MITIGATED BY LOCATION OF PRIVATE ALLEYS AND CURBSIDE DROPOFF/PICK-UP ZONES.

17-8-0904-B-:

ALL STREETS AND SIDEWALKS SHALL BE RECONSTRUCTED ACCORDING TO CDOT STANDARDS.

17-8-0904-C-:

ALL PARKING IS DESIGNED IN SUCH A WAY TO BE AWAY FROM PUBLIC VIEW AND AWAY FROM PEDESTRIAN INTERACTION, TREES SCREEN PARKING



17-8-0905:

THE PROJECT COMPLIES WITH SECTION 17-8-0905 BY PROVIDING SAFE AND ATTRACTIVE WALKWAYS AND PEDESTRIAN ROUTES.

17-8-0905:

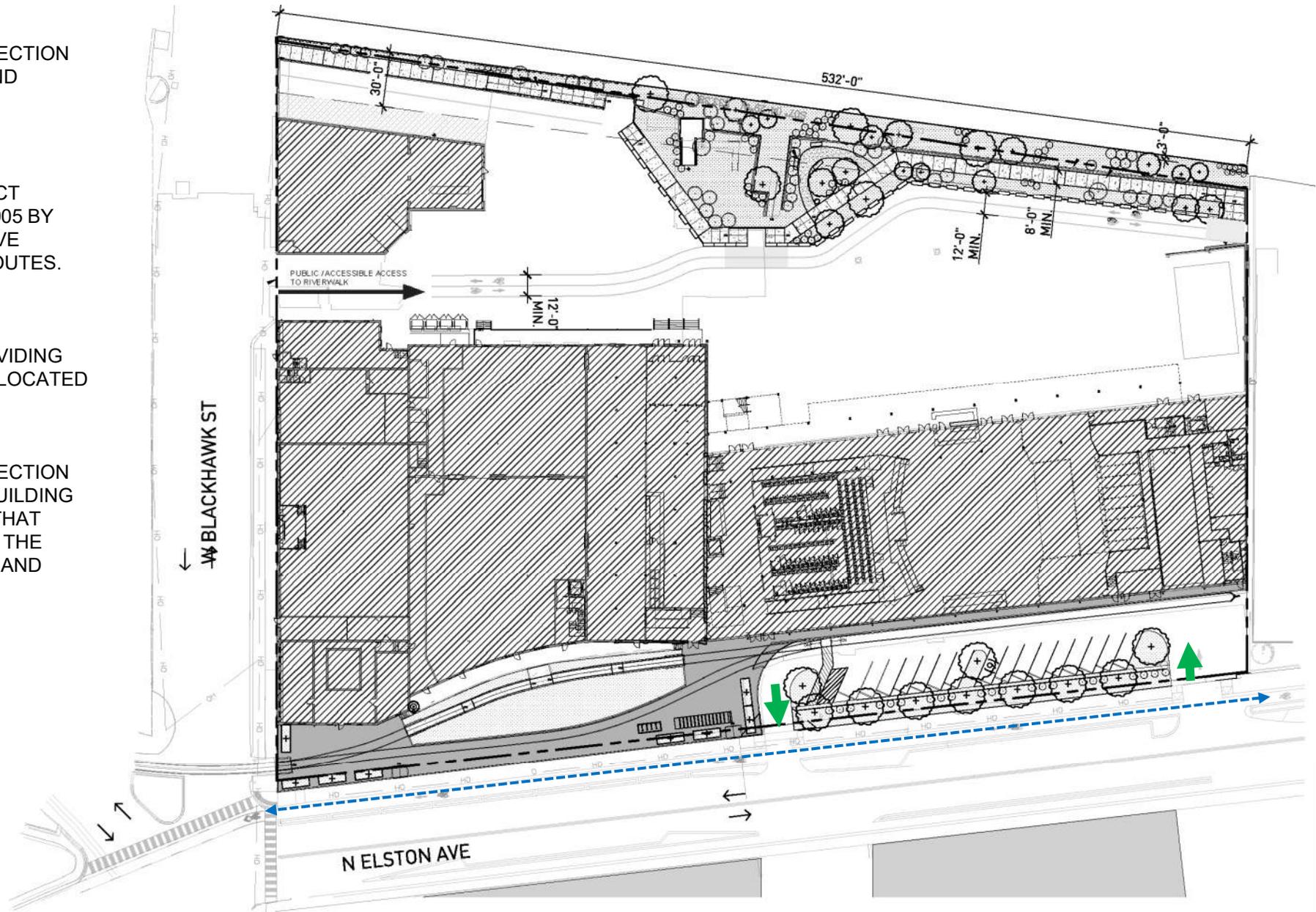
MAIN ENTRY PLAZA; THE PROJECT COMPLIES WITH SECTION 17-8-0905 BY PROVIDING SAFE AND ATTRACTIVE WALKWAYS AND PEDESTRIAN ROUTES.

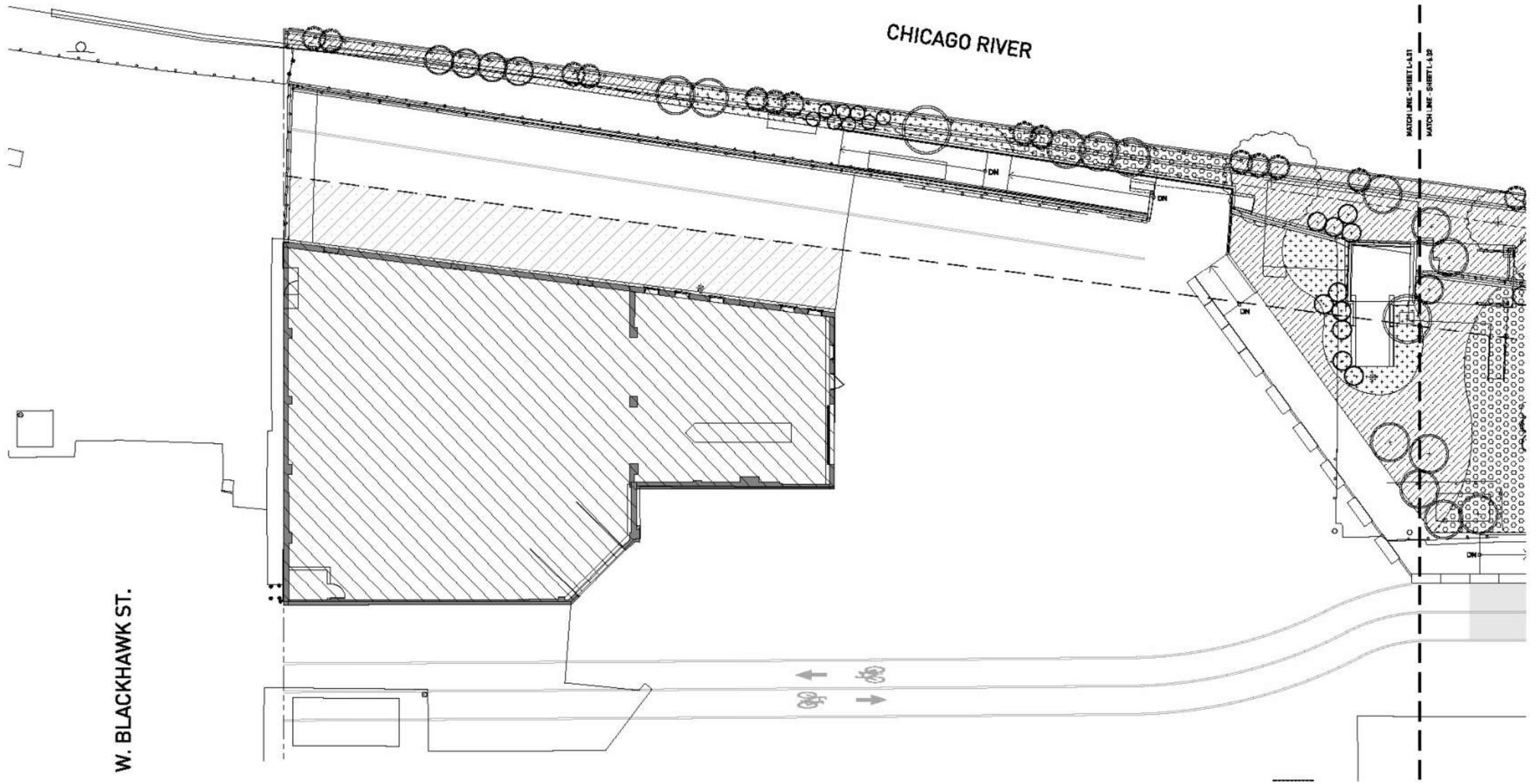
17-8-0906:

THE PROJECT COMPLIES WITH SECTION 17-8-0906 BY PROVIDING CLEAR VISION GLASS AT RETAIL LOCATED ON ELSTON AVENUE

17-8-0907:

THE PROJECT COMPLIES WITH SECTION 17-8-0907. THE DESIGN OF THE BUILDING CREATES A DESIGN LANGUAGE THAT RESPONDS TO THE CONTEXT OF THE GOOSE ISLAND NEIGHBORHOOD AND NORTH ELSTON CORRIDOR



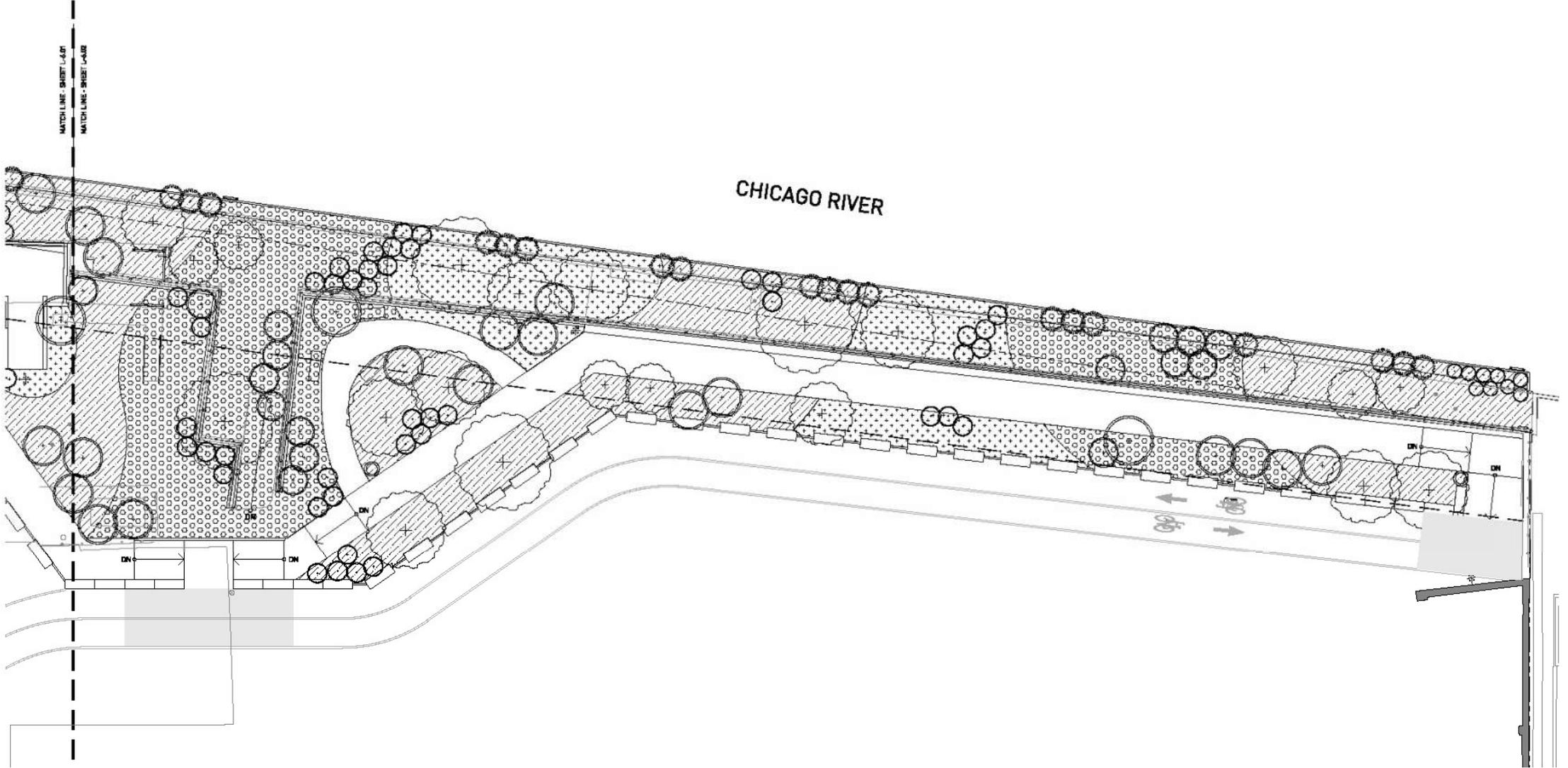


W. BLACKHAWK ST.

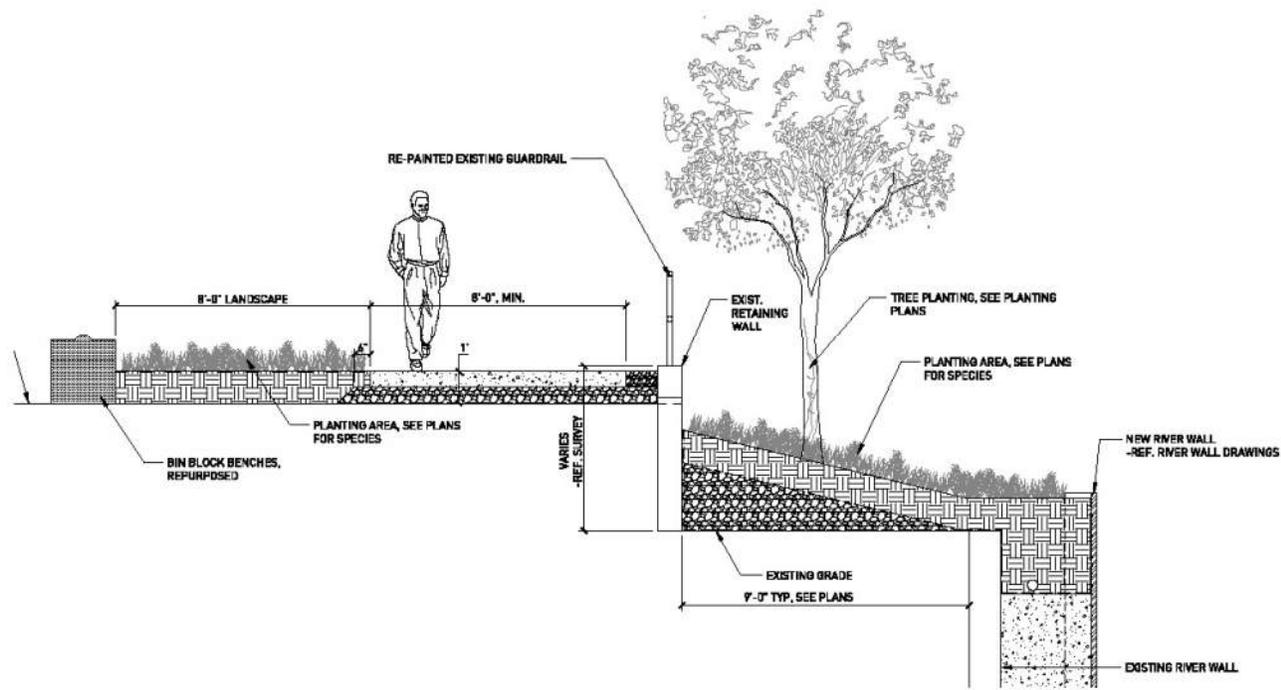
CHICAGO RIVER

MATCHLINE - SHEET L-11
MATCHLINE - SHEET L-12

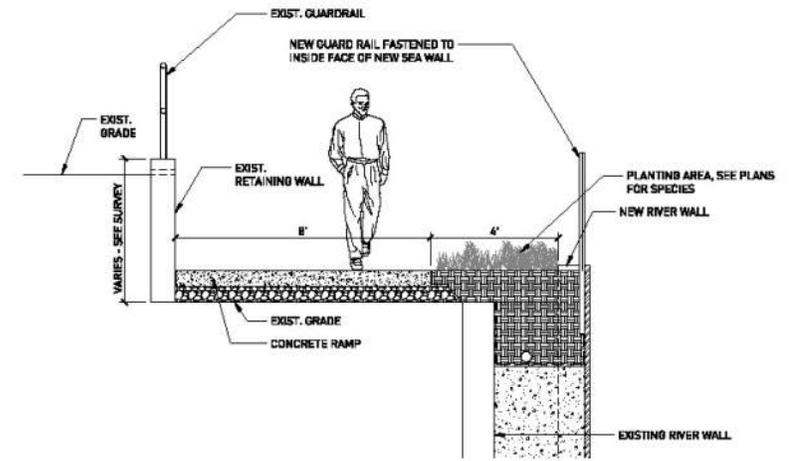
OPEN SPACE + LANDSCAPING



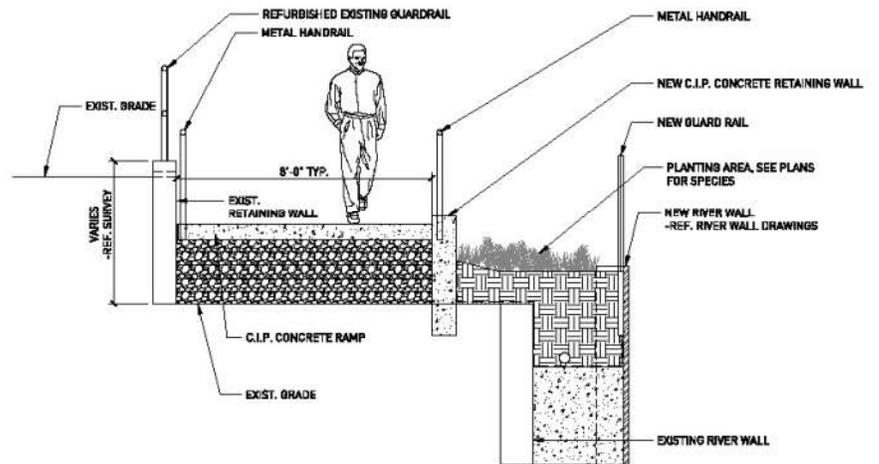
OPEN SPACE + LANDSCAPING



04 RIVERWALK SECTION - SLOPED LANDSCAPE



05 RIVERWALK SECTION - PATHWAY



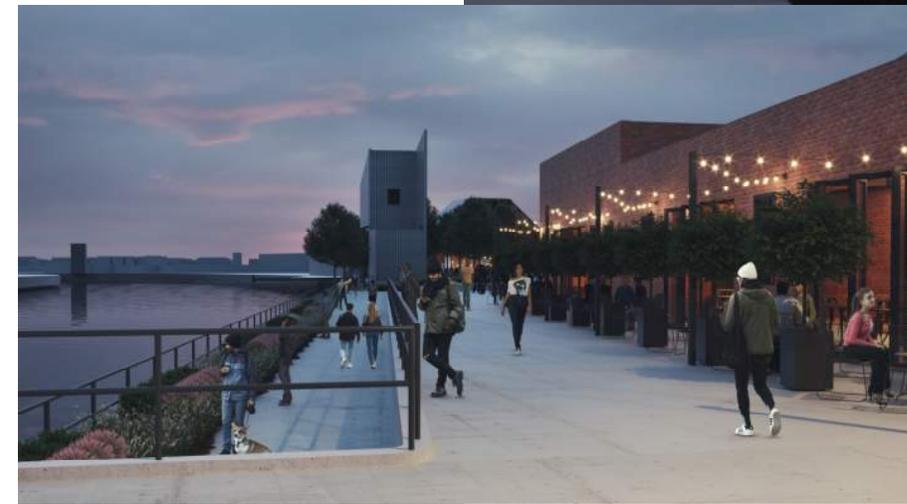
01 RIVERWALK RAMP DETAIL SECTION



PEDESTRIAN ENTRANCE TO RIVERWALK



ENTRANCE TO SITE AND RIVERWALK



OPEN SPACE + LANDSCAPING

**HISTORIC BRICK TO
REMAIN**

**EXISTING CMU TO
REMAIN**

**NEW ALUMINUM WINDOWS
TO MATCH EXISTING**

**PAINTED STEEL PORTAL TO
MATCH EXISTING**

**EXISTING CONCRETE
TO REMAIN**



BUILDING MATERIALS

Chicago Sustainable Development Policy 2017 .01.12



Compliance Options	Points Required	Sustainable Strategies Menu																																										
		Health		Energy					Stormwater				Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife															
		1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)		2.3 Exceed Energy Code (10%)		2.4 Exceed Energy Code (25%)		2.5 Exceed Energy Code (40%)		2.6 Onsite Renewable Energy (3%)		2.7 Onsite Renewable Energy (5%)		3.1 Exceed Stormwater Ordinance by 25%		3.2 Exceed Stormwater Ordinance by 50%		3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%		5.2 Green Roof 100%		6.1 Indoor Water Use Reduction (25%)		6.2 Indoor Water Use Reduction (40%)		7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development
Compliance Paths	Starting Points																																											
Options Without Certification																																												
All Options Available	0	100	50	25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	NA	NA	5	5	5	5	5	5	10	10	5	10					
Options With Certification																																												
LEED Platinum	95	5	0	0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10						
LEED Gold	90	10	0	0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10						
LEED Silver	80	20	0	0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10						
Green Globes 4-Globes	90	10	0	0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10						
Green Globes 3-Globes	80	20	0	0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10						
Green Globes 2-Globes	70	30	0	0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10						
Living Building Challenge	100	0	0	0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	10	5	10				
Living Building Challenge Petal	90	10	0	0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10						
Enterprise Green Communities*	80	20	0	0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	NA	10	5	5	10	10	5	10						
PassiveHouse	70	30	0	0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	5	10	10	5	10							

*only available to affordable housing projects funded by DPD's Housing Bureau

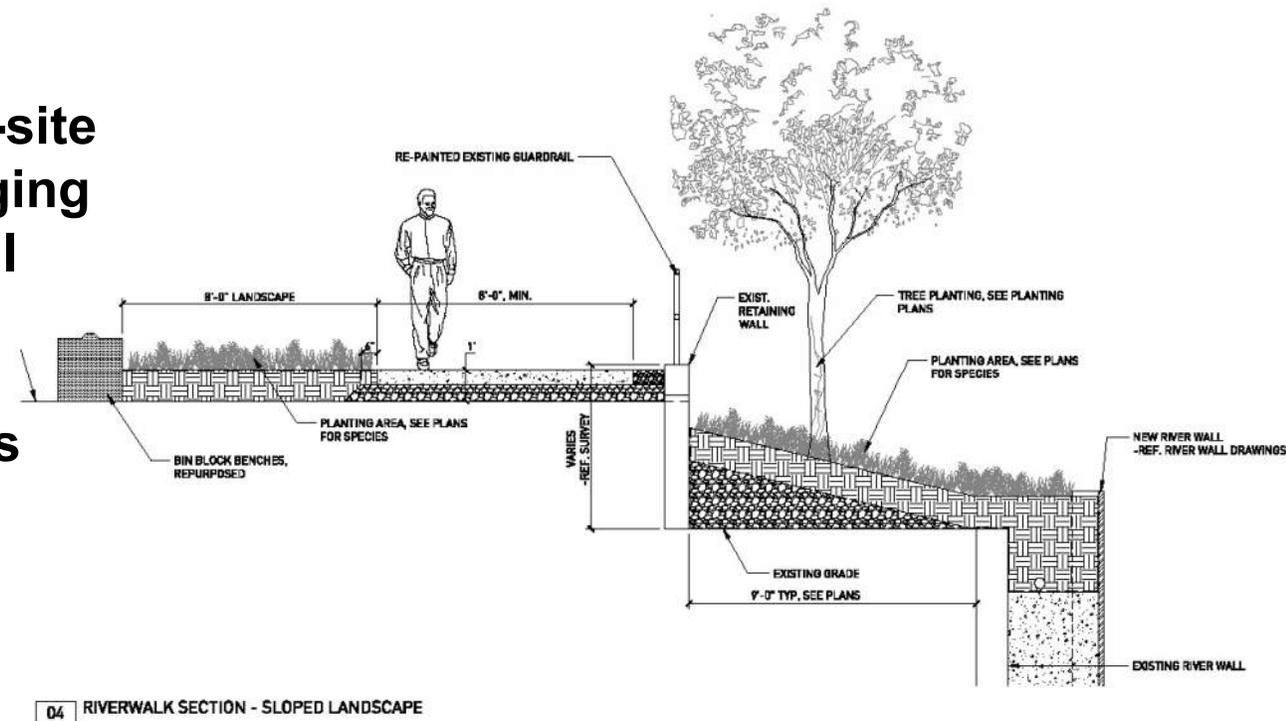
Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

Stormwater Management Ordinance Compliance

- Omni innovative soils in new green areas
- Stormwater runoff from disturbed areas on-site to be directed to Omni soil prior to discharging into river via underdrains beneath Omni soil
- Underdrains connect to existing storm discharge pipes
- Both detention and volume control amounts captured in Omni soils and surface storage



Economic & Community Benefits

- **Project Budget: \$30m**
- **Estimated Jobs:**
 - **200 Construction Jobs**
 - **50 Permanent Jobs**
- **Commitment to City Participation Goals of 26% MBE, 6% WBE and 50% City Residency**
- **Projected Annual Sales & Amusement Tax: \$4,545,000**
- **Improved Pedestrian Experience with renovated streetscapes**
- **Improved Riverfront**



DPD Recommendations (staff to complete)