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
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
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
PROPOSED DEVELOPMENT
PROPOSED DEVELOPMENT
Pedestrian Context
Pedestrian Context
LEVEL 2 PLAN
BUILDING ELEVATION (PACKAGING BUILDING WEST)
BUILDING ELEVATION (PACKAGING BUILDING EAST)
BUILDING ELEVATION (GARAGE BUILDING)
BUILDING SECTIONS (SHED)
BUILDING SECTIONS (PACKAGING)
Existing building – See photos

FAÇADE SECTIONS
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.
TRAFFIC AREA IMPROVEMENTS

- 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
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.
OPEN SPACE + LANDSCAPING
RIVERWALK DETAILS

RIVERWALK SECTION - SLOPED LANDSCAPE

RIVERWALK SECTION - PATHWAY

RIVERWALK RAMP DETAIL SECTION
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
### Sustainable Development Policy 2017-2029

**Compliance Options**

<table>
<thead>
<tr>
<th>Compliance Paths</th>
<th>Points Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Options within Certification</td>
<td>50, 60, 70, 80, 90</td>
</tr>
</tbody>
</table>

**Sustainable Strategies Menu**

- **Health**
- **Energy**
- **Stormwater**
- **Landscape**
- **Green Roofs**
- **Water**
- **Transportation**
- **Solid Waste**
- **Wetlands**
- **Wildlife**

**Planned Development Projects (PO)** - New Construction: 100 points required

**TIF Funded Development Projects (TIF) - New Construction**: 100 points required

**DPD Housing, Multi-family (≥5 units) Projects (DPD-MH)** - New Construction**: 100 points required

**RQ, TIF, DPD-MH and Class L - Renovation Projects**: 25 points required

**Moderate Renovation Projects**: 50 points required

*Does not apply to TIF assistance of less than $1M (including but not limited to TIF-MP, TIF Purchase, and Streamlined TIF and SBF 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

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**SUSTAINABLE DEVELOPMENT POLICY**
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)