



CHICAGO PLAN COMMISSION

Department of Planning and Development

1905-1907 W. Fullerton Av. – Industrial Corridor Map Amendment (ICMA)

32nd Ward / Ald. Waguespack / Logan Square Community Area

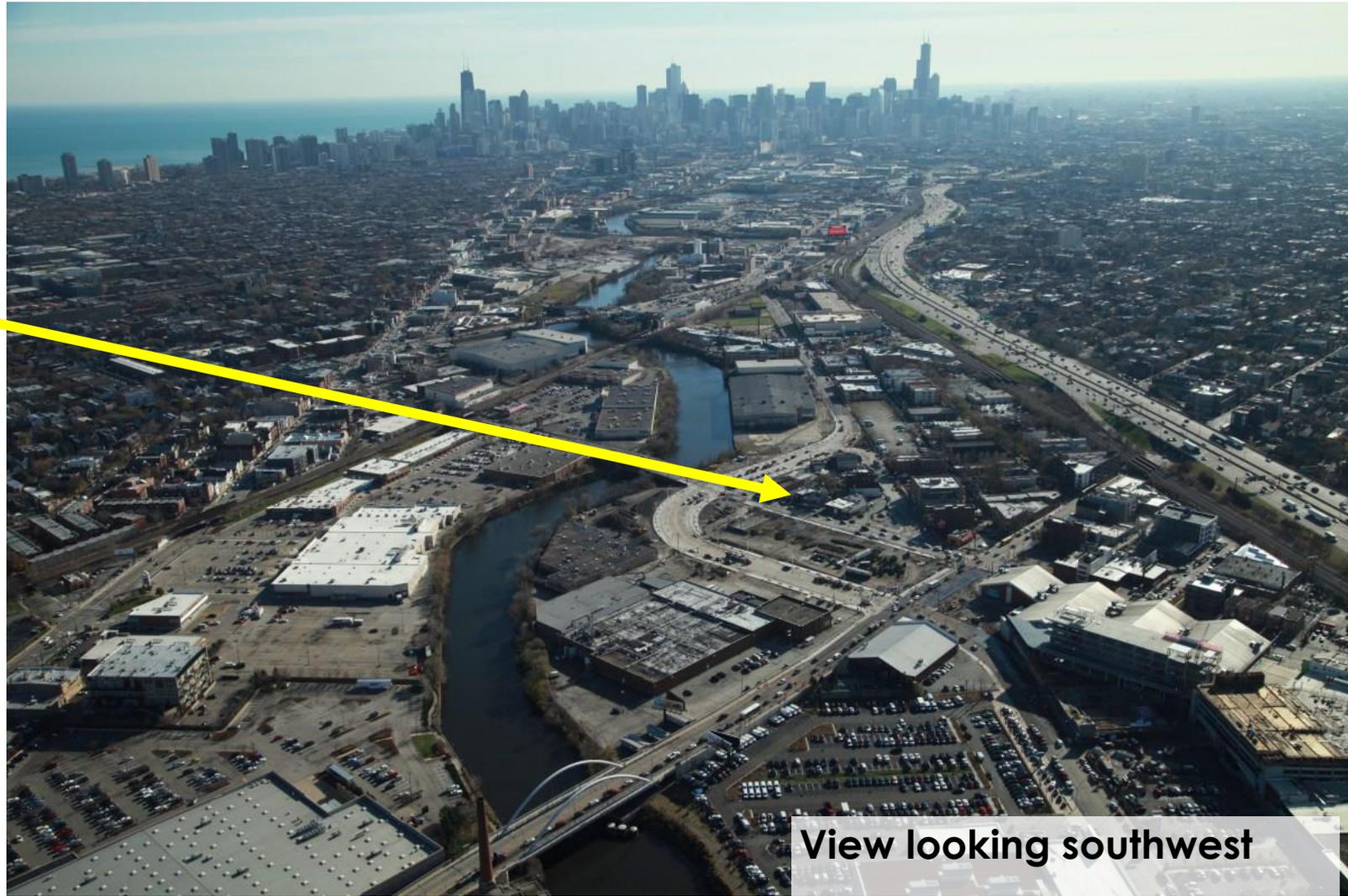
Applicant: Dean Siebert

February 18, 2021

Site Context



1907 W. Fullerton Av.



View looking southwest



Community Area Snapshot

Logan Square Community Area

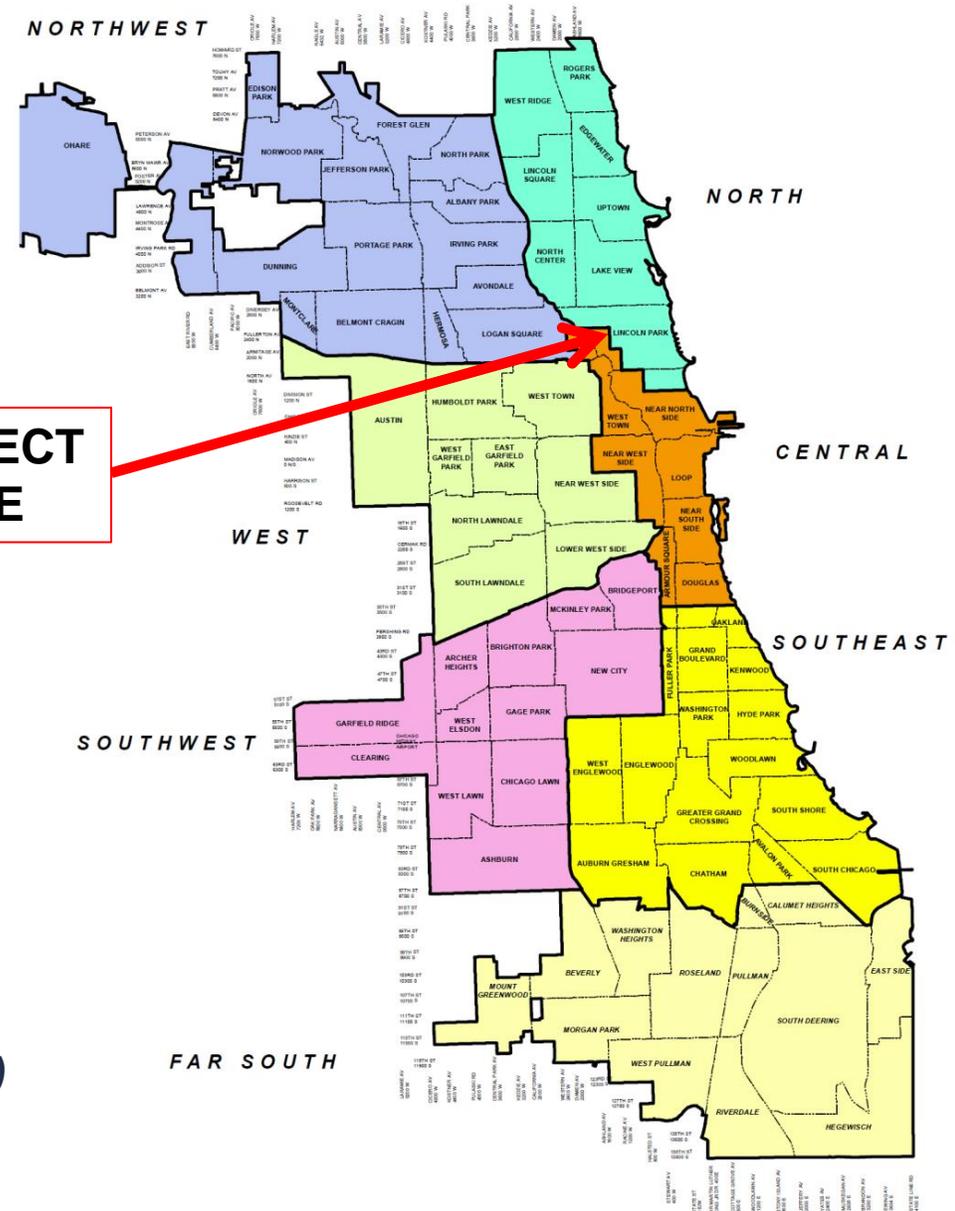
DEMOGRAPHICS OF LOGAN SQUARE

- Population 72,742 people
- Age:
 - 19 and under..... 26%
 - 20-49 42%
 - Over 50 32%

MEDIAN INCOME: \$75,333

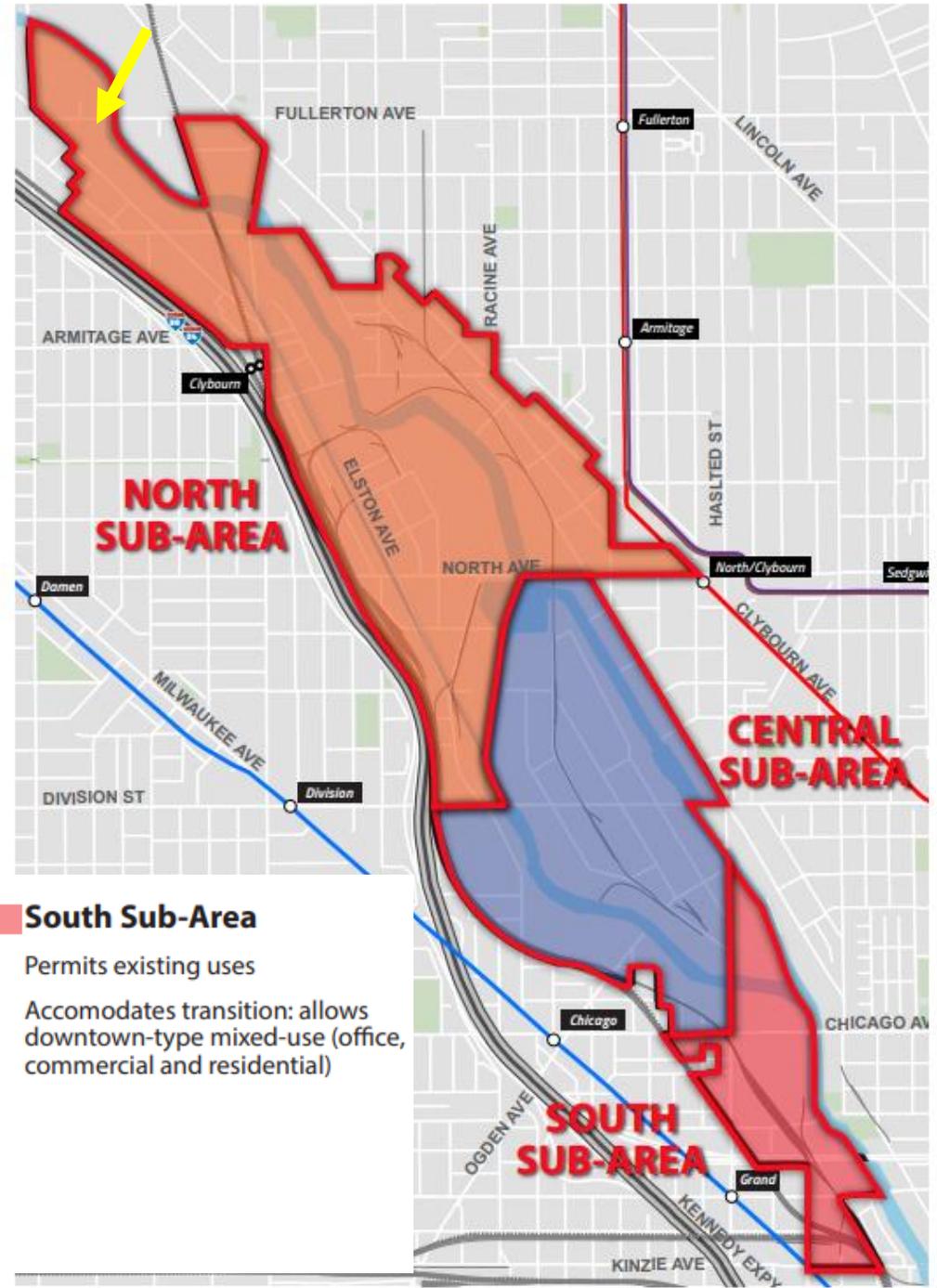
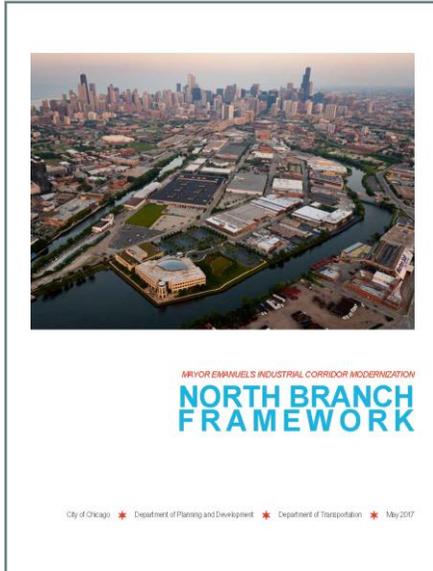
*Source: Chicago Metropolitan Agency for Planning (CMAP)
Community Data Snap Shot: Logan Square (June 2020 Release)*

PROJECT SITE



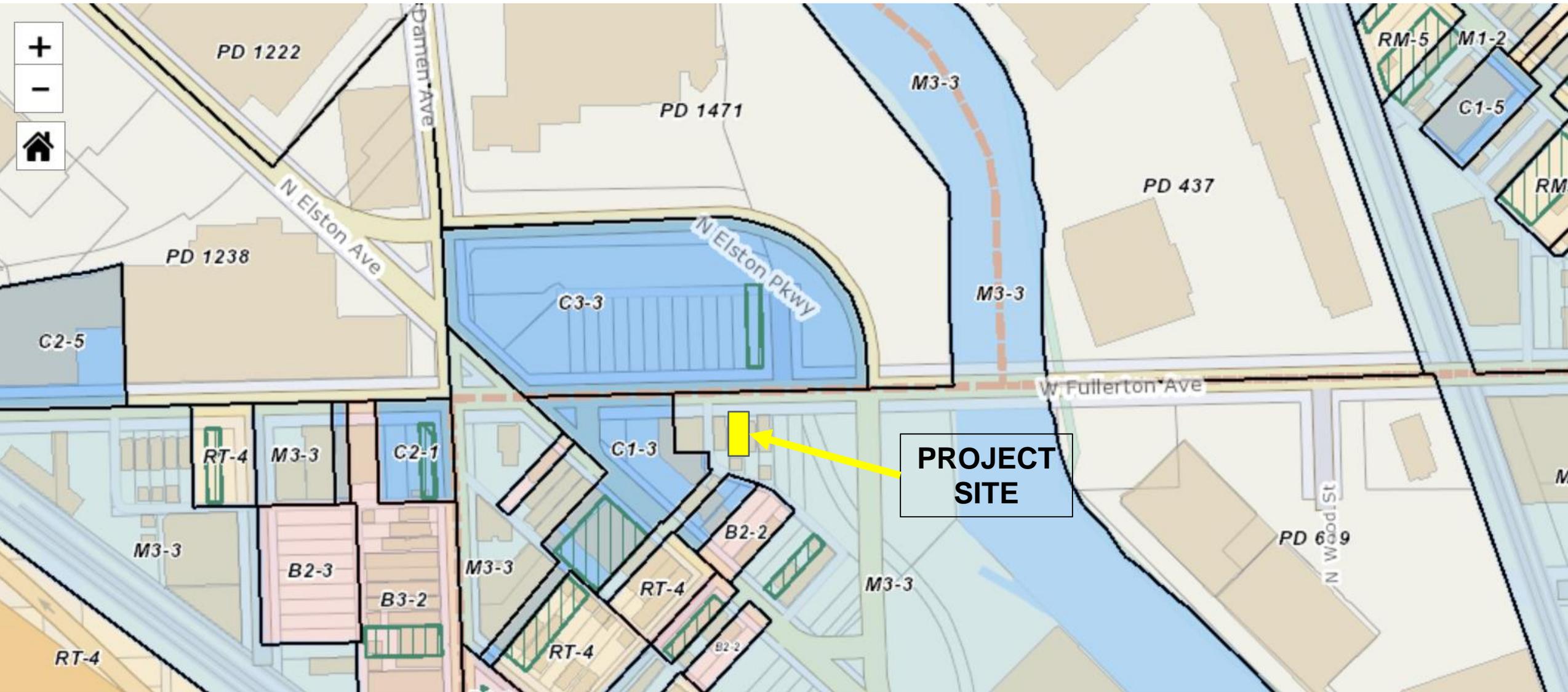
★ Planning Context

- 1) Consistent with North Branch Industrial Corridor Plan policy to rezone the North Sub-Area to accommodate the opportunity for mixed-use development
- 2) Compatible with density of surrounding area
- 3) Compatible with zoning of surrounding area
- 4) Adequate existing infrastructure
- 5) No adverse affect on industrial viability of corridor



- North Sub-Area**
 Permits existing uses
 Accomodates transition: allows mixed-use (office, commercial and residential)
- Central Sub-Area**
 Permits existing uses
 Critical Services, light industrial office and supporting services; no residential permitted

- South Sub-Area**
 Permits existing uses
 Accomodates transition: allows downtown-type mixed-use (office, commercial and residential)



SITE CONTEXT PLAN – CURRENT ZONING

★ Existing Conditions



★ Existing Conditions



★ Existing Conditions



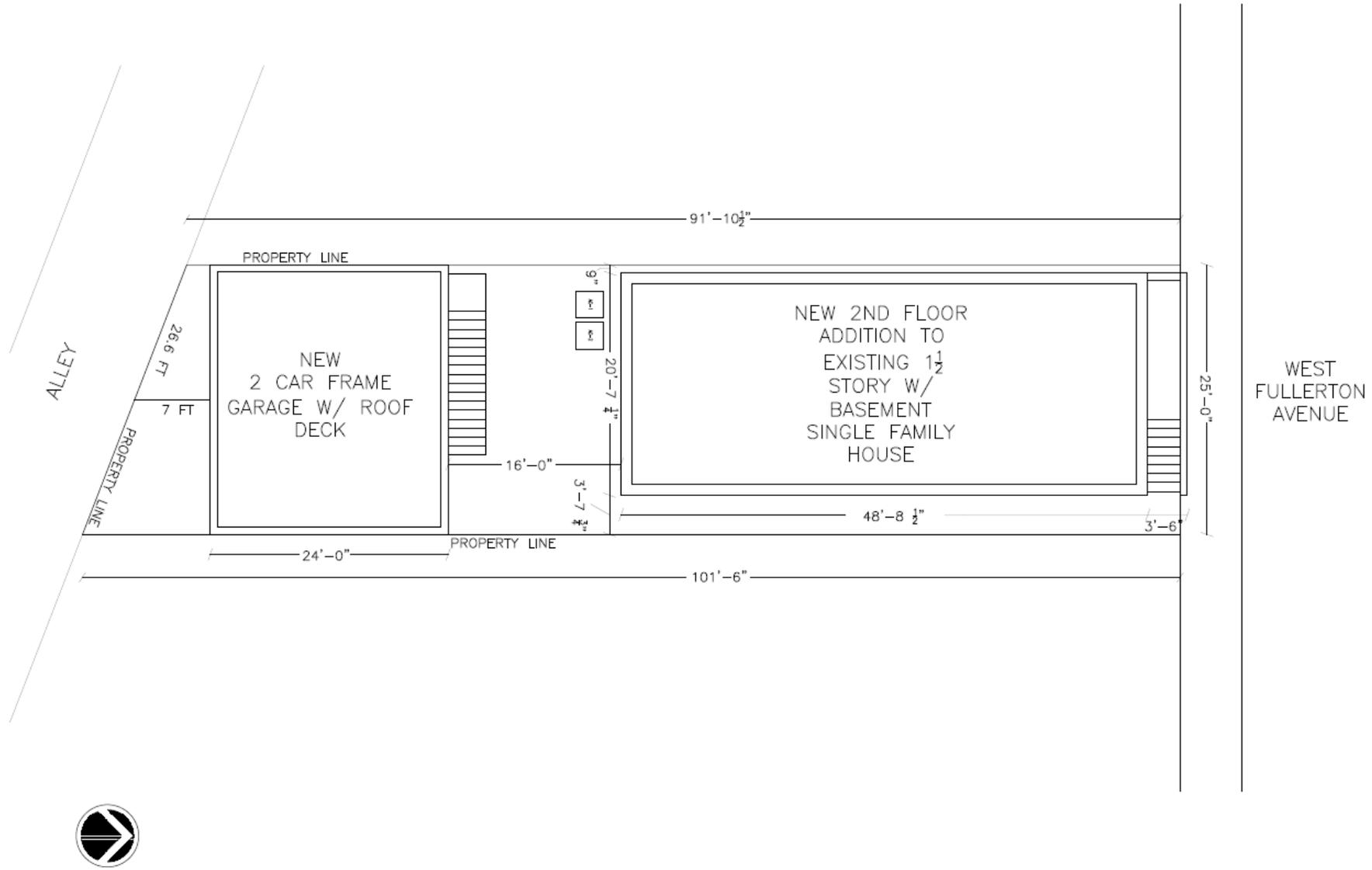


Project Timeline + Community Outreach

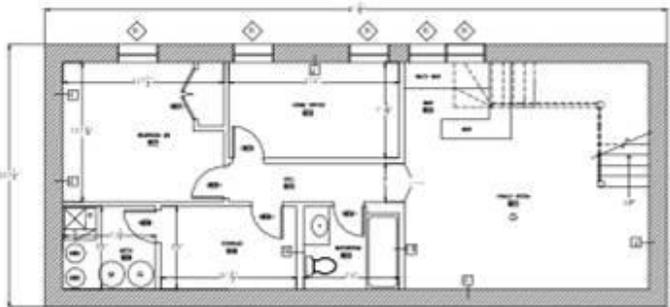
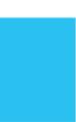
- **Date of Filing:** June 24, 2020
- **Community Outreach**
 - Several meetings with the Alderman's staff
 - Plans submitted to Logan Square Preservation and The Bucktown Community Organization. Due to the Covid pandemic, plans were circulated to membership in lieu of a meeting.
 - Immediate neighbors notified of proposed plans and expressed support for project
- **Project Changes Based on Feedback:**
 - The Applicant originally filed for a rezoning from M3-3 (Heavy Industry District) to RT-4 (Residential Two-Flat and Multi-Unit District). Per the recommendation of the Department of Planning and Development, the application has been amended to request a rezoning to B2-2 (Neighborhood Mixed-Use District).



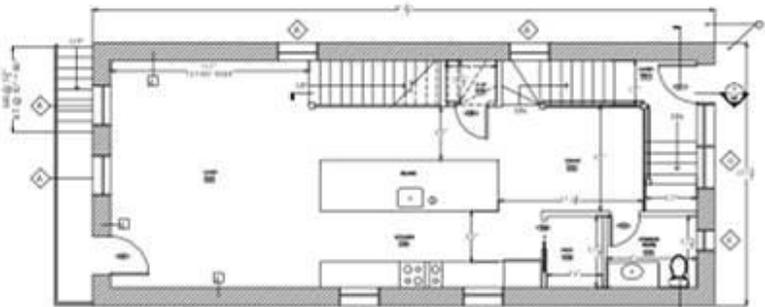
CONTEXT PLAN



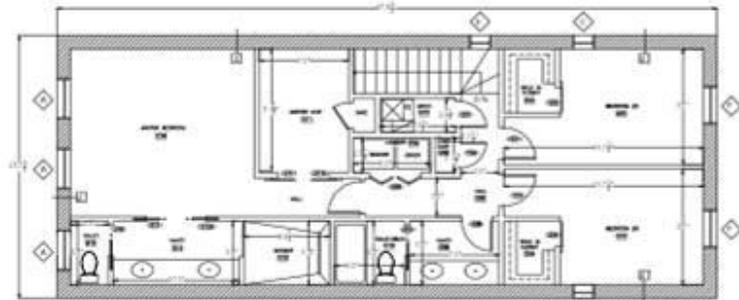
SUBJECT SITE PLAN



1 BASEMENT CONSTRUCTION PLAN
1/4" = 1'-0"



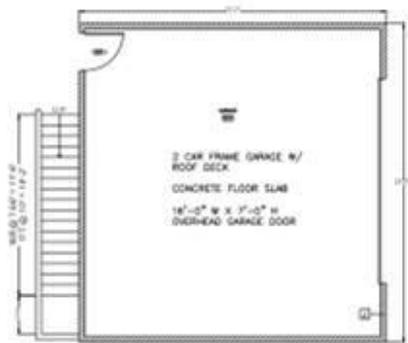
2 FIRST FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"



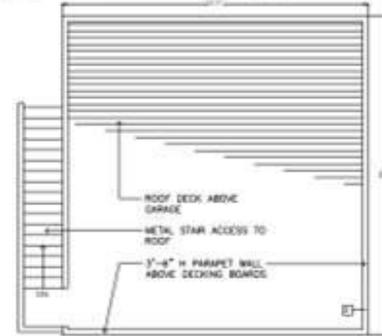
3 SECOND FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"



5 ROOF PLAN
1/4" = 1'-0"



4 GARAGE CONSTRUCTION PLAN
1/4" = 1'-0"



5 GARAGE DECK ROOF PLAN
1/4" = 1'-0"

CITY OF CHICAGO APPROVAL STAMP

STUDIO Villanueva ARCHITECTURE LLC

1024 West George Street
Chicago Illinois 60657
telephone 773 - 714 - 1230

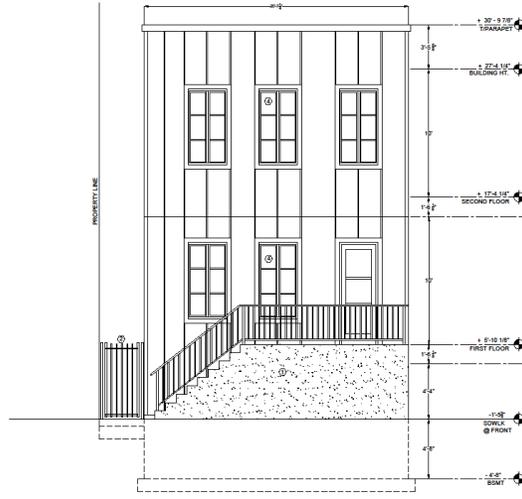
NOTES

NO.	DATE	DESCRIPTION

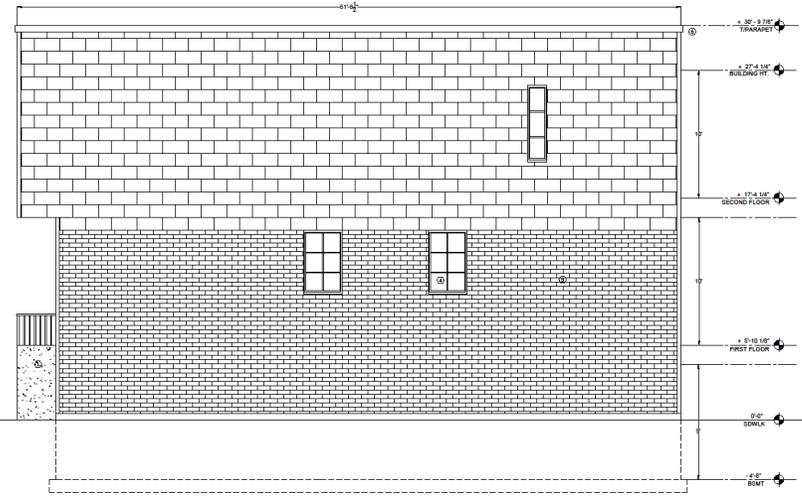
CONSTRUCTION PLANS

PROJECT NO. 1000000000
 1. WORK BY PROFESSIONAL ARCHITECT
 2. WORK BY ARCHITECTURAL FIRM
 3. WORK BY ARCHITECT

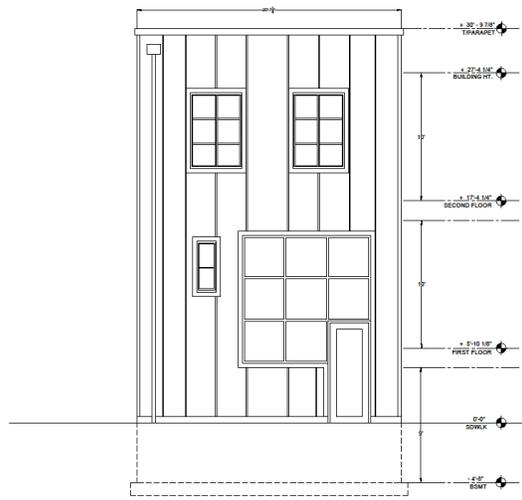
A1



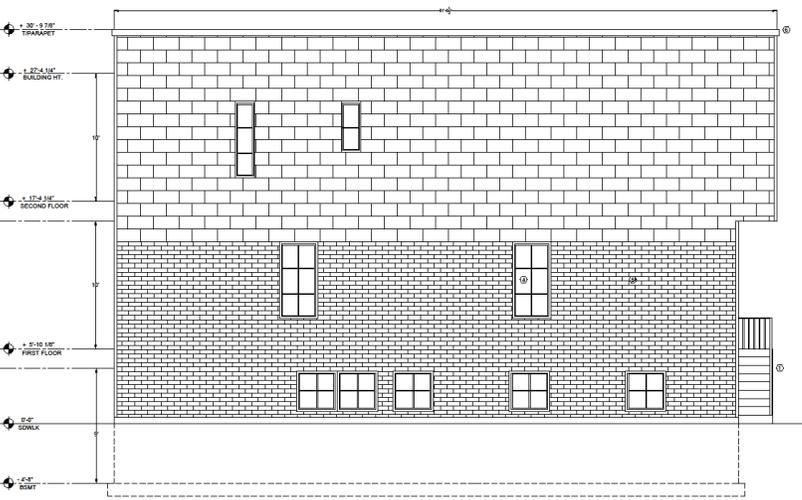
2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

CITY OF CHICAGO APPROVAL STAMP

STUDIO Villanueva
ARCHITECTURE LLC

1024 West George Street
Chicago Illinois 60657
telephone 773 - 718 - 1230

NOTES

10/11/20	ISSUE FOR PERMIT
10/20/20	PERMIT SET ISSUE FOR PRICING
REV. DATE	ISSUE HISTORY

EXTERIOR ELEVATIONS

PRIVATE RESIDENCE

1905 W FULLERTON AVE
CHICAGO, IL. 60614

PROJECT NO.	ISSUE	DATE
-------------	-------	------

A2



1883-1885 W Fullerton Ave.



1887 W Fullerton Ave.



1903 W Fullerton Ave.



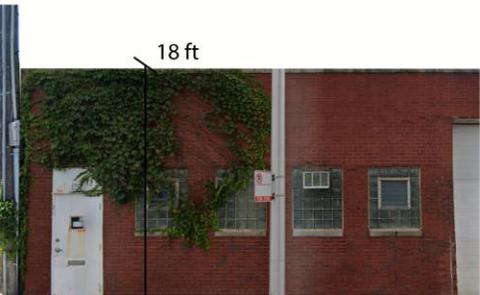
1905 W Fullerton Ave.



1907 W Fullerton Ave.



1915 W Fullerton Ave.





FRONT RENDERING



REAR RENDERING

Economic and Community Benefits

- Investment: \$700,000.00+
- Construction Jobs: 20
- Increased Tax Revenue: will double the current \$8,500.00 per year



DPD Recommendations

DPD recommends that the proposed Industrial Corridor Map Amendment for 1905-1907 W. Fullerton Av. is appropriate as the proposal:

- is **consistent with land use patterns** in this portion of the North Branch Industrial Corridor
- is **compatible with the underlying zoning districts** in the immediate vicinity
- is **appropriate given the site's location to adjacent residential properties**
- **will not adversely affect the continued industrial viability** of the North Branch Industrial Corridor
- **will bring an existing non-conforming residential use into zoning compliance**
- will not negatively impact the operations of existing companies within the corridor