



CHICAGO PLAN COMMISSION

Department of Planning and Development

**Proposed Amendment to RBPD #1420 Sub-Area
2131 N. Elston Avenue (32nd Ward)
Lionsmane Partners LLC**

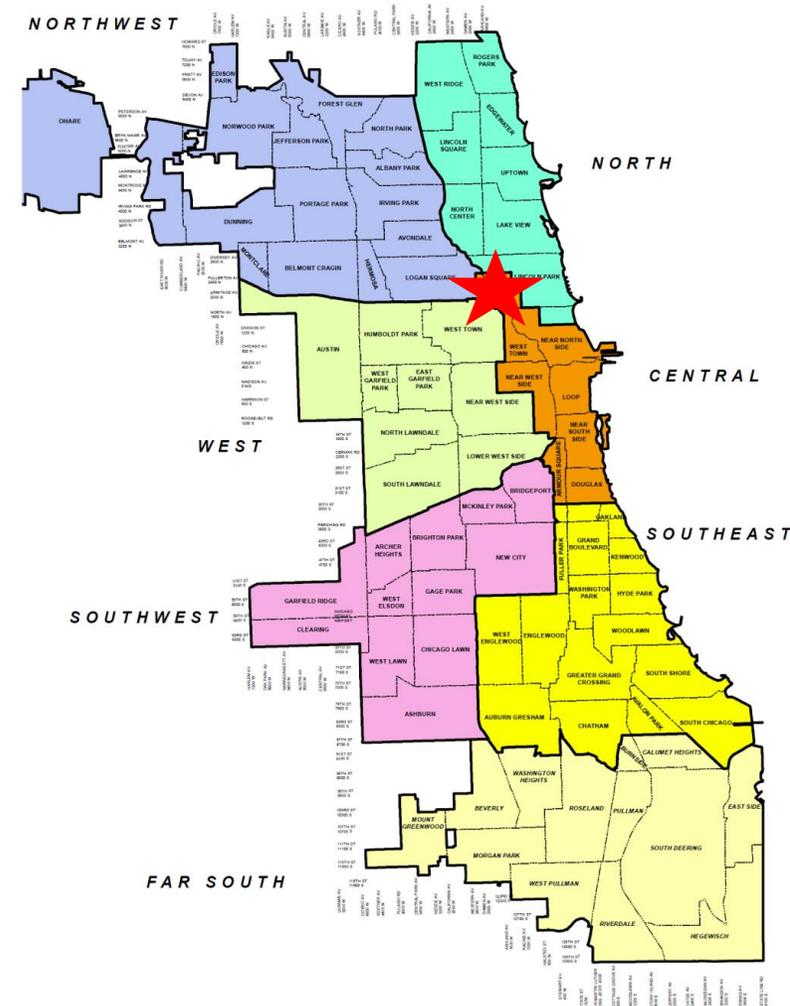
02/17/2022

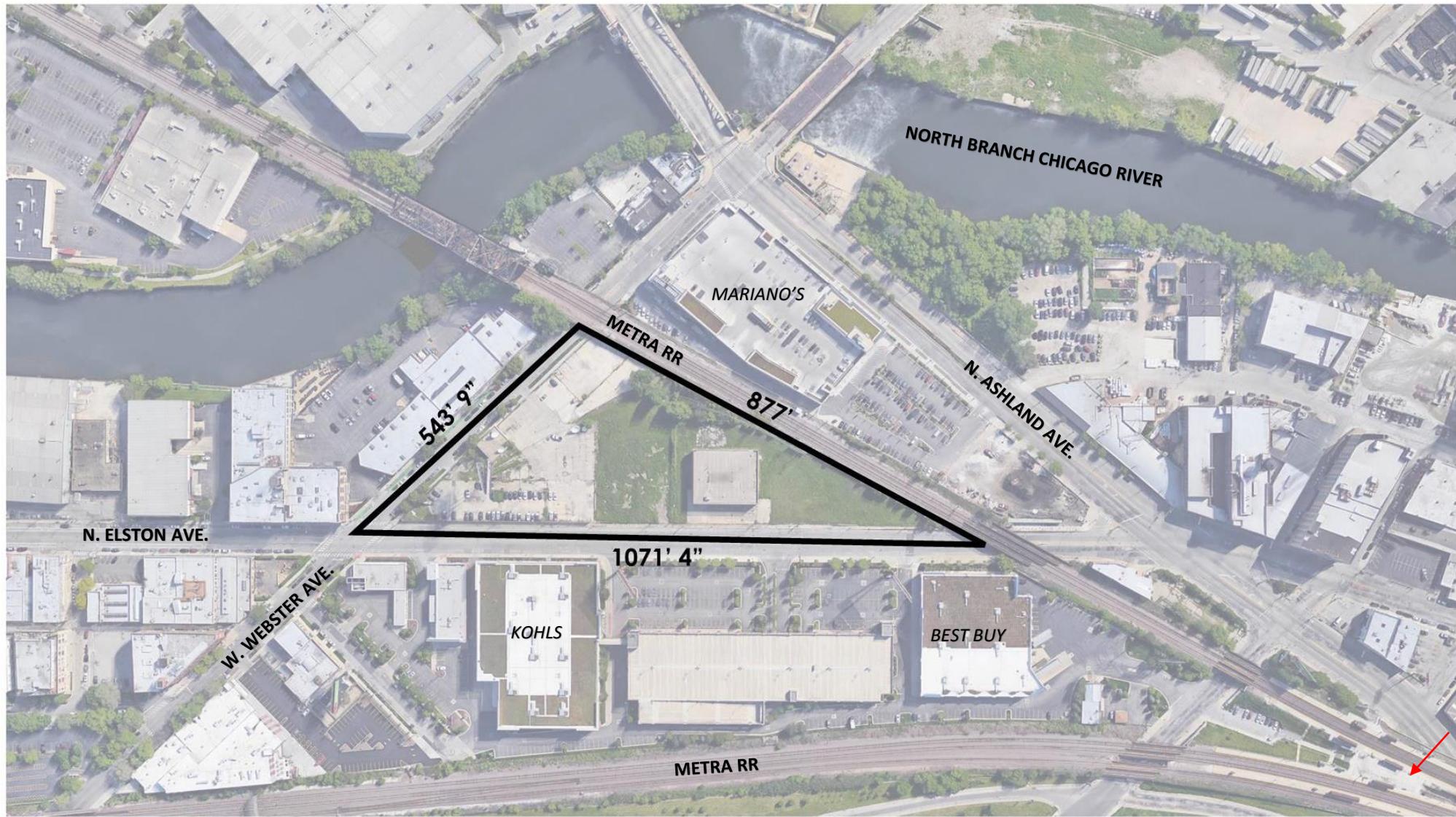
★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

- Central Region, Logan Square Community Area
- Nexus of Lincoln Park, West Town, and Lakeview neighborhoods
- Logan Square Community Area Demographics
 - Population decreased 13.4% faster than the City of Chicago as a whole, 2000-2020
 - 37.6% are 2-person households (vs. 29.7% in Chicago and 30.8% in the region)
 - 20.7% of households have no vehicle
 - 43.7% of residents walk, bike, or take transit to work

Source: Chicago Metropolitan Agency for Planning (CMAP)
Community Data Snapshot: Logan Square (August 2021 Release)





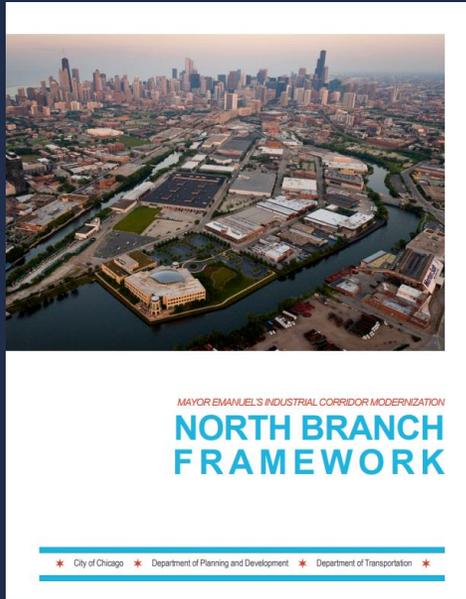
Clybourn
Metra
Station

SITE CONTEXT PLAN



OVERALL SITE AERIAL

Planning Context

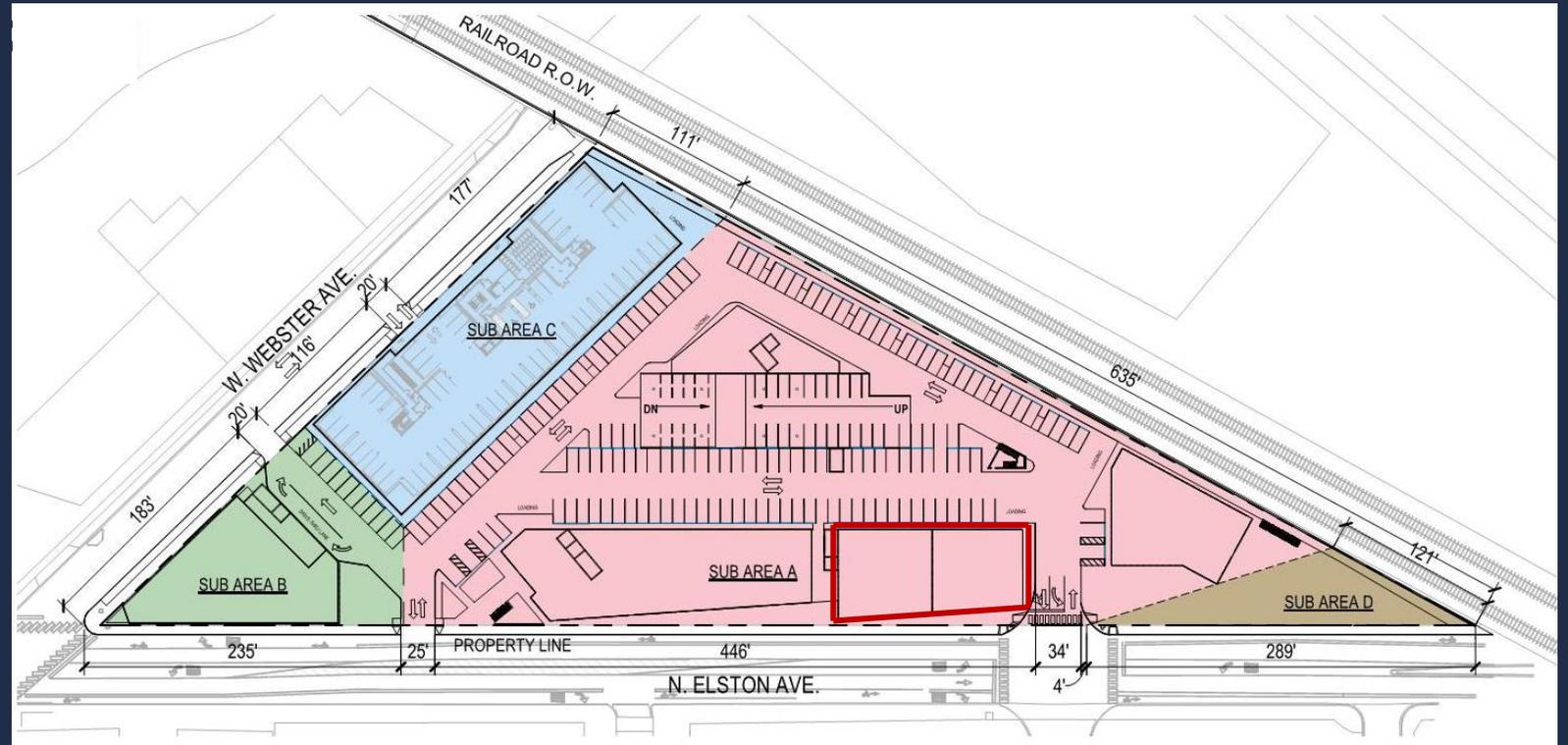


The proposal is subject to the North Branch Framework Plan adopted by the Chicago Plan Commission on May 18, 2017.

GOALS OF THE NORTH BRANCH FRAMEWORK PLAN

- Maintain the North Branch Industrial Corridor as an Important Economic Engine and Vital Job Center
- Provide Better Access for all Transportation Modes
- Build Upon the North Branch Industrial Corridor's Unique Natural and Built Environment

- Planned Development approved in September 2018 and amended in December 2020
- Proposed Amendment is to add “Sports and Recreation, Participant – Indoor” as a permitted use in Sub-Area A, outlined in red
- No changes are proposed to the site plan or design of the existing buildings within Sub-Areas A, B or C.



PLANNED DEVELOPMENT AMENDMENT REQUEST

Pedestrian Context

View of PD 1420 Sub-Area A
Looking Northwest Along
Elston Avenue

The Proposed New Use will be
located on the ground floor of the
building in the foreground



Commercial Space

The Proposed New Use is to be a new tenant to build out and occupy the ground floor Commercial Space



- \$1.1 Million Dollar Investment in the Logan Square Community Area
- Buildout and Activating Currently Vacant Commercial Space
- Creation of Approximately 75 Construction Jobs
- Creation of 15 - 20 Permanent Jobs

MBE / WBE Participation Goals:

- MBE Contracts: **26%** of total construction budget
- WBE Contracts: **6%** of total construction budget
- City resident hiring: **50%** of total construction work hours

★ DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports the amendment for the following reasons:

- The proposal promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (17-8-0103).
- The proposal is compatible with the character of the surrounding area in terms of uses (17-13-0609-B).

