CHICAGO PLAN COMMISSION
Department of Planning and Development

TYPE 1 ZONING AMENDMENT IN NORTH BRANCH CORRIDOR OVERLAY DISTRICT

1308 N. ELSTON AVE. (27TH Ward)

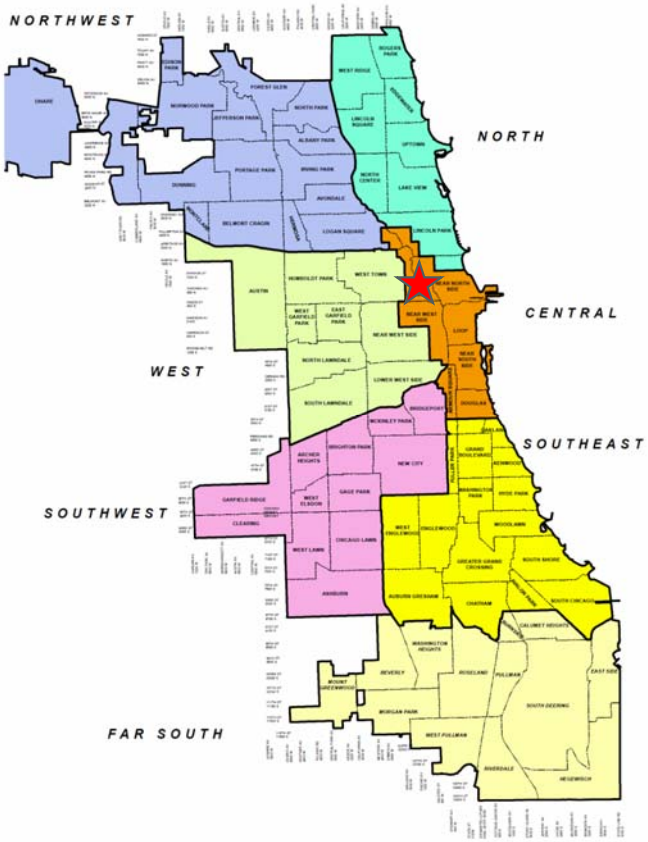
APPLICANT: 1308 N. ELSTON (CHICAGO) INVESTORS, LLC

2/16/2023

Community Area Snap Shot

WEST TOWN COMMUNITY AREA :

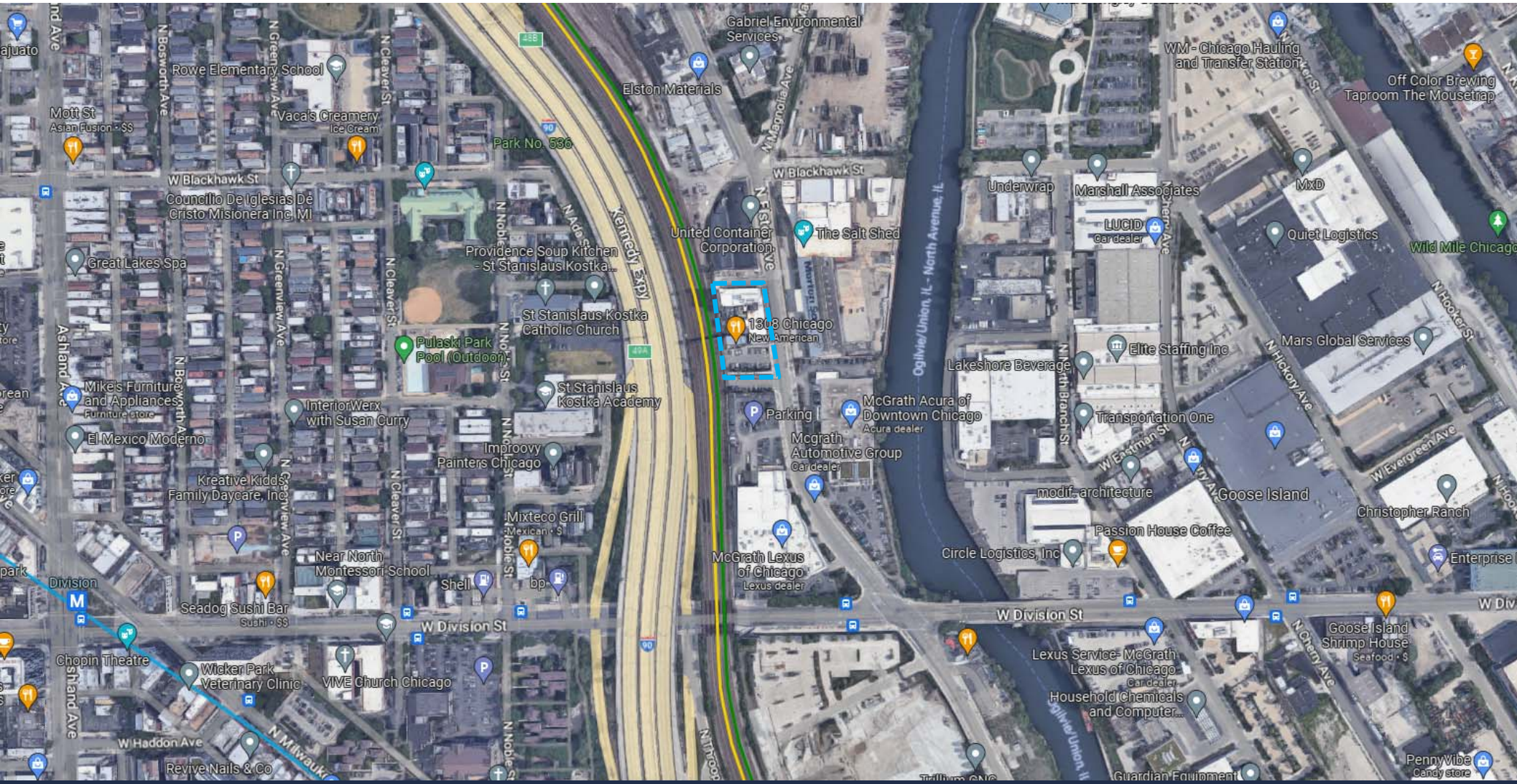
- Population: 87,781
- Top Employment Sectors
  - Administration (23.5%)
  - Accommodation and Food Service (13.6%)
  - Health Care (13.2%)
  - Retail Trade (8.4%)
  - Professional (7.4%)
- 43.2% of workforce lives outside of Chicago



Source: Chicago Metropolitan Agency for Planning (CMAP)
Community Data Snapshot (July 2022 Release)

Project Overview

- Applicant seeks to change the zoning from M3-3 (Heavy Industry District) to C2-3 (Motor Vehicle-Related Commercial District).
- Zoning change will allow for expanded uses within the existing building, including a proposed dentist office and possibly a dance studio, among other uses.
- Applicant fully renovated the existing building in 2019 as a Class-A office building and has filled a portion of the building with office tenants.
- No new construction or site improvements are proposed.



SITE CONTEXT PLAN

- **Zoning:**

  Existing: M3-3

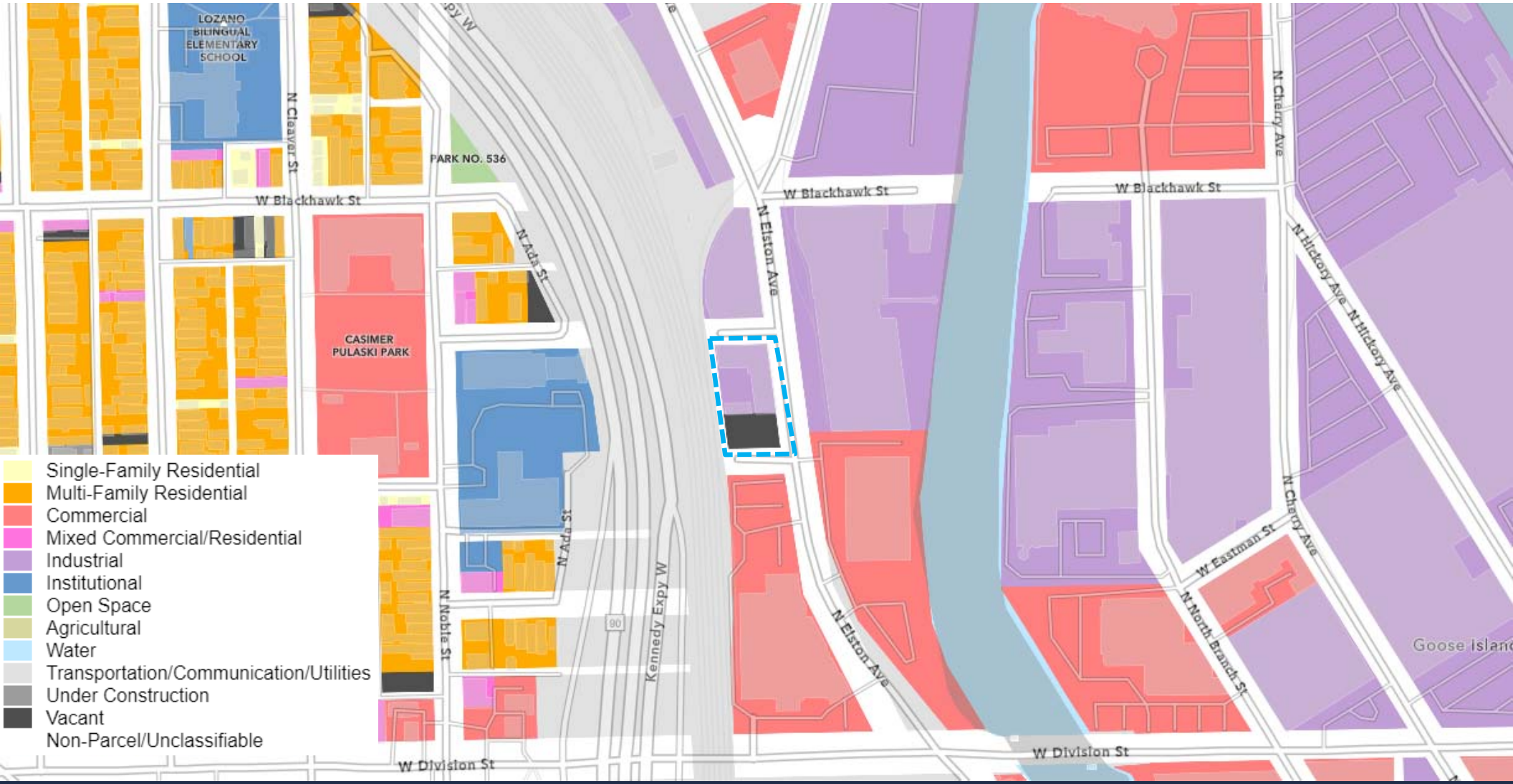
  Proposed: C2-3

  Property is the North Branch Industrial Corridor and the North Branch Corridor Overlay District, Subarea A
- **Net Site Area:** 30,441 sf
- **Building (existing):**

  72,000 sf

  6 stories
- **FAR (existing):** 2.37
- **Vehicular Parking (existing):** 25
- **Loading Docks (existing):** 1
- **Bicycle Parking (existing):** 2

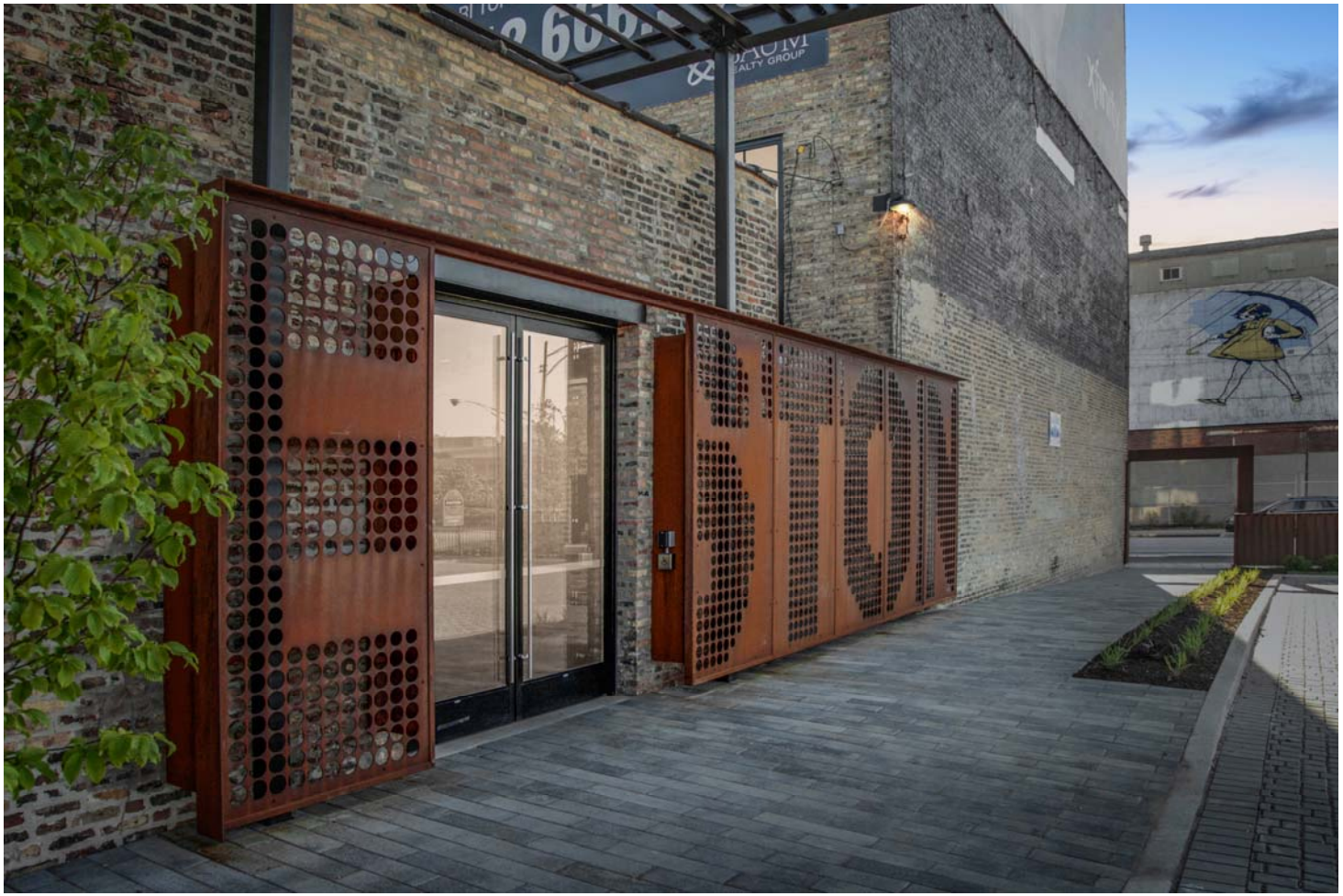
ZONING SUMMARY



LAND USE CONTEXT PLAN (CMAP, 2018)

View looking north from W. Potomac Ave.

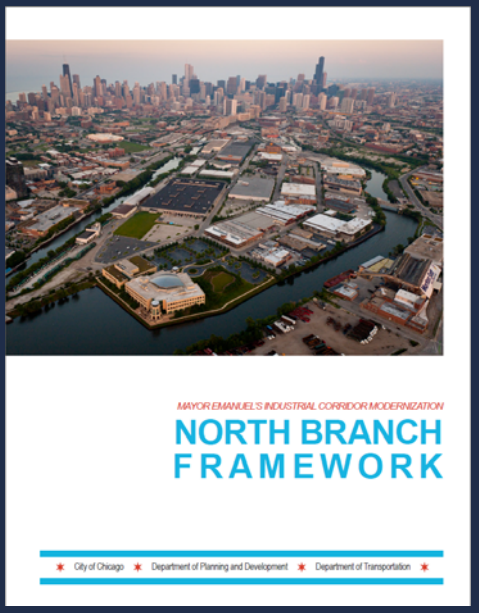
Pedestrian Context



View looking at Elston Ave. building frontage

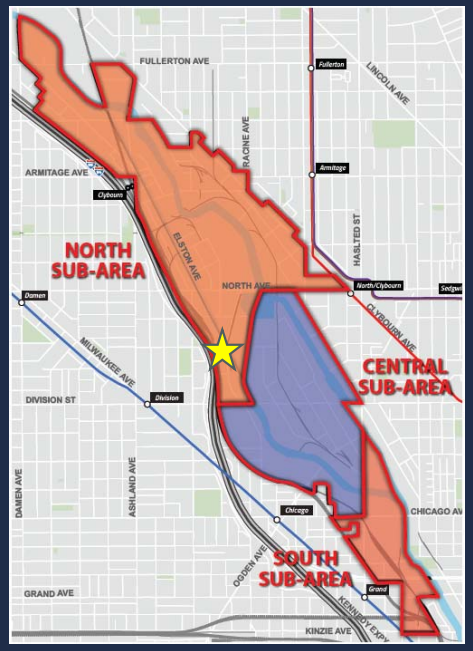
View from roof of building

Planning Context



NORTH BRANCH FRAMEWORK PLAN (CPC 2017)

- GOALS:
  - Maximize the North Branch as an economic and vital job center.
  - Enhance the areas unique natural and built environment.



Project Timeline + Community Outreach

TIMELINE

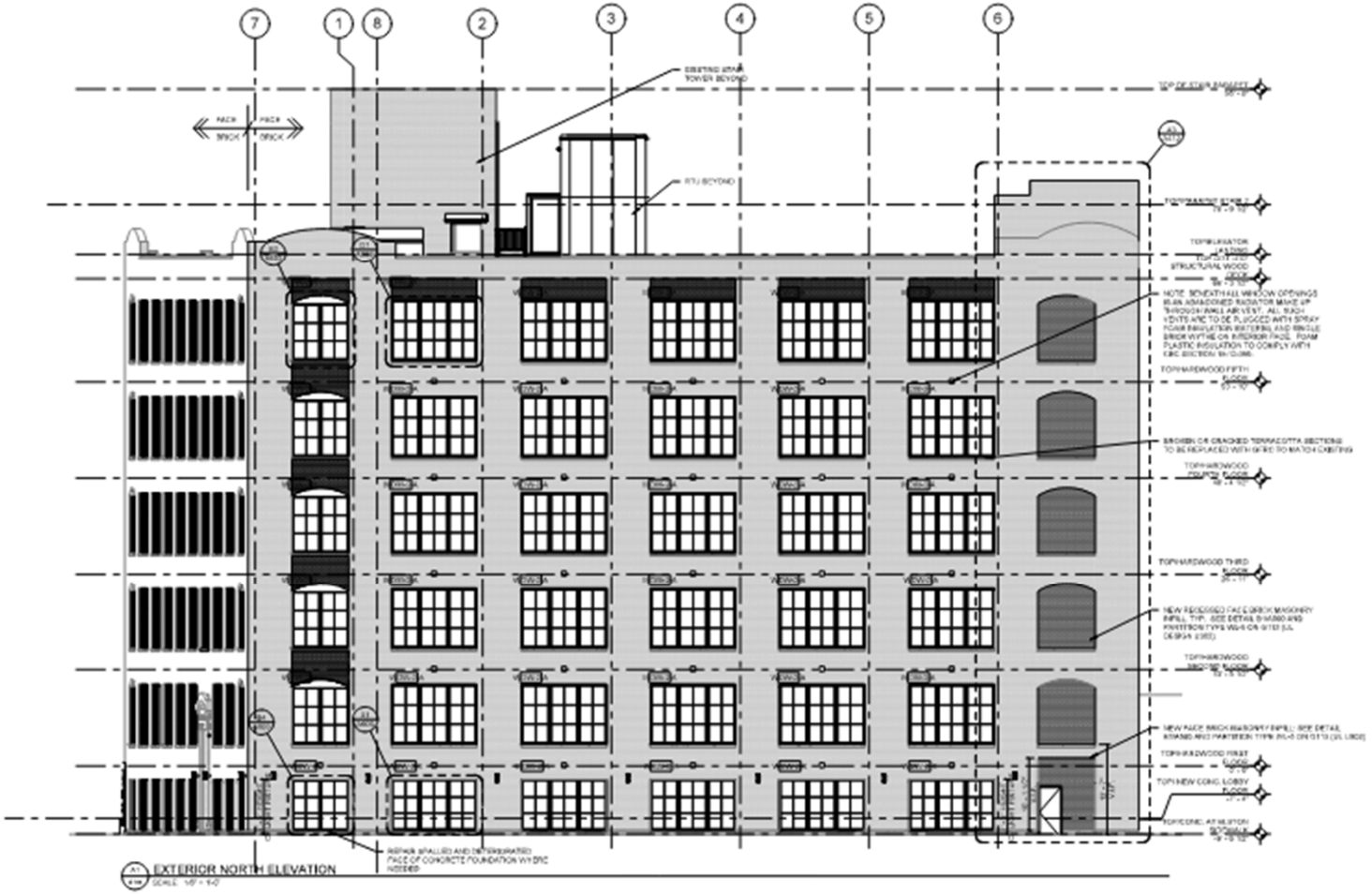
- Meeting with Alderman Burnett on December 21, 2022
- Meeting with North Branch Works on January 17, 2023
- Zoning Amendment Application filed January 18, 2023
- Community Meeting held February 15, 2023
- Letter of Support received from North Branch Works

COMMUNITY BENEFITS

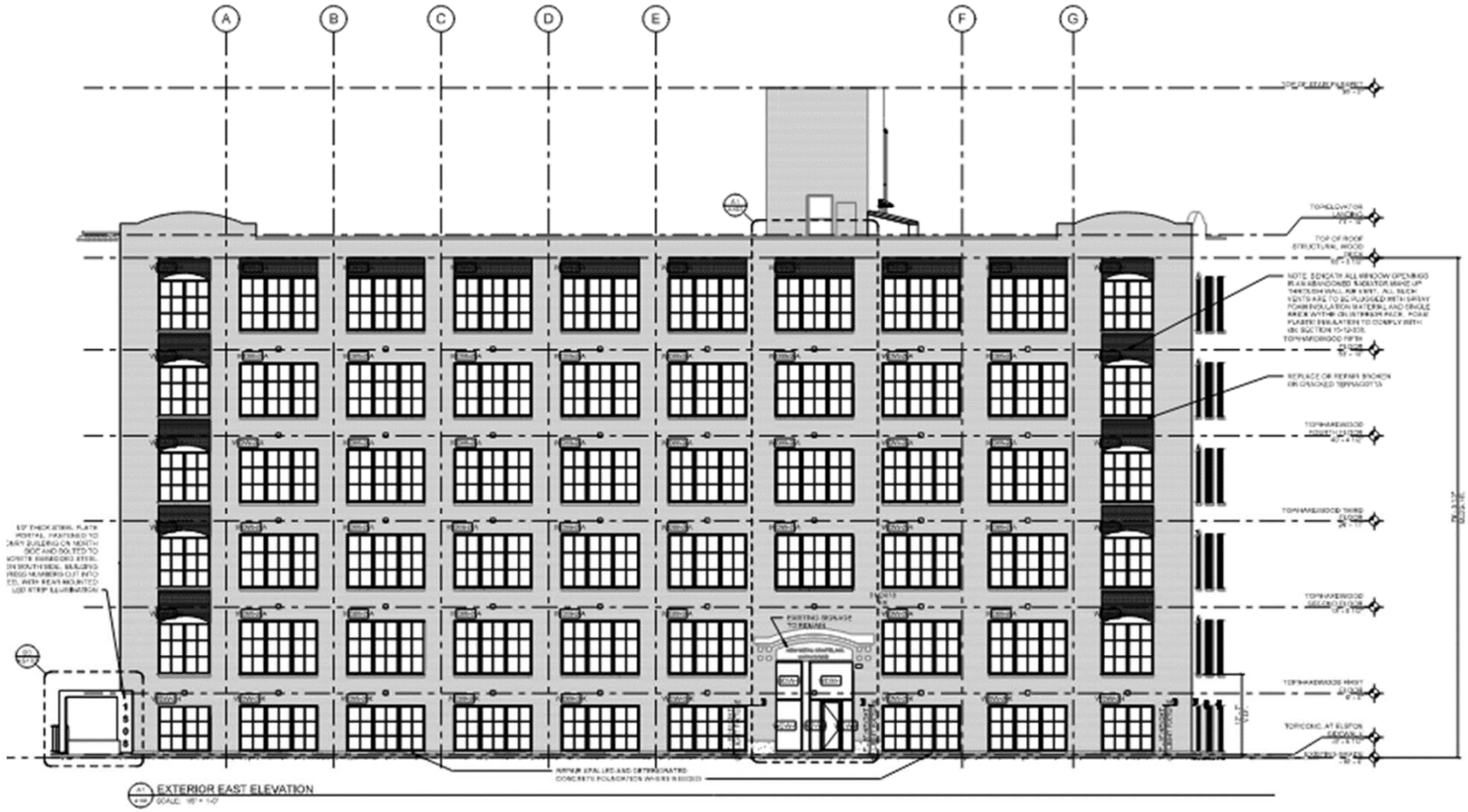
- Continued investment by Applicant in existing building, bringing additional jobs to the neighborhood
- Payment of Industrial Corridor System Fee - $372,902.25

ELSTON AVE.
bike lane
W. EVERGREEN AVE.
POTOMAC AVE.
LOBBY
ANNEX
N

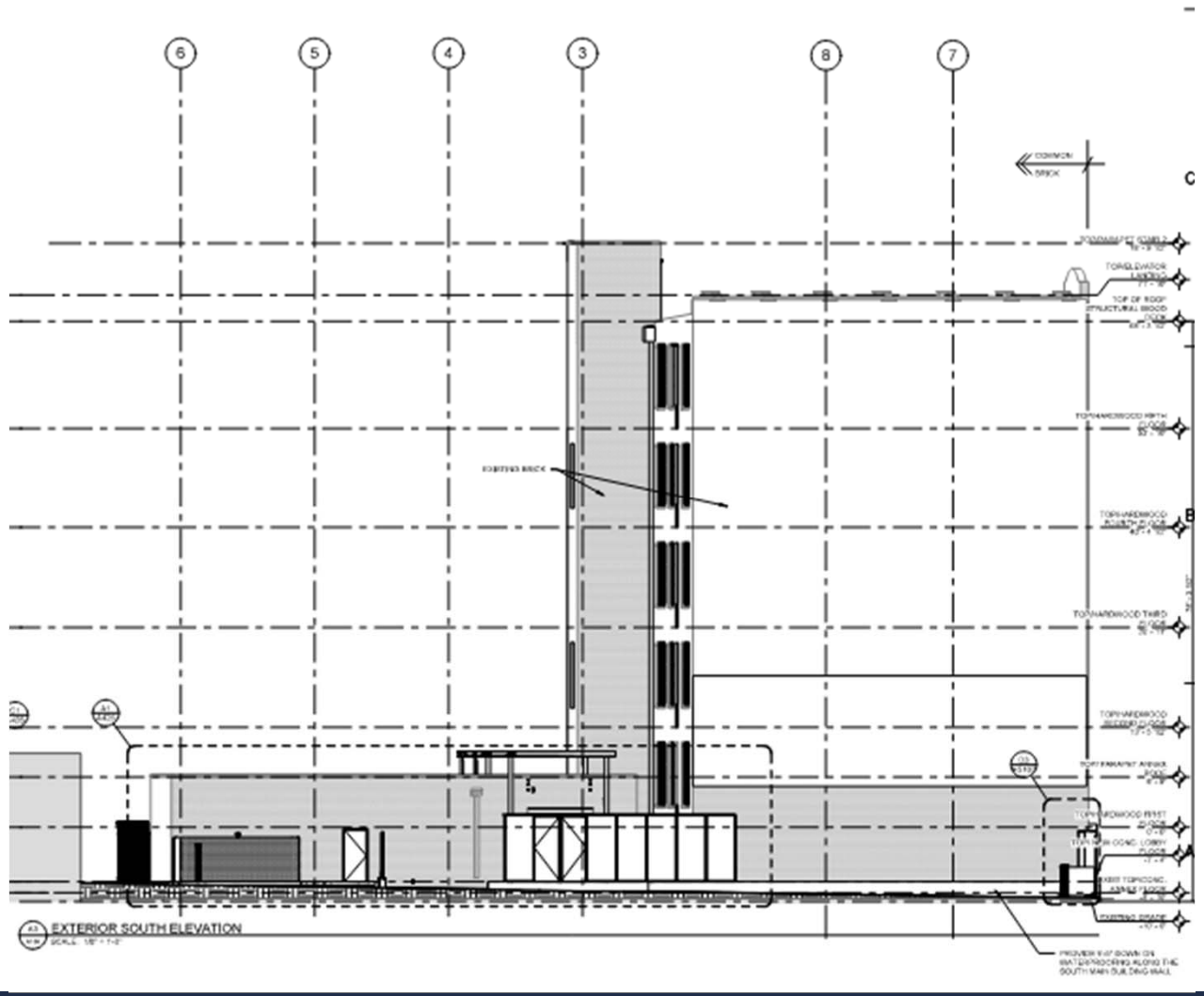
SITE PLAN



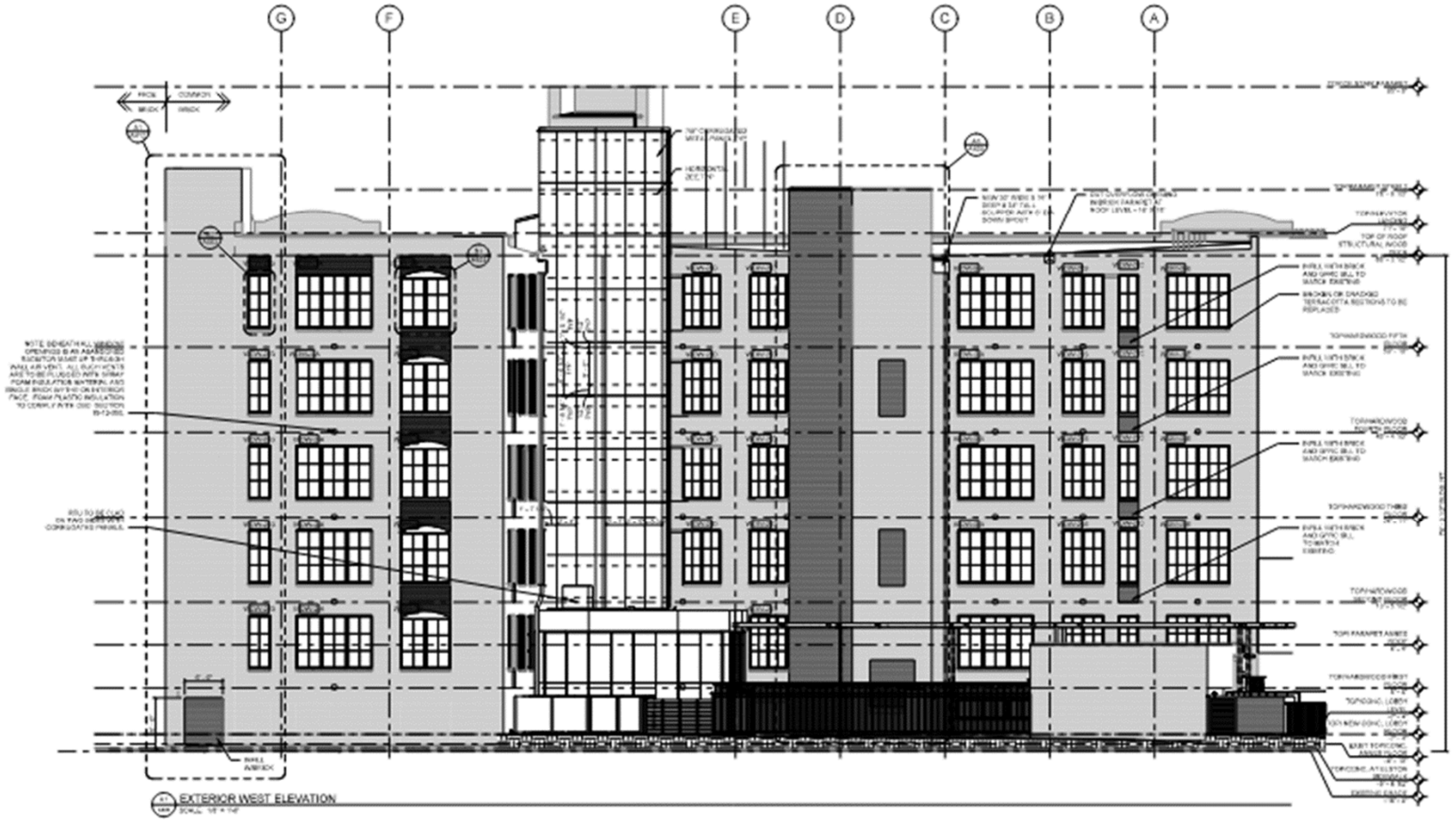
BUILDING ELEVATION (NORTH ELEVATION)



BUILDING ELEVATION (EAST ELEVATION)



BUILDING ELEVATION (SOUTH ELEVATION)



BUILDING ELEVATION (WEST ELEVATION)

DPD Recommendations

- The proposal will not adversely affect the continued industrial viability of the North Branch Industrial Corridor (Section 17-13-0403).
- The total number of employees within the district will not be affected by the proposal as approximately 44 percent (31,500 square feet) of the building is currently vacant. Additional jobs will be created if/when the remaining tenant spaces are leased. There will be no adverse effects on the operation of any other existing firms (Section 17-13-0403-B).
- The proposed use is consistent with other developments in the area and is compatible with the other developments adjacent to the site (Section 17-13-0308-B).
- The commercial development is compatible with the surrounding commercial uses in the larger community area (Section 17-13-0308-C).
- The requested C2-3 zoning is compatible with the surrounding zoning districts in the immediate area including M3-3 to the north, PD 1493 (C3-3 base zoning) to the east, and PD 1049 (C3-3 base zoning) to the south (Section 17-13-0308-D).