



CHICAGO PLAN COMMISSION

Department of Planning and Development

Proposed Industrial Corridor Map Amendment

Blue Plate Catering

305 N. Ogden Avenue (27th Ward)

333 Holding Company, LLC

2/15/2024



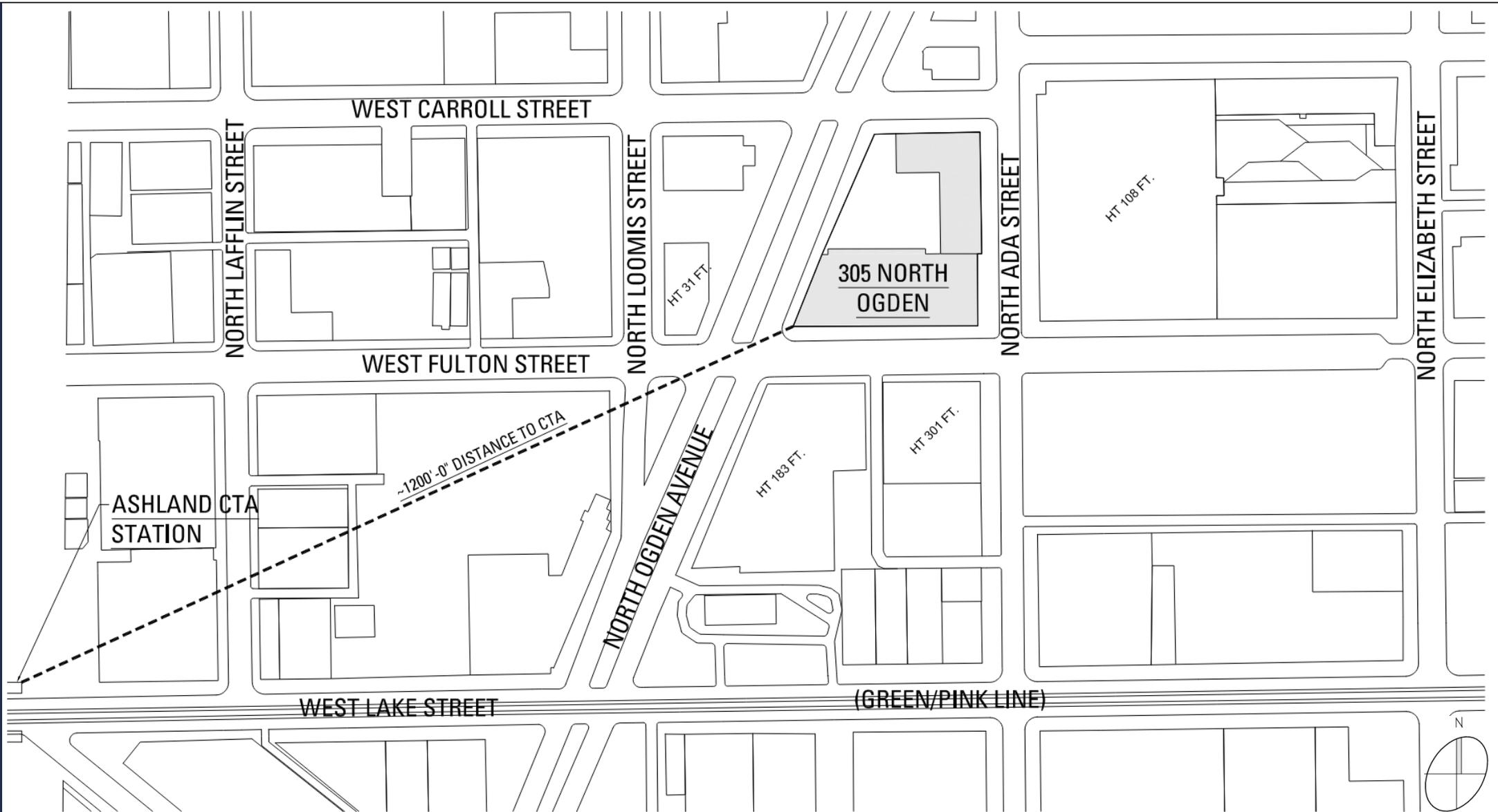
Project Description

The Applicant requests a rezoning of the subject property from the currently zoned M2-3 (Light Industry District) to DS-5 (Downtown Service District) to allow expanded business uses and to add a roof deck.

The property is located within the Kinzie Industrial Corridor.

The existing building is a 3-story commercial building with a basement owned by Blue Plate Catering, which operates its catering business in addition to accessory office, retail uses, and low hazard industrial uses.

There are 25 existing outdoor parking spaces, which would remain and provide accessory parking.



Near West Side Community Area Snapshot



DEMOGRAPHIC DATA FOR NEAR WEST SIDE

- Total Population: 67,881
- Total Households: 33,918
- Average Household Size: 1.9
- Percent Population Change, 2010-20: 23.7



Planning Context

Fulton Market Innovation District Study Area, 2020

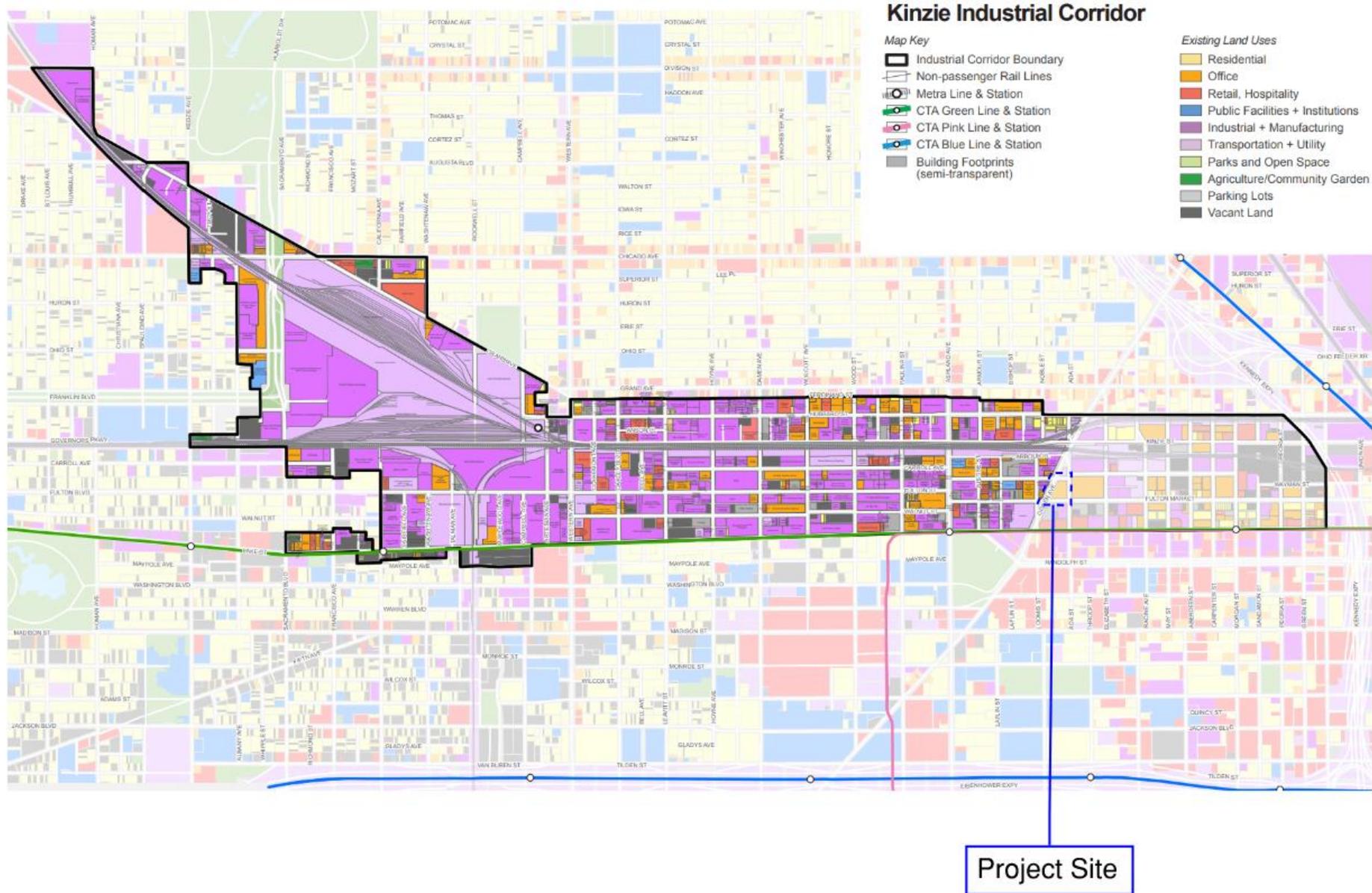
Legend

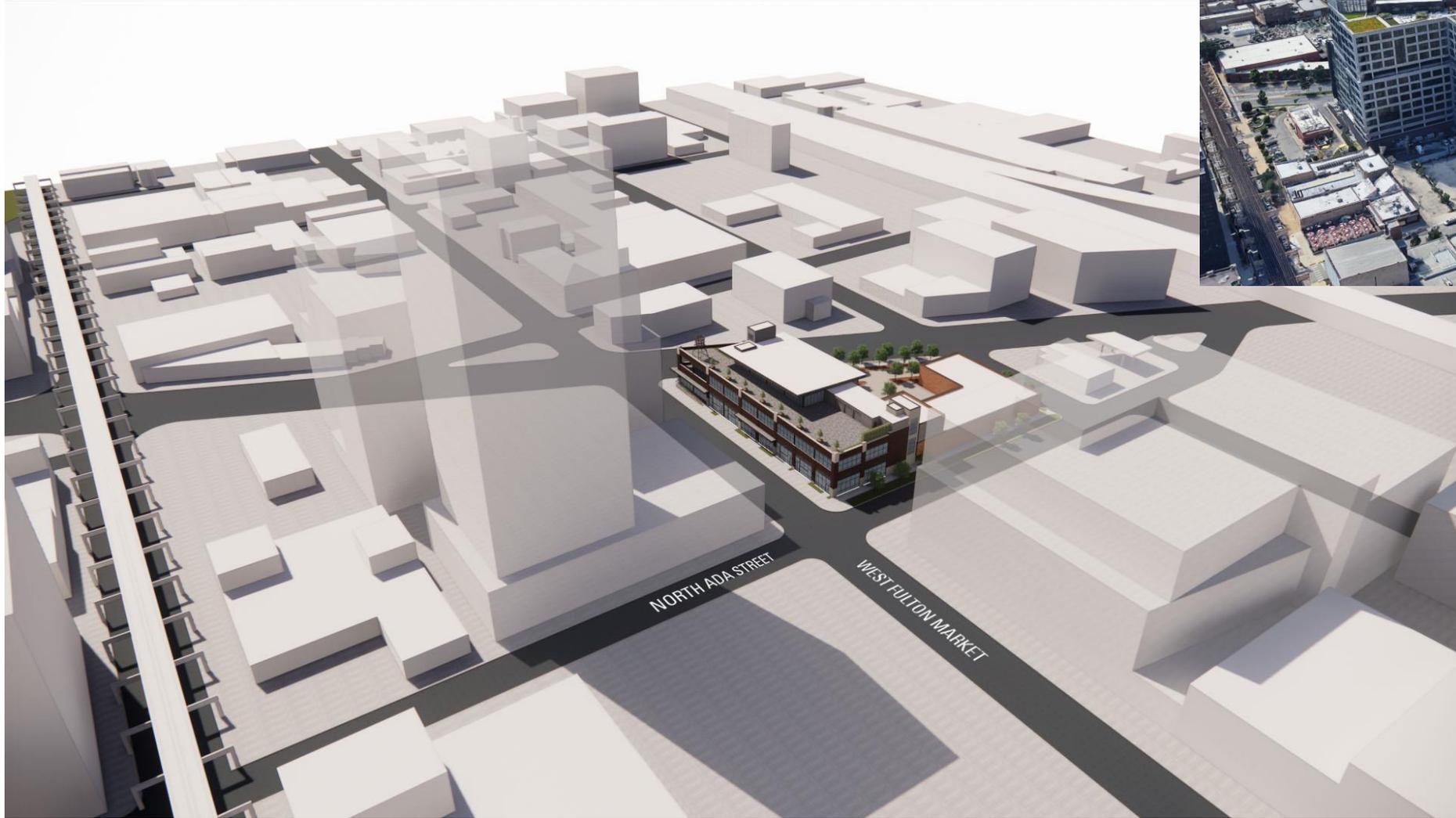
- Downtown Zoning
- FMID Boundary
- Historic Districts
- Parks
- Industrial Corridors
- School Grounds
- Metra Station
- CTA Station





Planning Context

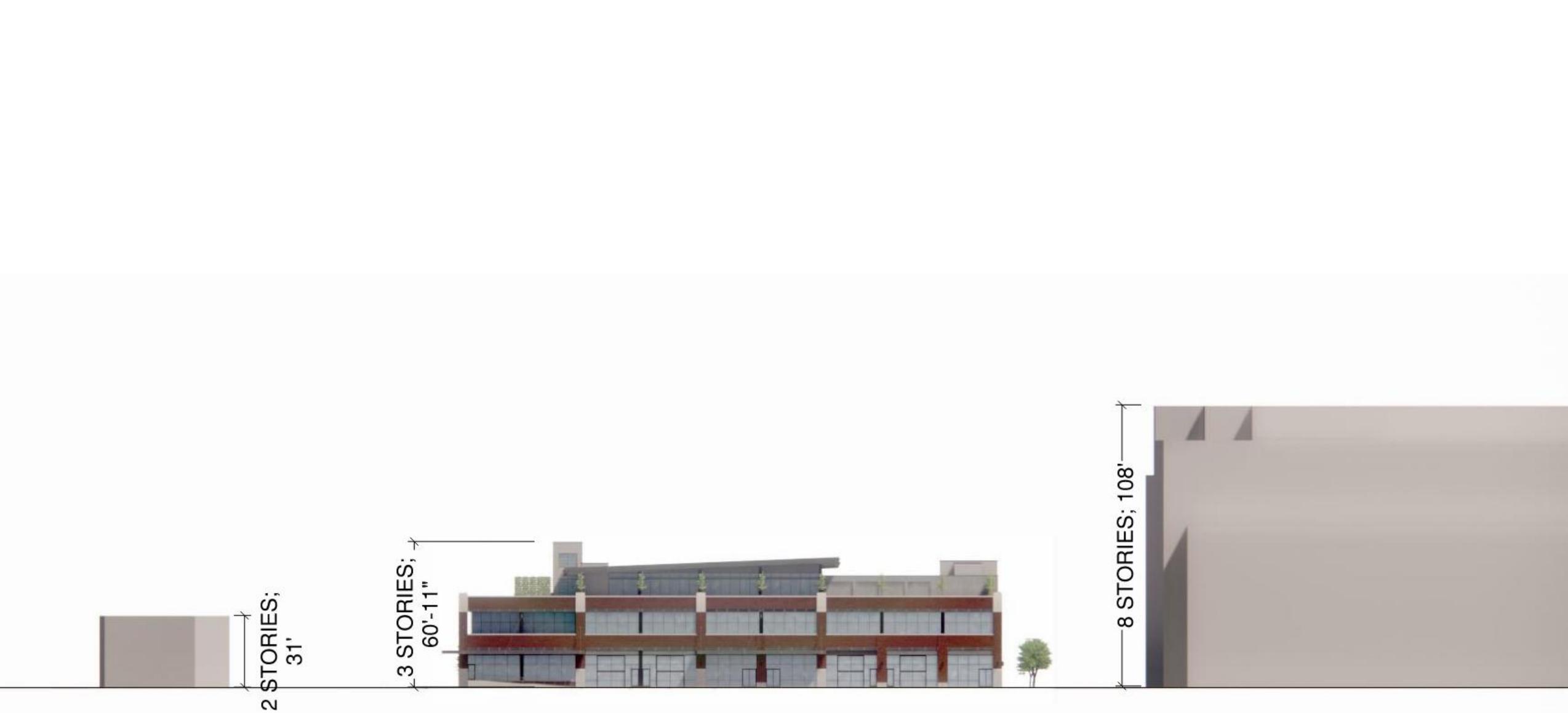




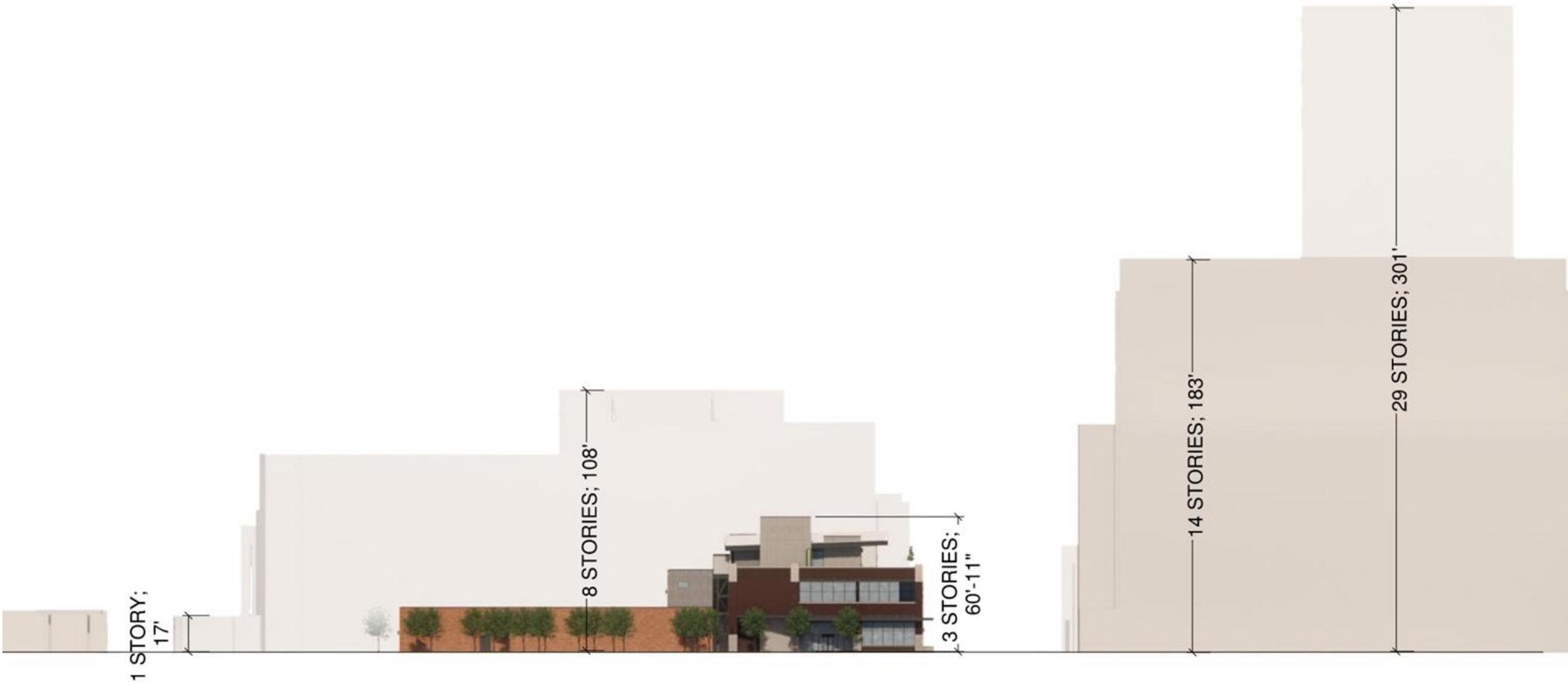
EXISTING AERIAL VIEW



EXISTING AERIAL VIEW



SITE ELEVATION FROM W. FULTON ST.



SITE ELEVATION FROM N. OGDEN AVE.

Pedestrian Context



BUILDING RENDERING

STREET VIEW OF EXISTING BUILDING @ NORTHEAST CORNER OF OGDEN AVE. & FULTON ST.

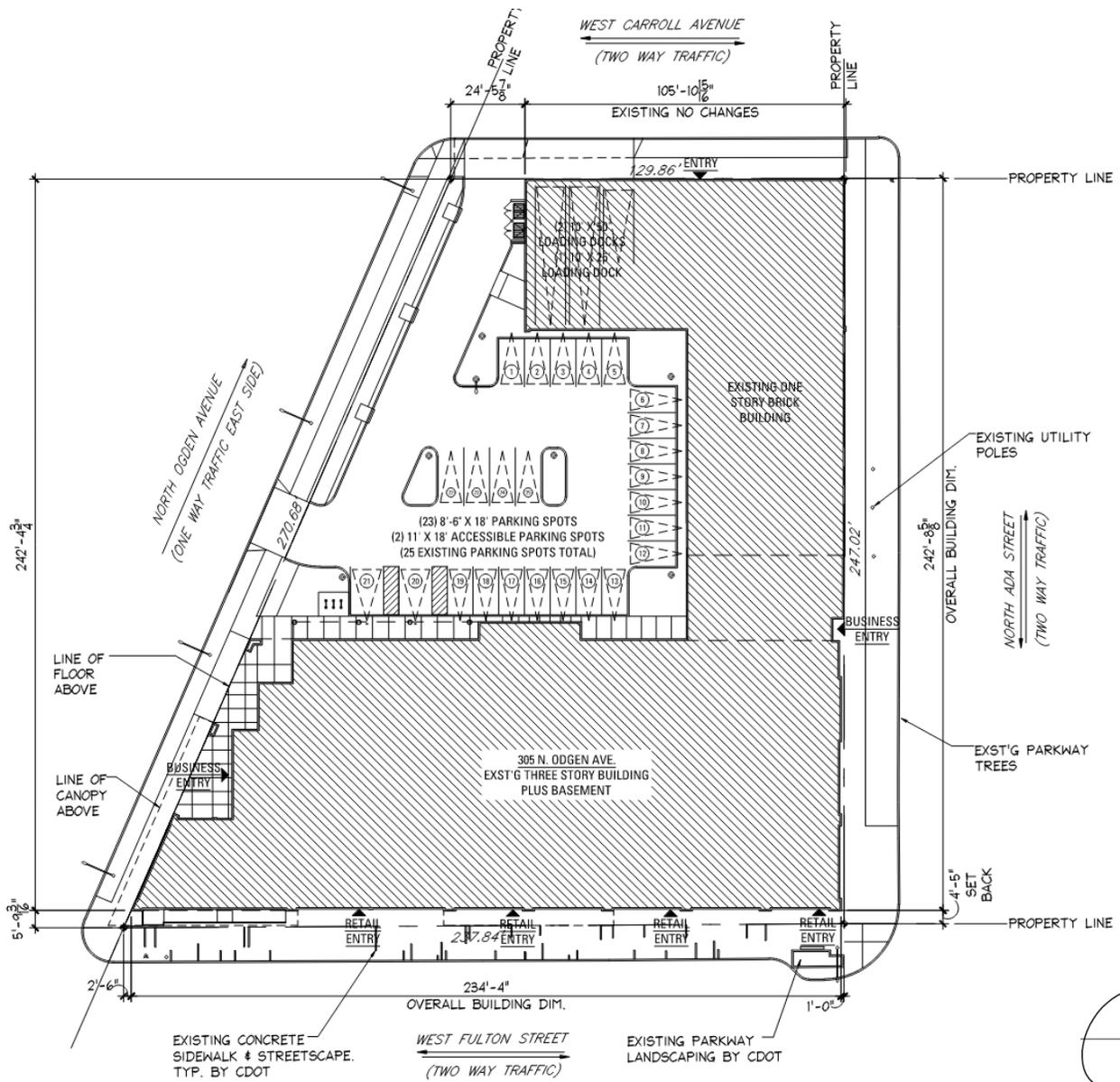
Pedestrian Context

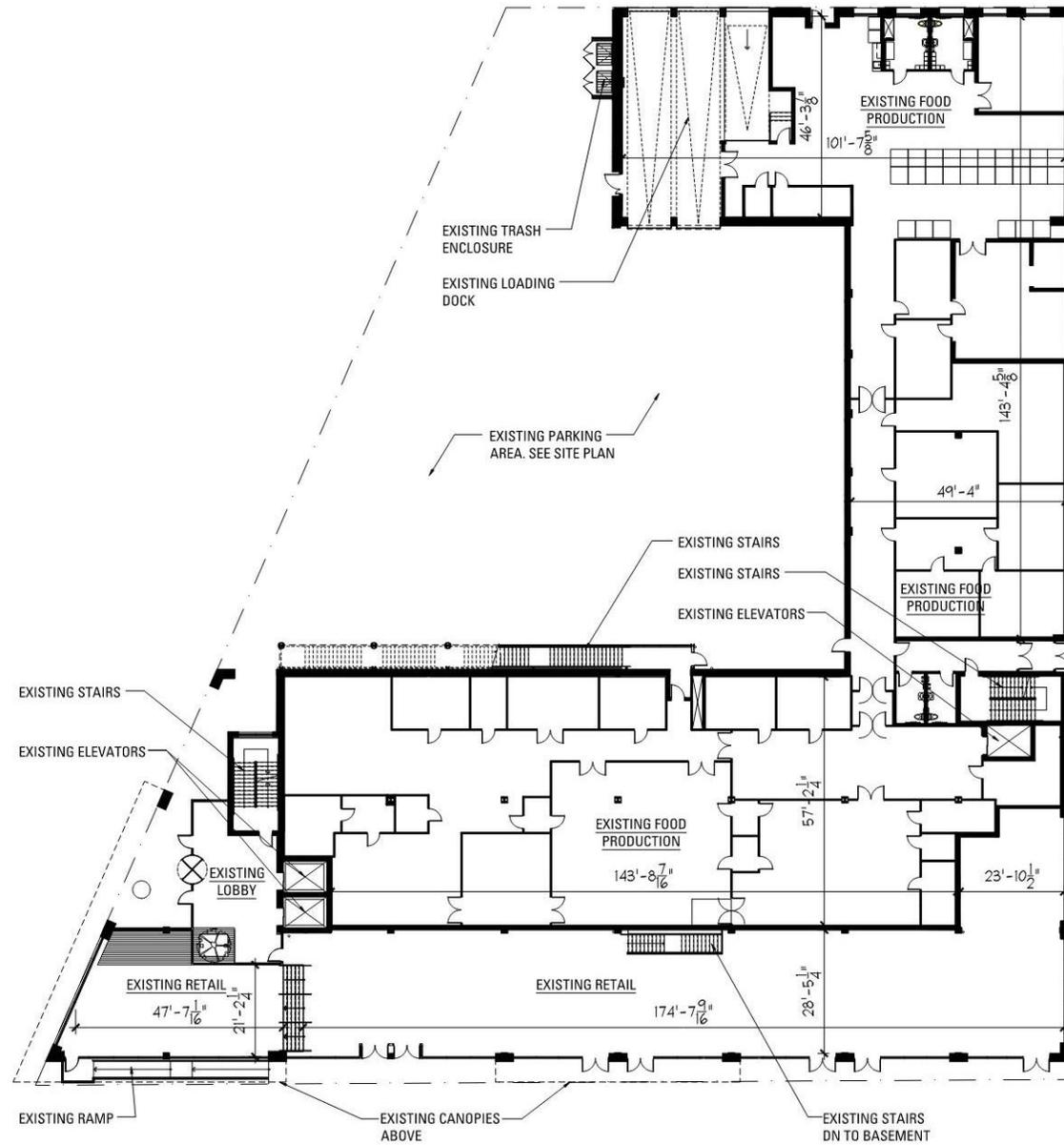


BUILDING RENDERING



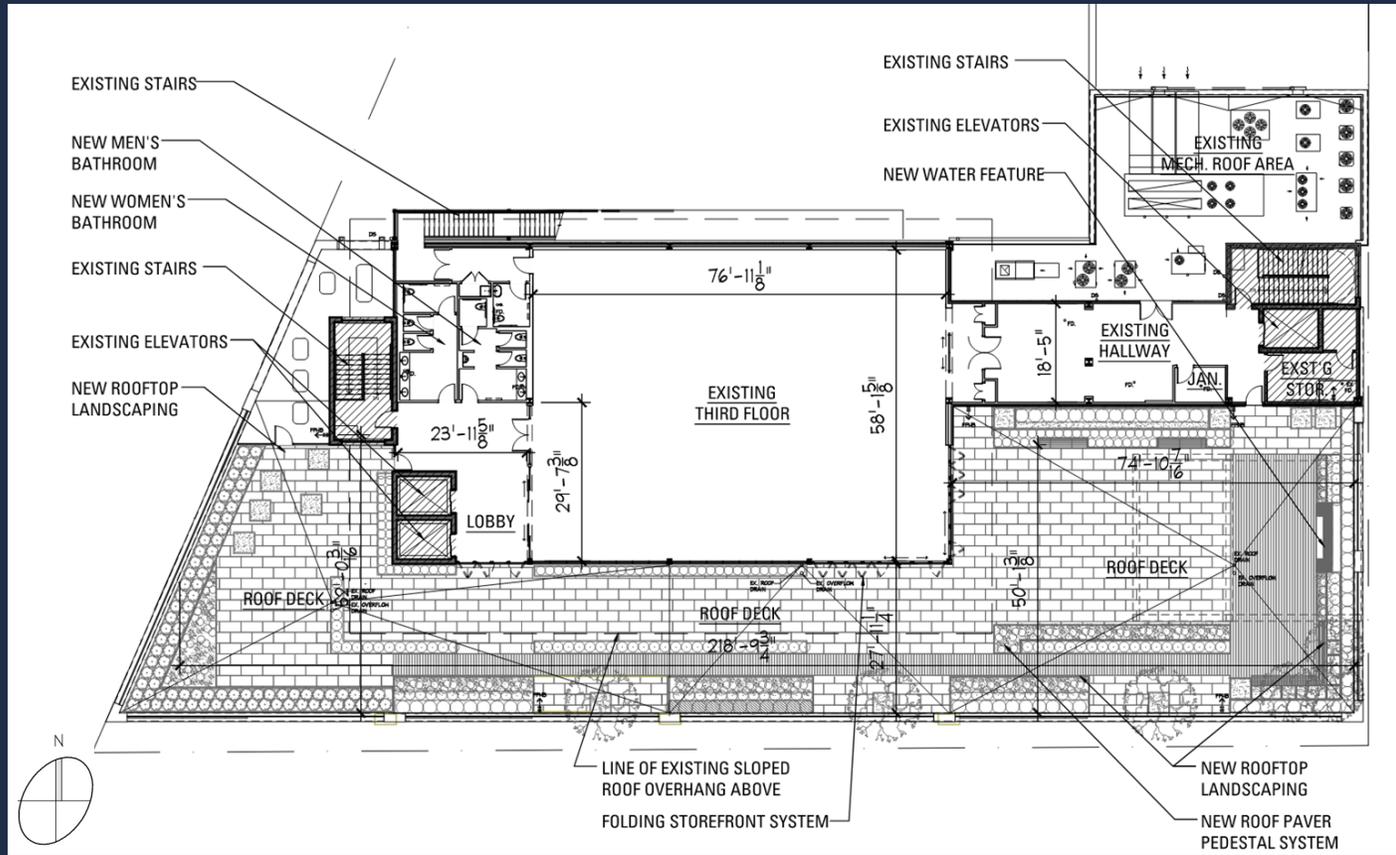
STREET VIEW OF EXISTING BUILDING @ NORTHWEST CORNER OF FULTON ST. & ADA ST.



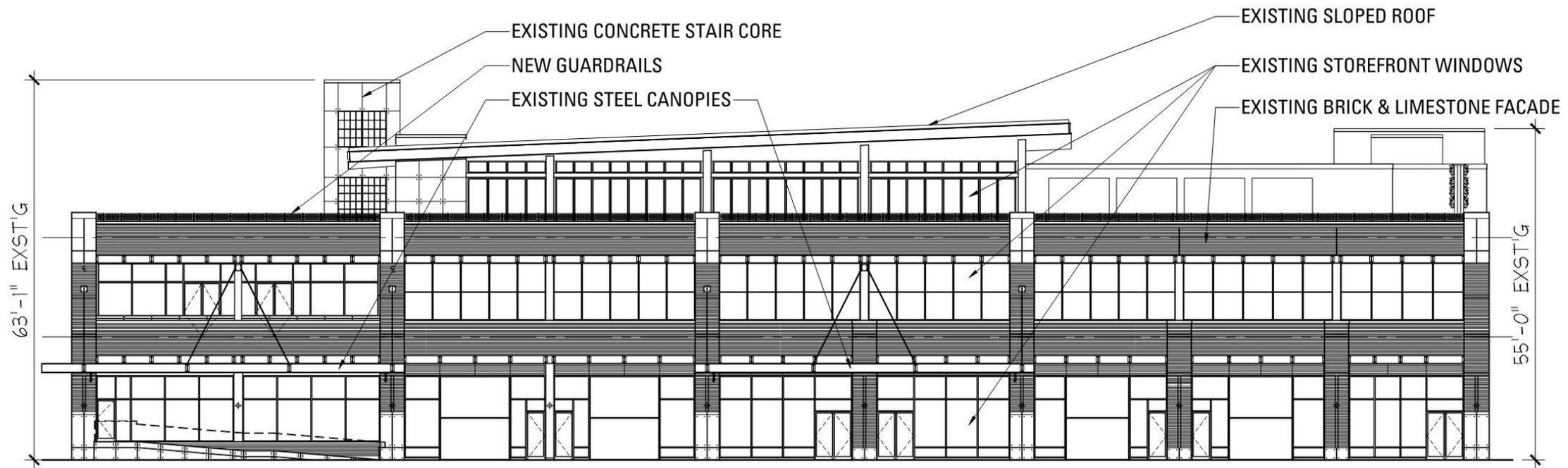


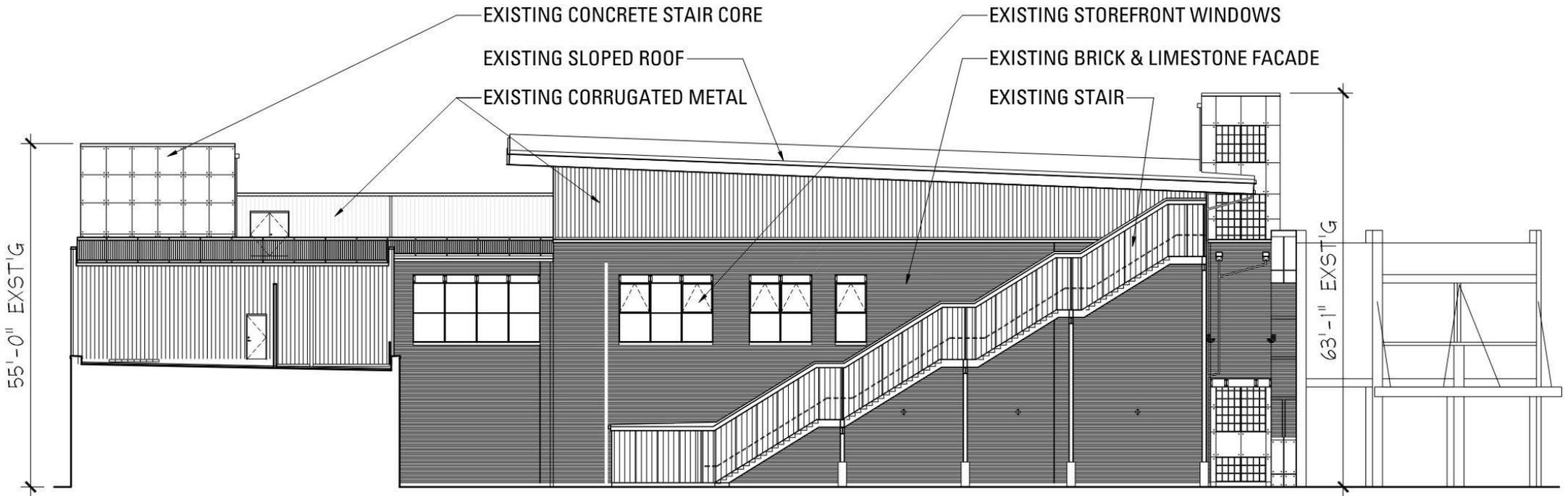
EXISTING GROUND FLOOR PLAN



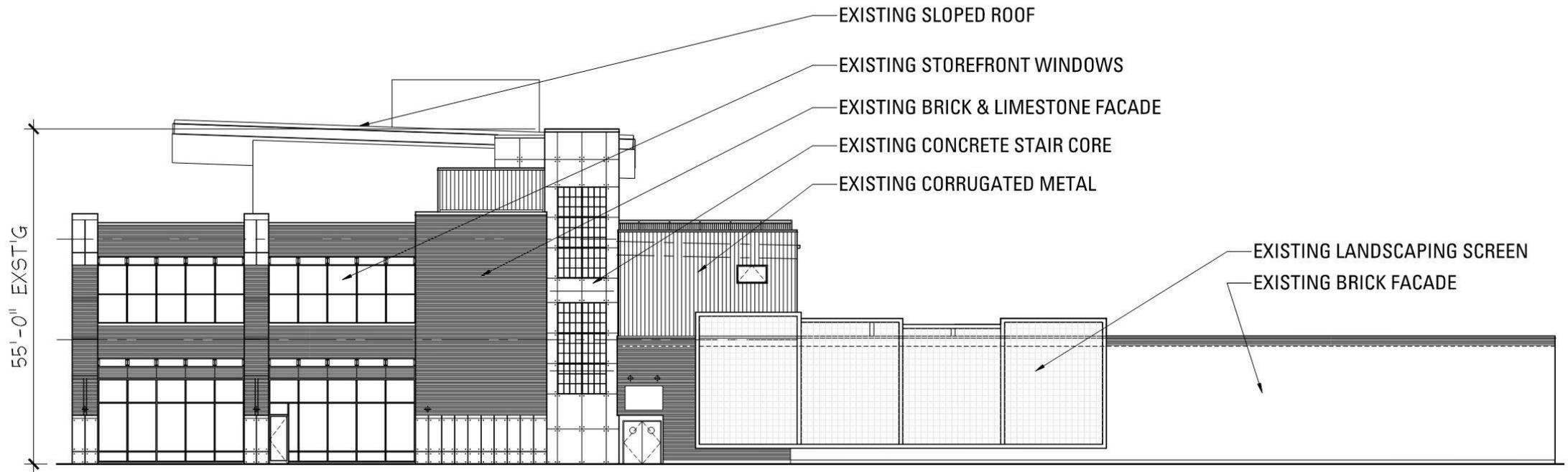


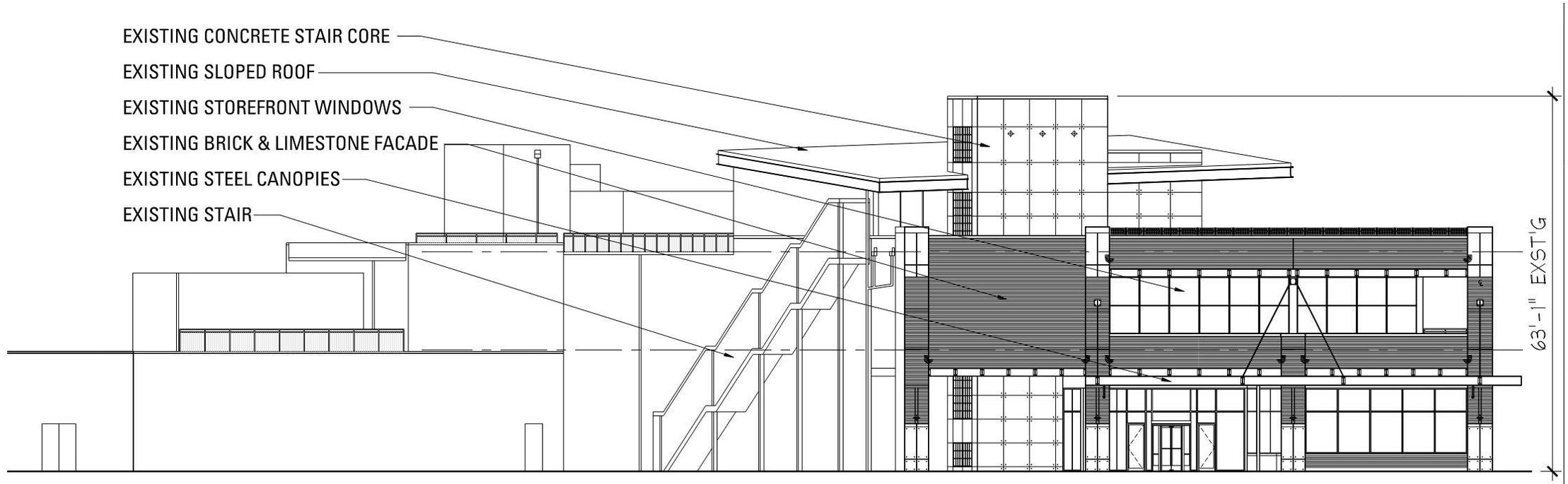


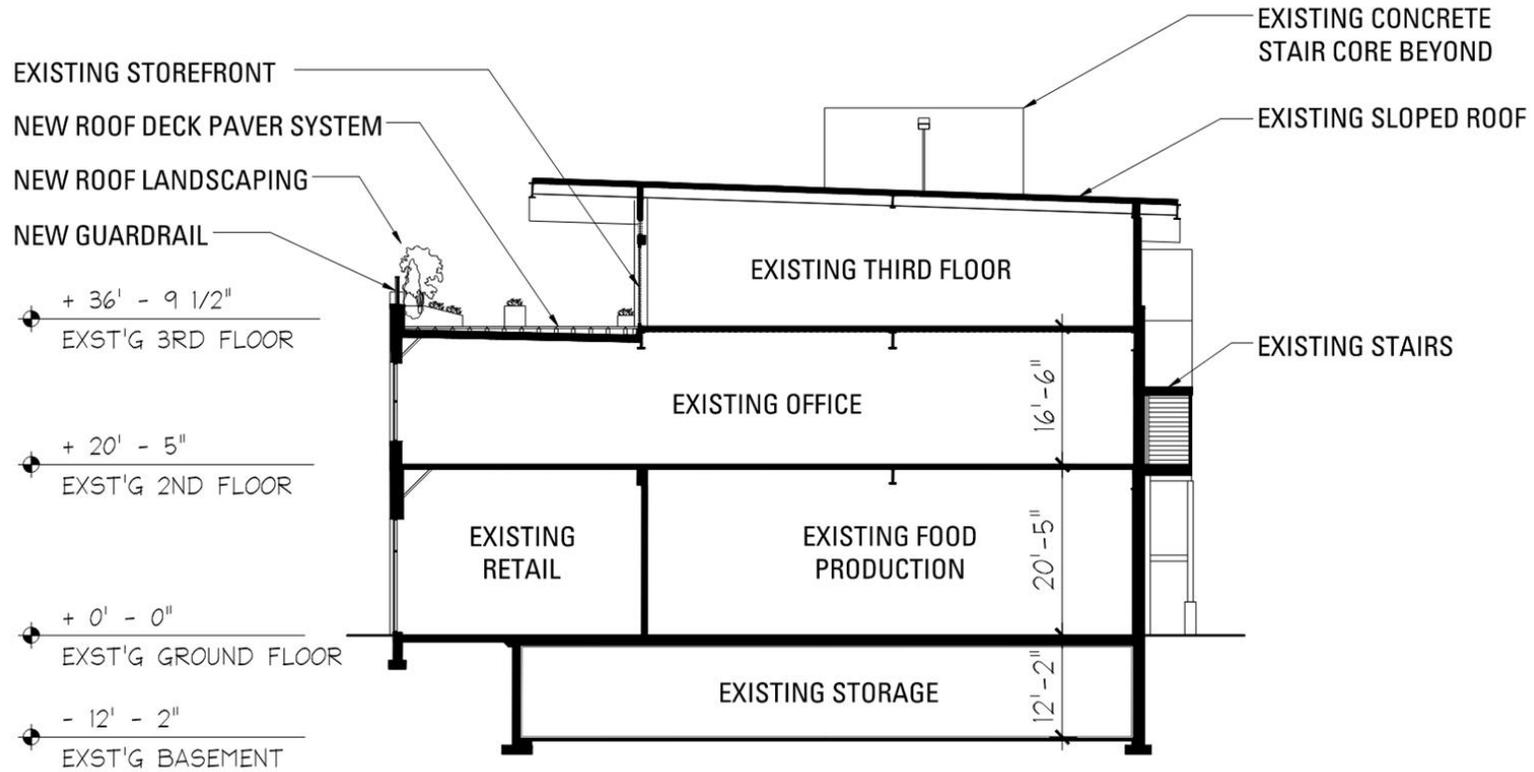




EXISTING BUILDING ELEVATION (NORTH)







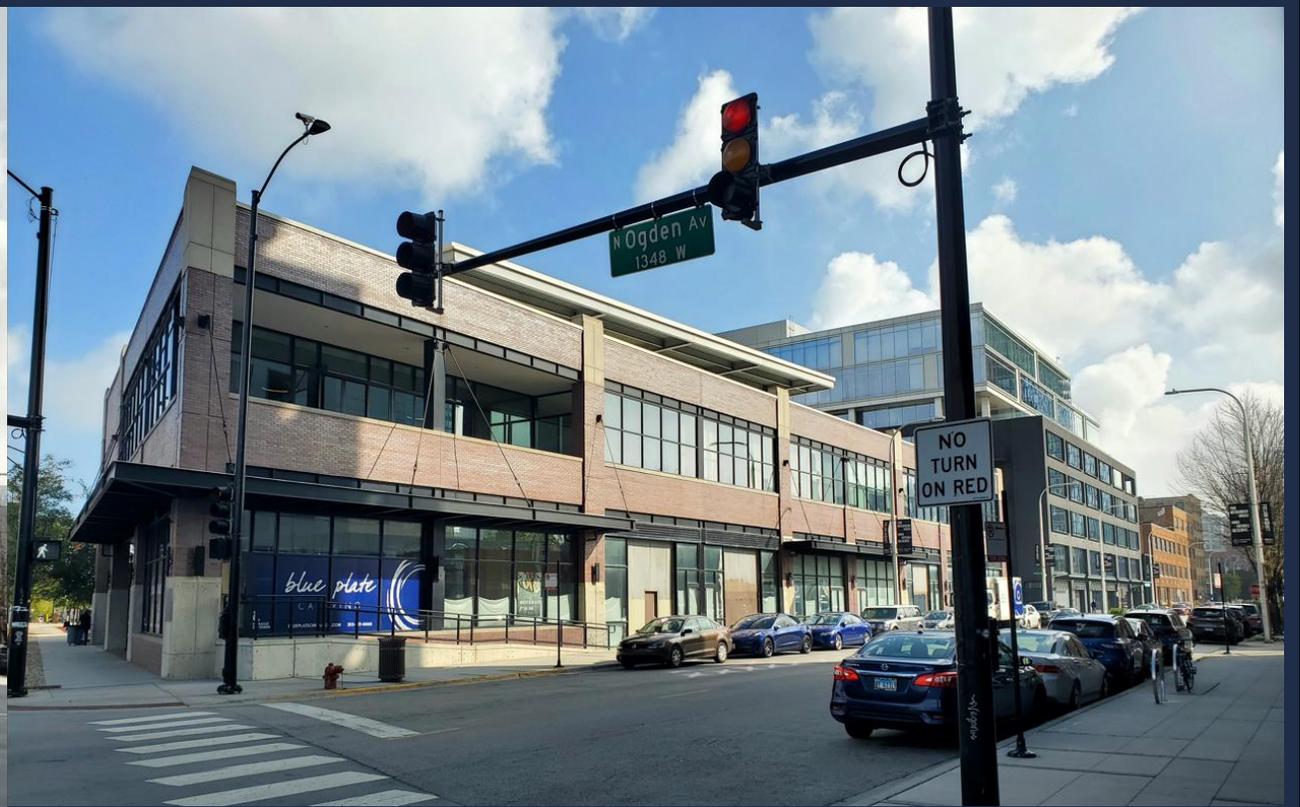
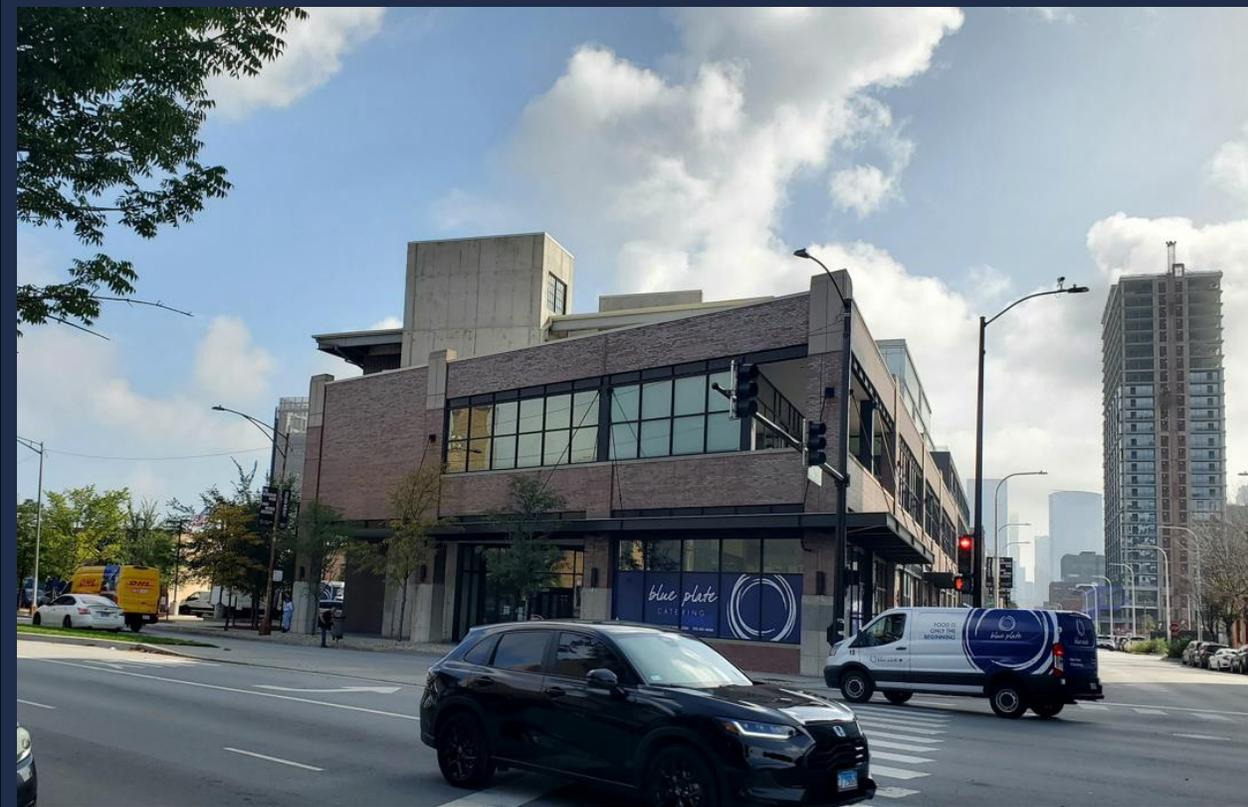
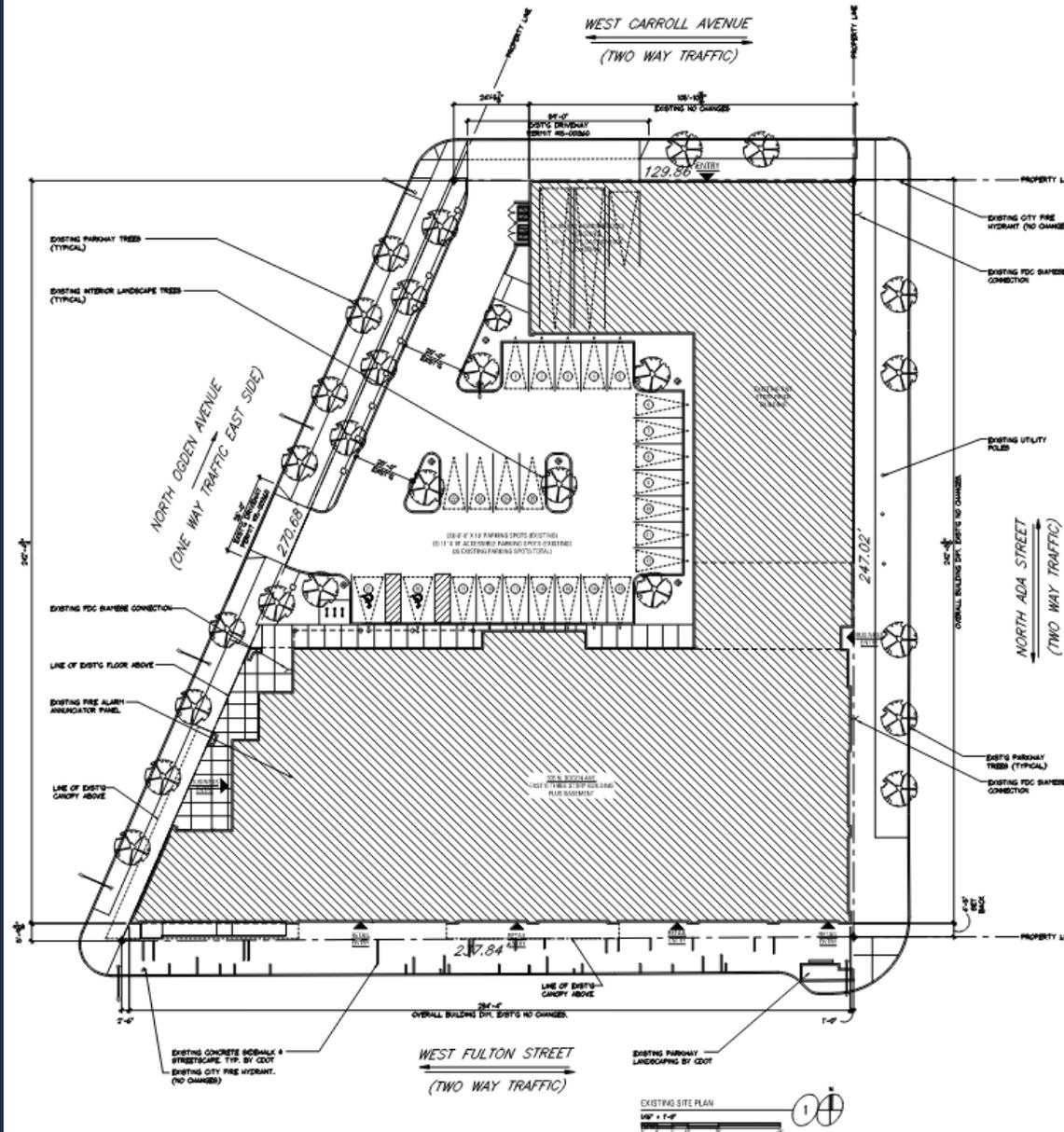


PHOTO OF EXISTING BUILDING FAÇADES

- Easy access to CTA Green/Pink Line Ashland Station and CTA bus lines.
- Existing building entrances are fully accessible.
- Existing access for emergency & delivery vehicles.
- Adequate existing on-site bicycle and vehicle parking provide.
- Existing Driveways previously approved by CDOT.
- Existing parking area broken up by landscaping and pedestrian paths.
- Existing parking area is located behind the main building



EXISTING ON-SITE PARKING:
 - (23) 8'X18' PARKING SPOTS
 - (2) 11'X18' ACCESSIBLE PARKING SPOTS
 (25) EXISTING PARKING SPOTS TOTAL.
 NO CHANGES TO EXISTING PARKING.

- Open space with roof deck and landscaping proposed at third floor roof for employees and visitors.
- Landscaping provided at grade adjacent to storefront and sidewalk.
- Existing Landscaping provided at vehicular parking area, the public ways along Ogden Ave and Ada Street.



Project Timeline + Economic Impact

Timeline

Meeting with Neighbors of West Loop:	November 13, 2023
Outreach to ICNC:	November 17, 2023
Meeting with West Central Association:	November 29, 2023
Map Amendment Application Filed:	January 24, 2024

Economic Impact & Job Creation

Project Budget:	\$2.1 Million
Existing Jobs:	+500

Minority and Women Participation: 85% of existing workforce are diverse
60% of existing workforce are women

Anticipated Job Creation:	45 temporary jobs 43 permanent jobs
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DPD Recommendations (staff to complete)

The Department of Planning and Development has reviewed the materials submitted by the Applicant and we have concluded that the proposed Industrial Corridor Map Amendment would be appropriate for the following reasons:

- 1. The proposed zoning of DS-5 is compatible with the surrounding zoning classifications and is consistent with the other Kinzie Industrial Corridor zoning designations within the Downtown District.**
- 2. The proposal to expand Blue Plate Catering operations continues the use of the site as an existing business while the proposed zoning designation allows the business additional flexibility in accessory uses of an on-site event space and outdoor roof deck, both of which serve to complement the existing business use.**
- 3. The proposal maintains an economically beneficial development pattern within the industrial corridor, and**
- 4. The proposed change is consistent with the other use types, building scale, and character already present in the area**