



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

### **INDUSTRIAL CORRIDOR MAP AMENDMENT**

**936 N. Elston Avenue / 1111 W. Augusta Boulevard (27<sup>th</sup> Ward)**

**American Property Holdings, LLC**

03/16/2023



# Project Description

**Subject Property:** 936 N. Elston Avenue / 1111 W. Augusta Boulevard

## **The Applicant requests:**

- Relief: A Type 1 Zoning Map Amendment for the Subject Property, located in the North Branch Industrial Corridor, from the M3-3 Heavy Industry District to the B2-2 Neighborhood Mixed-Use District.
- Proposal: To allow for the rehabilitation and renovation of the existing 2-story building at the Subject Property, and construction of a third-floor addition to the existing building, for use as a single-family home.

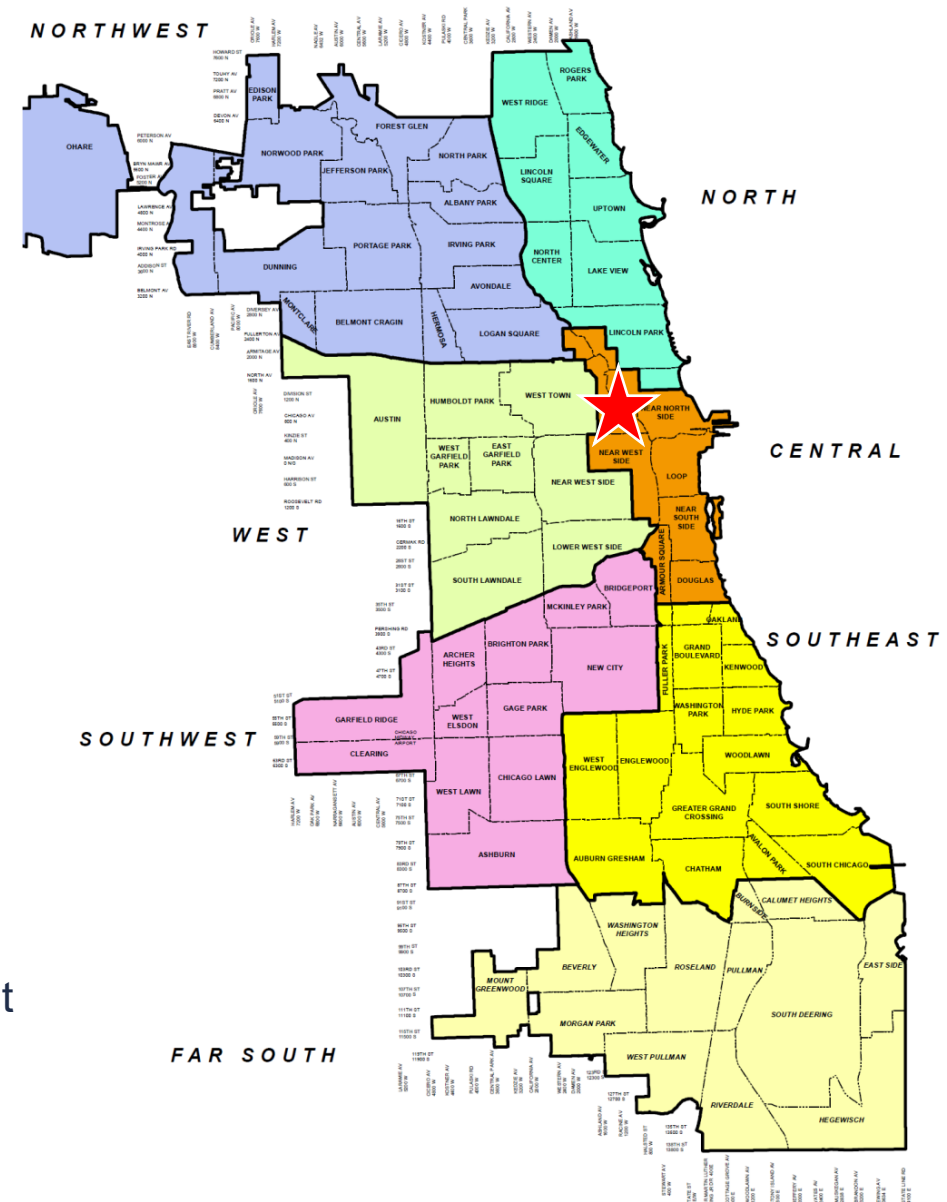
# Community Snapshot

## WEST TOWN COMMUNITY AREA

- Locate Site and Community Area on Key Map (right) with star
- Population: 87,781
- Median age: 36.2
- Median income: \$112,555
- Top employment sectors:
  - Professional (17.1%), Health Care (11.2%), Finance (9.6%)
- 92.4% of Housing Units Occupied (Citywide average: 88.8%)

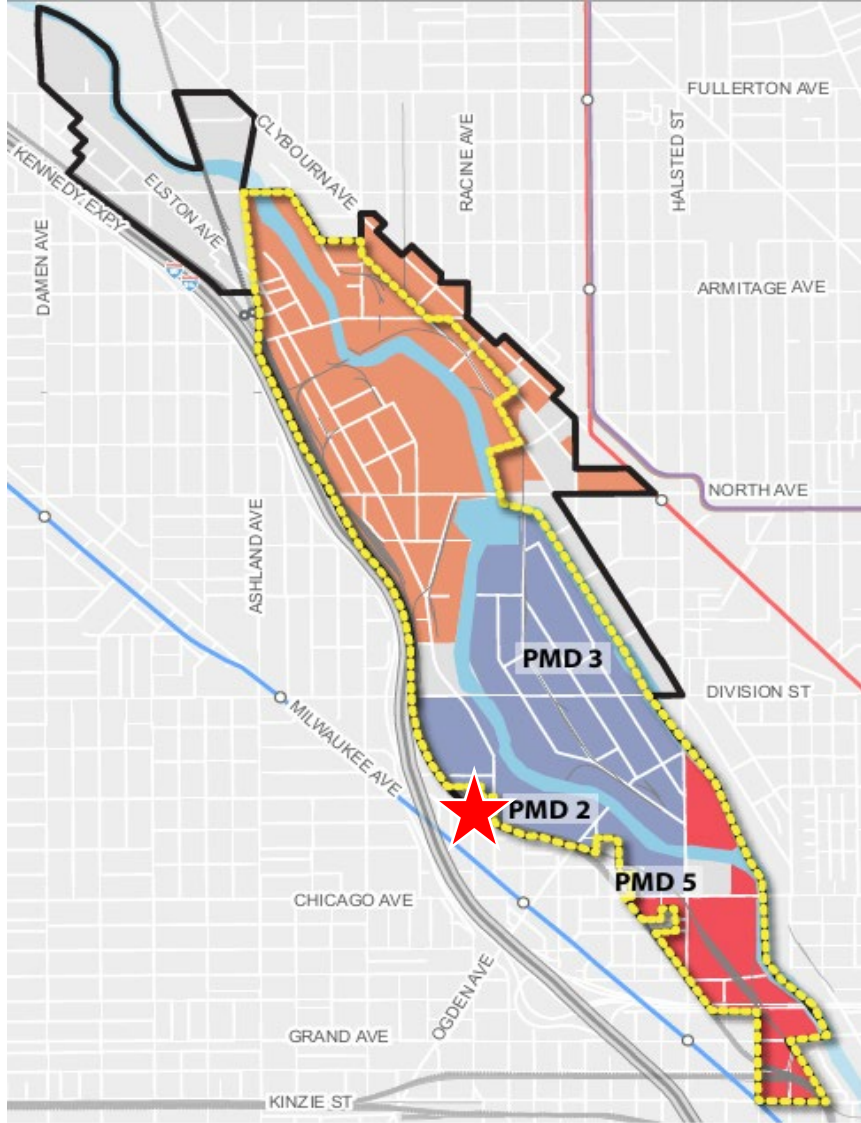
## PROJECT SITE

- Subject property is located within the North Branch Industrial Corridor but outside of the North Branch Corridor Overlay District
- Surrounding area includes a mix of residential, retail, automotive, industrial, and other commercial uses



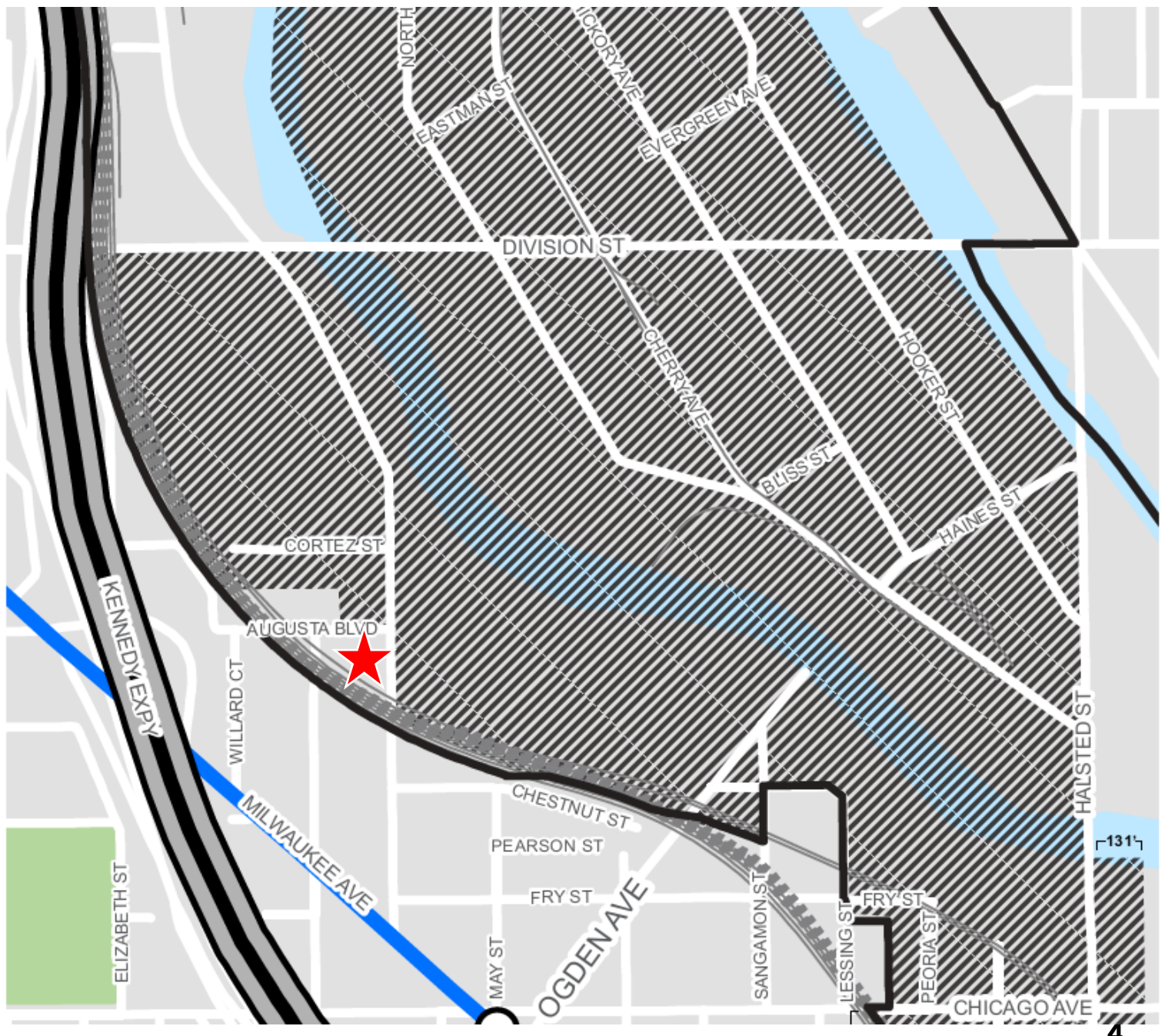
\*Source: COMMUNITY DATA SNAPSHOT WEST TOWN, CHICAGO COMMUNITY AREA, CMAP, JULY 2022





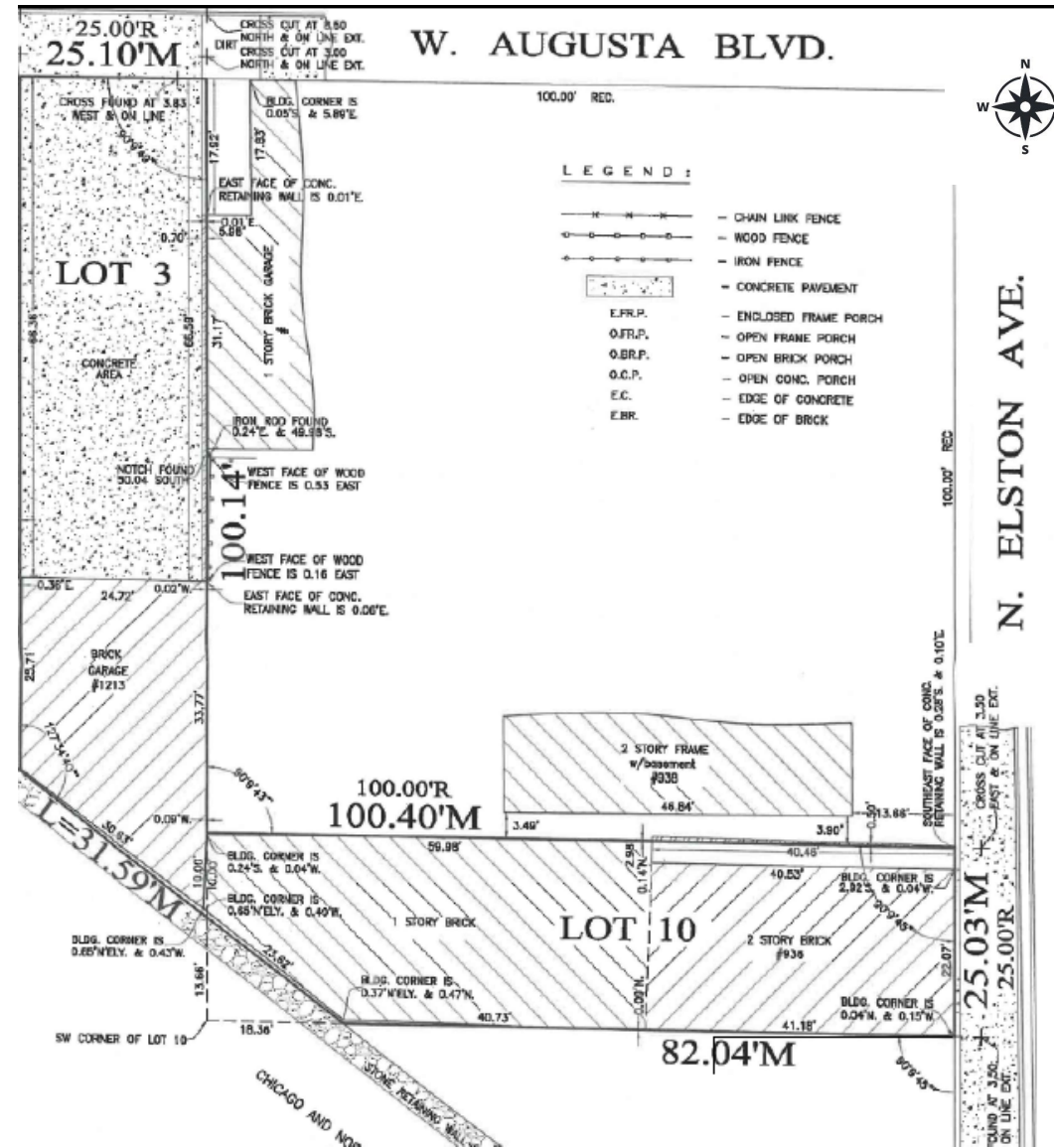
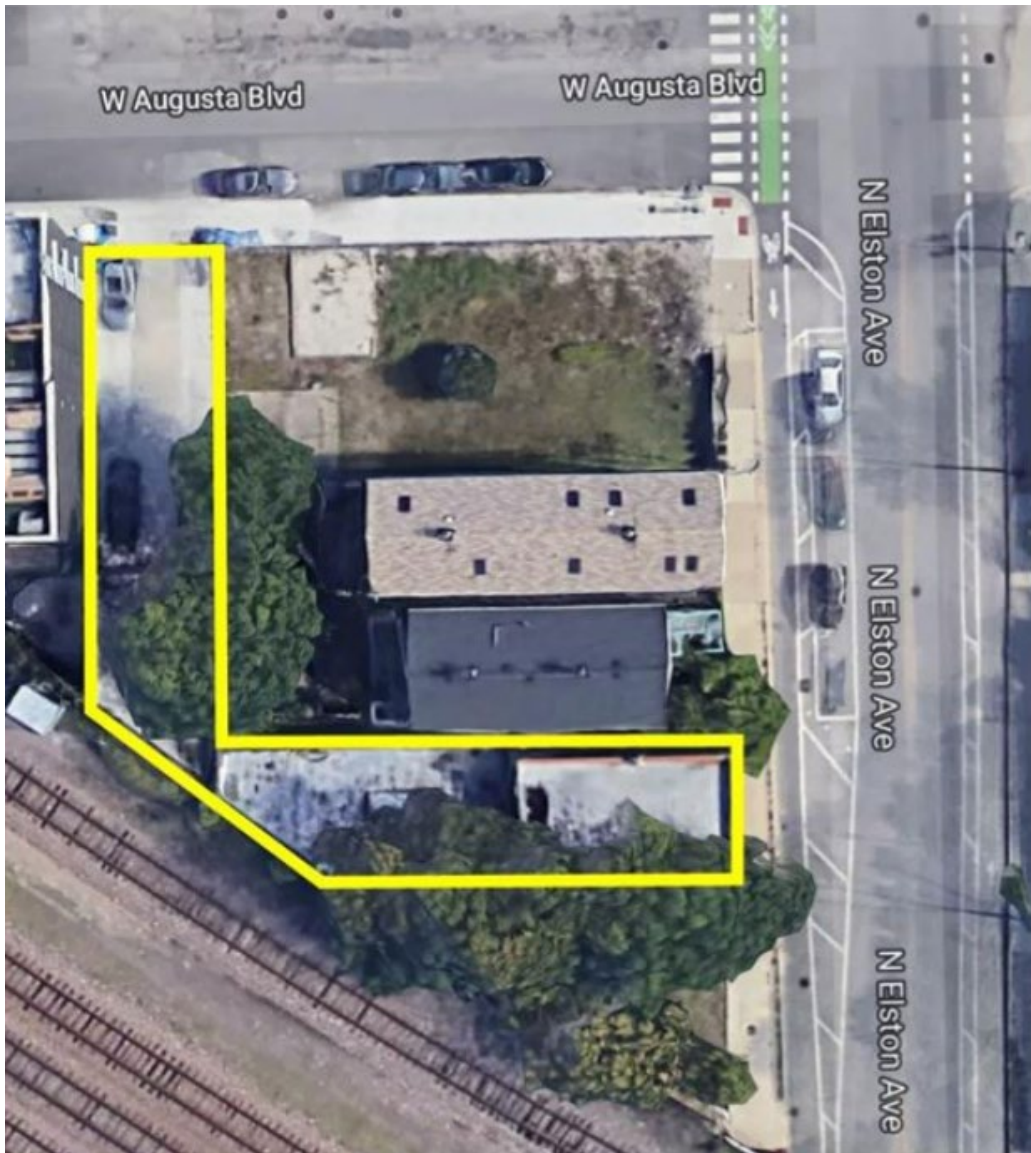
**Zoning Implementation Legend**

- Zoning Overlay Area
- PMD change to M-district zoning
- PMD to remain
- PMD change to DS-district zoning
- Area unaffected by zoning



**NORTH BRANCH INDUSTRIAL CORRIDOR AND OVERLAY DISTRICT**





**SITE CONTEXT – AERIAL MAP AND SURVEY**





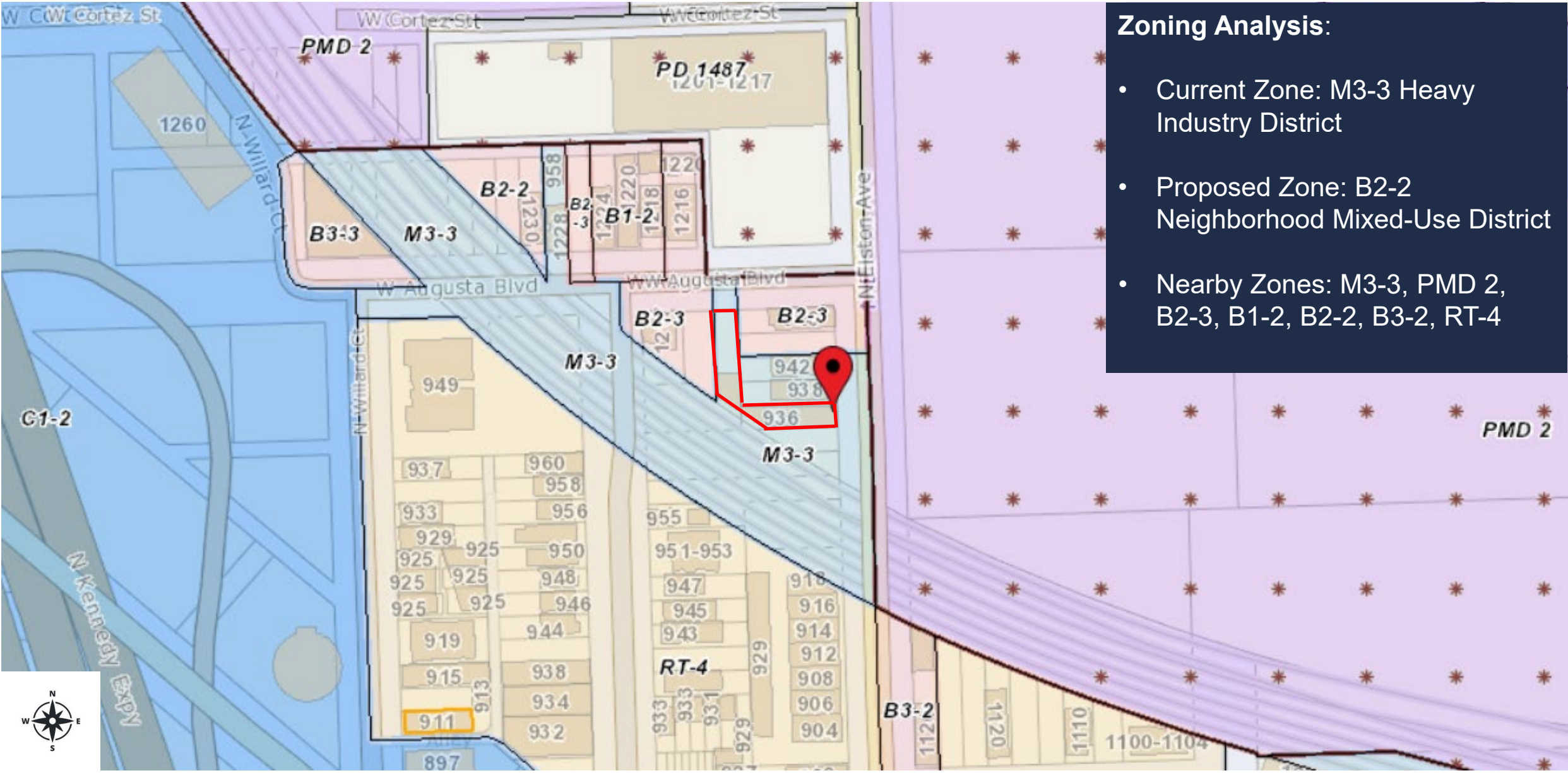
926 N Elston Ave

JOED Design

Eckhart  
(Bernard) Park

**SITE CONTEXT MAP – SURROUNDING AREA**





- ### Zoning Analysis:
- Current Zone: M3-3 Heavy Industry District
  - Proposed Zone: B2-2 Neighborhood Mixed-Use District
  - Nearby Zones: M3-3, PMD 2, B2-3, B1-2, B2-2, B3-2, RT-4





**AERIAL VIEW FROM EAST**





**AERIAL VIEW FROM NORTH**



936 N Elston Ave

Height +24'-4"

Height +21'-8"

Height +29'-6"



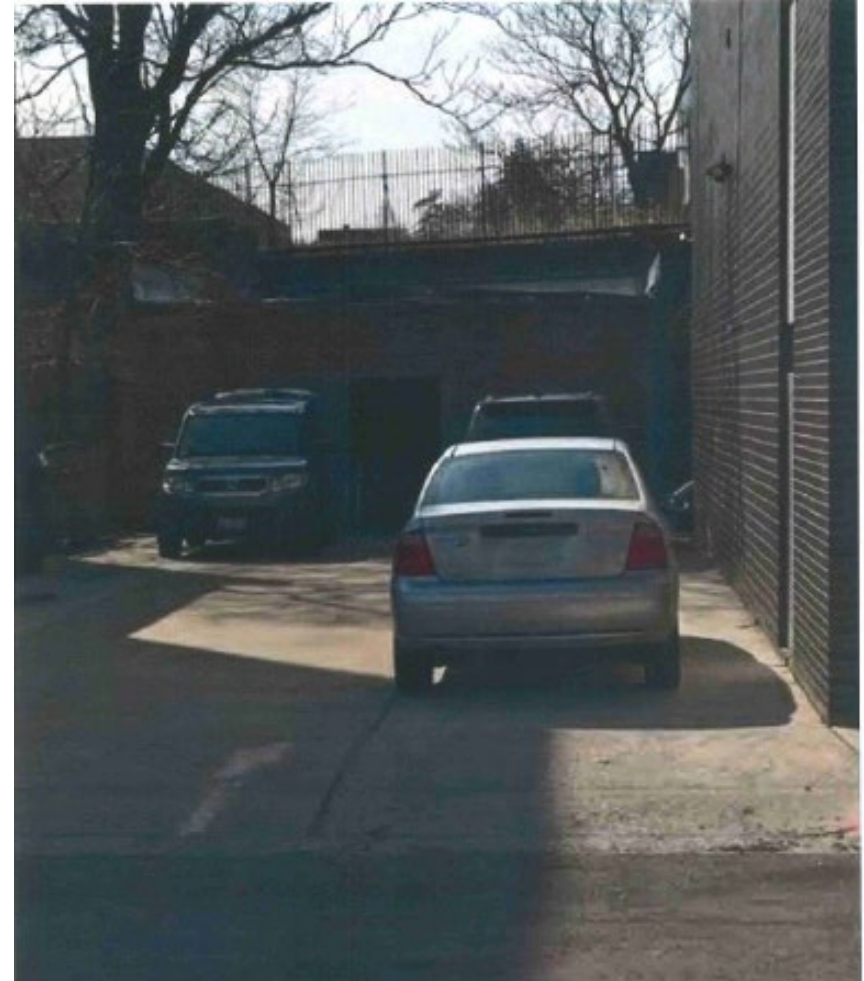
**STREET VIEW FROM ELSTON**



**936 N. Elston Avenue**



**1111 W. Augusta Boulevard**



## NORTH BRANCH INDUSTRIAL CORRIDOR FRAMEWORK PLAN



MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION  
**NORTH BRANCH  
FRAMEWORK**

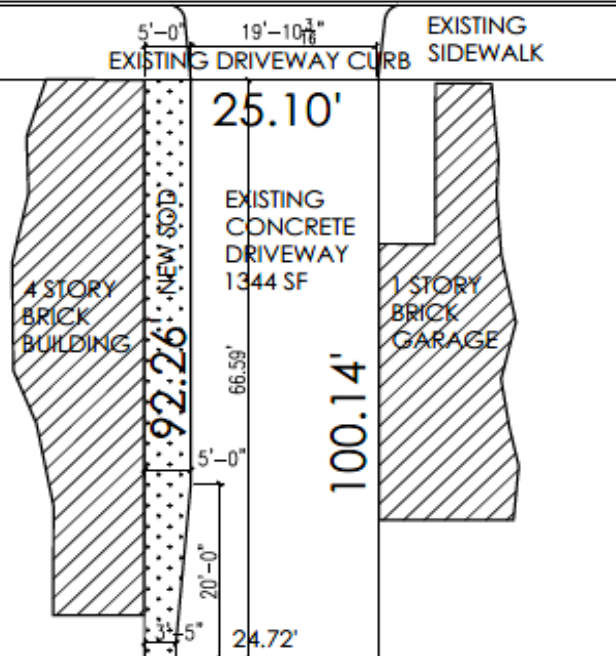
- Adopted by Chicago Plan Commission on May 18, 2017
- Provided by Mayor Emanuel's Industrial Corridor Modernization program
- Principles and objectives include:
  - Adaptive reuse of existing structures that maintain architectural character of area
  - Introduction of commercial, retail and residential uses that support the corridor
  - Continued coordination with community groups and other stakeholders





# Project Timeline & Community Outreach

- **Filing Date:** 1/26/22
- **Outreach:**
  - Met with Neighbors of River West on 6/6/22, NRW submitted letter of support
  - Met with Alderman Burnett, who has expressed his support
- **Departmental Review:**
  - MOPD and Fire determined that the proposal does not require their review
  - CDOT approved the proposal



EXISTING ZONING DISTRICT - M3-3  
 PROPOSED ZONING DISTRICT - B2-2

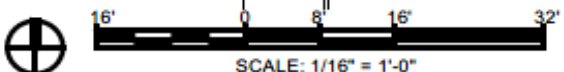
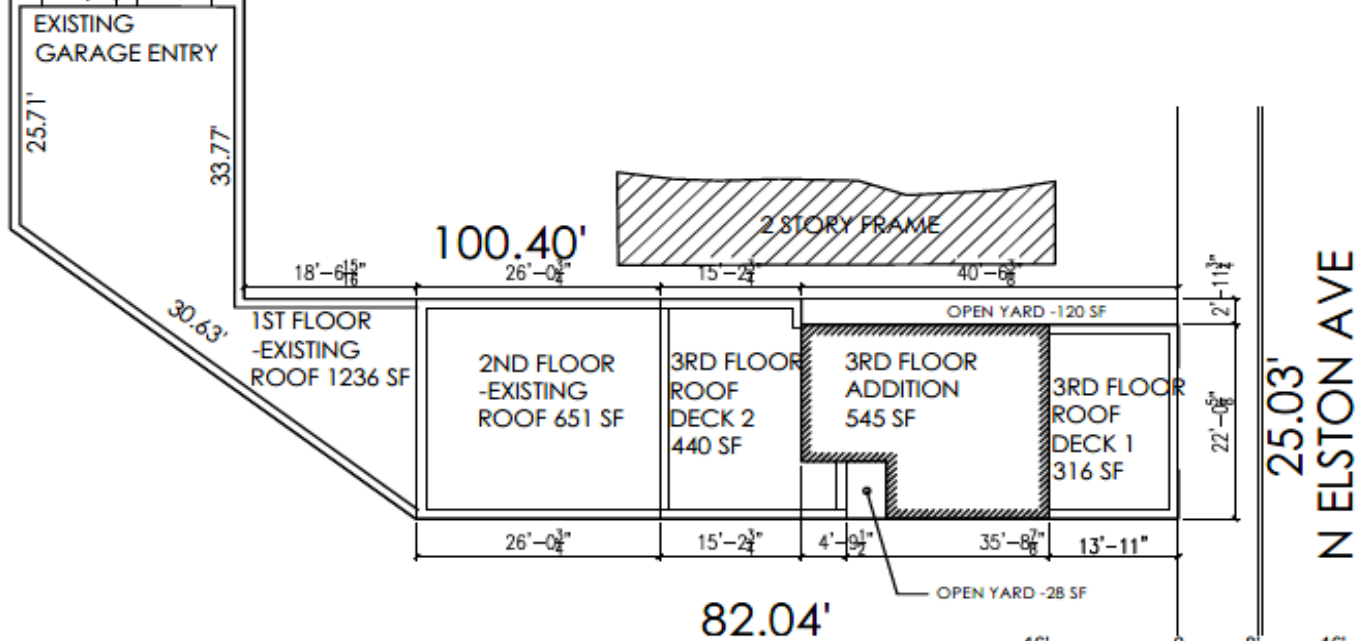
EXISTING FRONT SETBACK - 0.00' ELSTON ST (0.00' REQUIRE)  
 EXISTING BACK SETBACK - 66.59' W AUGUSTA BLVD (30.0' REQUIRE)  
 SIDE SETBACK - 0.00' - 2.98' (0.00' REQUIRE)

EXISTING SITE -	4939.36 SF
EXISTING 1ST FLOOR BUILDING -	1953 SF
EXISTING 1ST FLOOR ATTACHED GARAGE -	1223 SF
EXISTING 2ND FLOOR BUILDING -	920 SF
<b>EXISTING TOTAL -</b>	<b>4096 SF</b>

PROPOSED ZONING DISTRICT - B2-2, FAR-2.2  
 4939.36 SF (SITE) x 2.2 (FAR) = **10,865.80 SF**

PROPOSED 1ST FLOOR BUILDING -	1914 SF
PROPOSED 1ST FLOOR ATTACHED GARAGE -	1223 SF
PROPOSED 2ND FLOOR BUILDING -	1272 SF
PROPOSED ADDITION 3RD FLOOR BUILDING -	545 SF
<b>PROPOSED TOTAL -</b>	<b>4954 SF</b>



OFF STREET PARKING - 1 PER 1 UNIT  
 BUILDING HEIGHT - 34'-4"



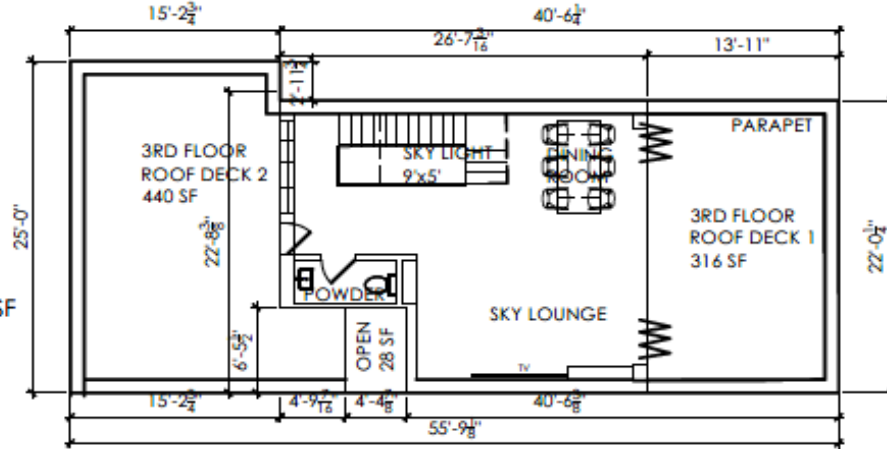


# PROPOSED FLOOR PLANS

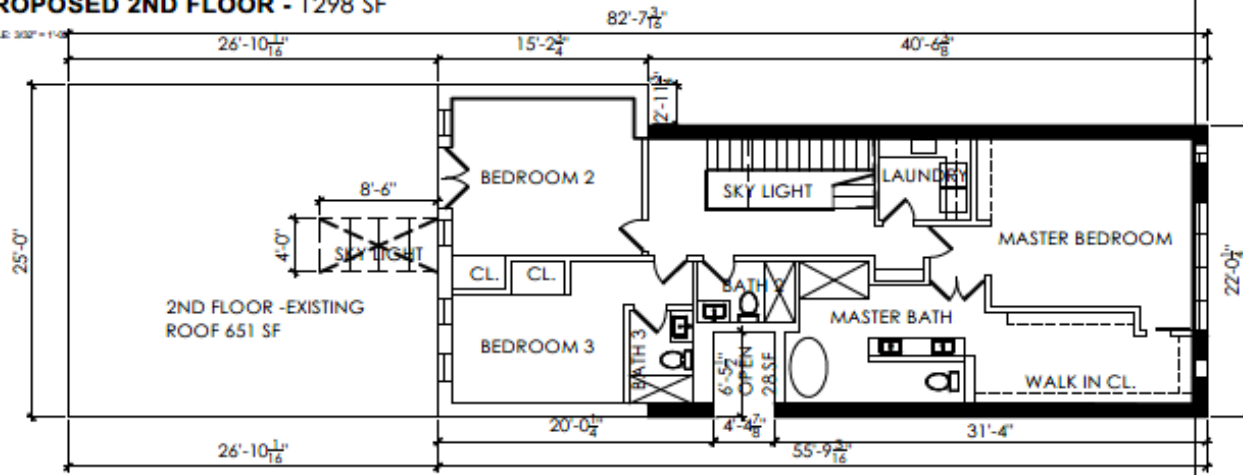
## PLAN LEGEND:

-  EXISTING WALL
-  NEW WALL

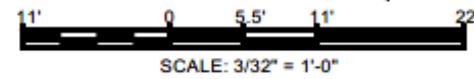
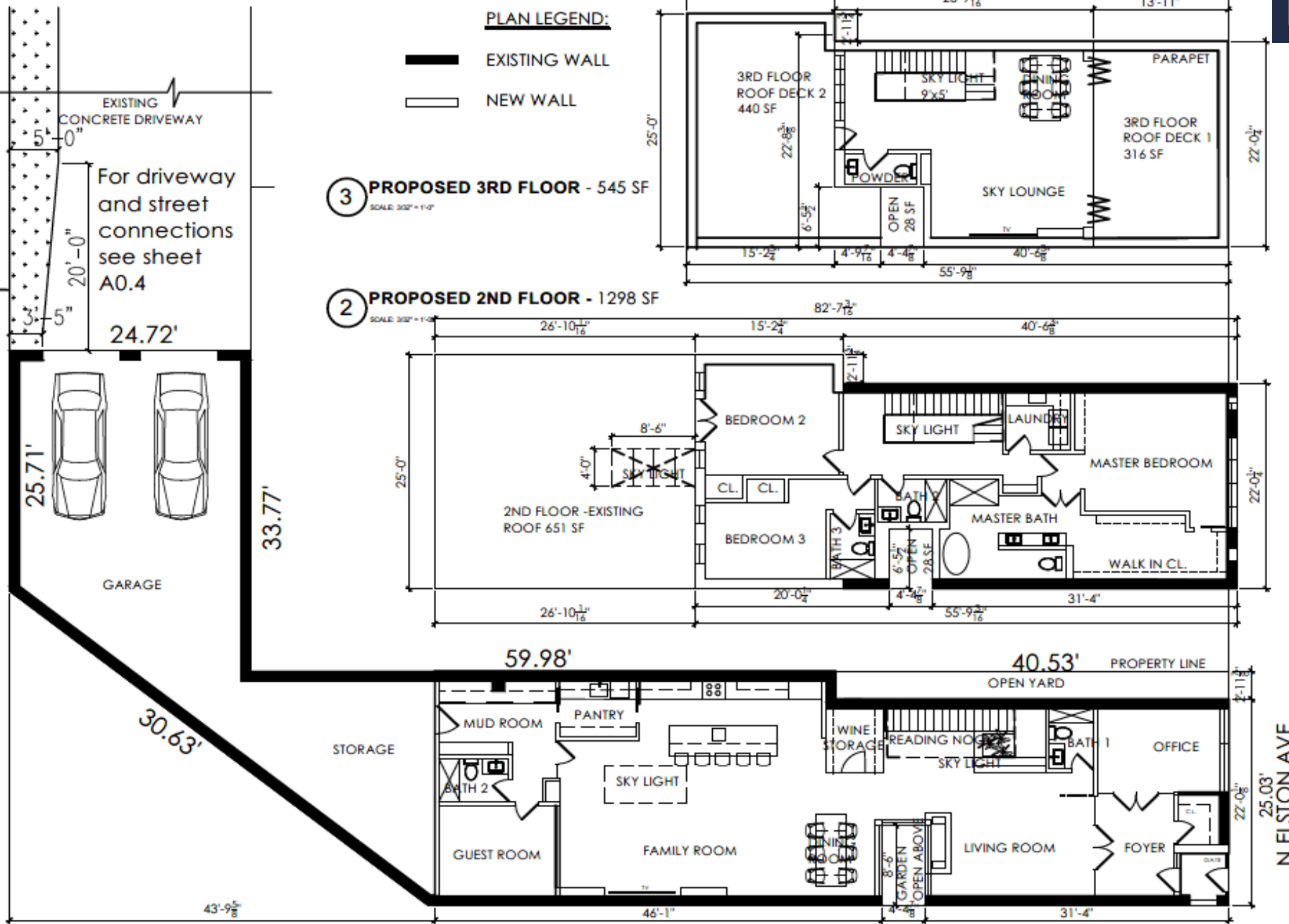
**3 PROPOSED 3RD FLOOR - 545 SF**  
SCALE: 3/32" = 1'-0"



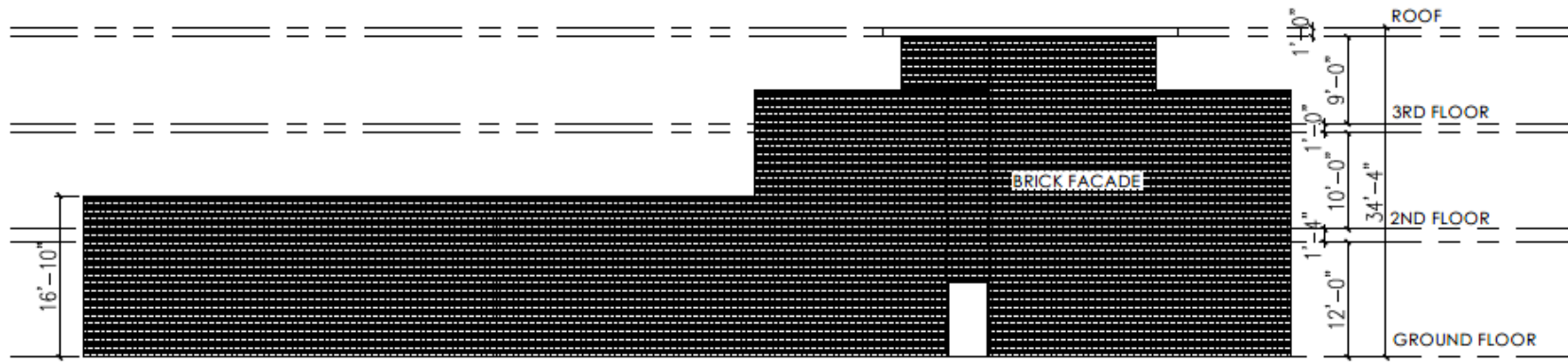
**2 PROPOSED 2ND FLOOR - 1298 SF**  
SCALE: 3/32" = 1'-0"



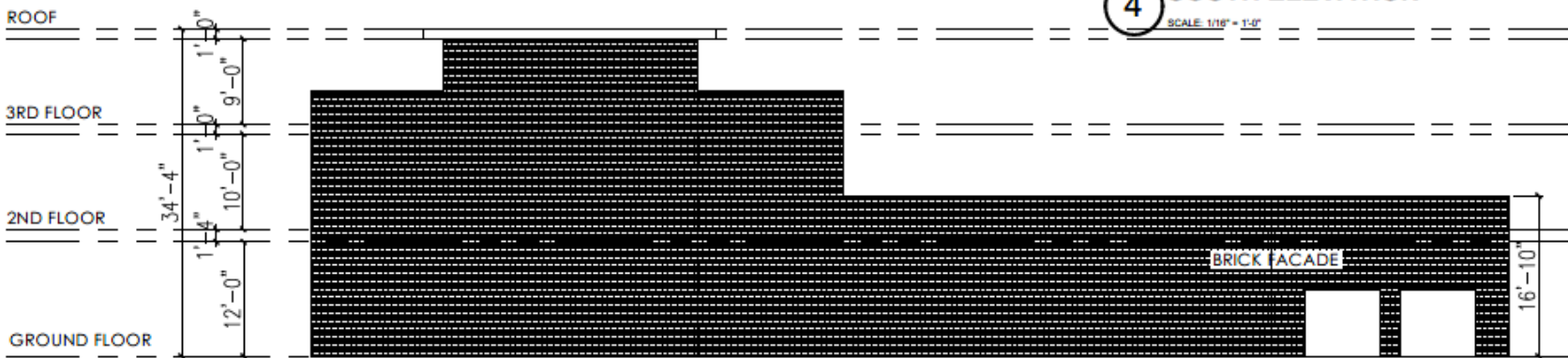
**1 PROPOSED 1ST FLOOR - 1914 SF, + 1ST FL GARAGE - 1223 SF**  
SCALE: 3/32" = 1'-0"



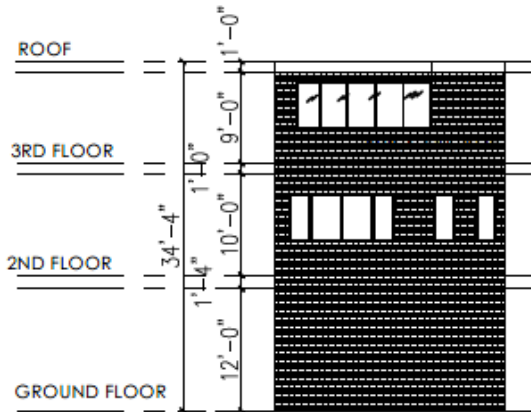
# BUILDING ELEVATIONS



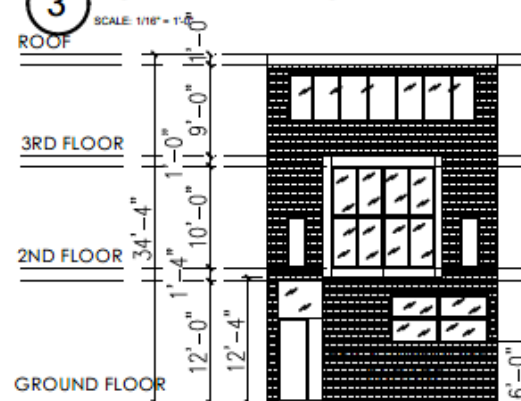
**4 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



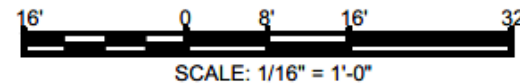
**3 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**1 FRONT ELEVATION - ELSTON STREET**  
SCALE: 1/16" = 1'-0"





## Project Benefits:

- Reactivation of vacant property with apparent former residential use
- Preservation of existing brick and architectural features (consistent with industrial character)
- Additional residential housing stock in West Town Community Area
- Owner has agreed to not challenge uses of surrounding properties for industrial or commercial use





# DPD Recommendation

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

- Rezoning is consistent with NBFP (17-13-0308-A)
- Rezoning will contribute to already-present zoning trends of immediate area & improve an underutilized lot (17-13-0308-B)
- Rezoning will not adversely affect the continued industrial viability (17-13-0403-G)
- Residential use type is consistent & compatible with immediate area (17-13-0308-D)

