CHICAGO PLAN COMMISSION
Department of Planning and Development

INDUSTRIAL CORRIDOR MAP AMENDMENT

936 N. Elston Avenue / 1111 W. Augusta Boulevard (27th 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.

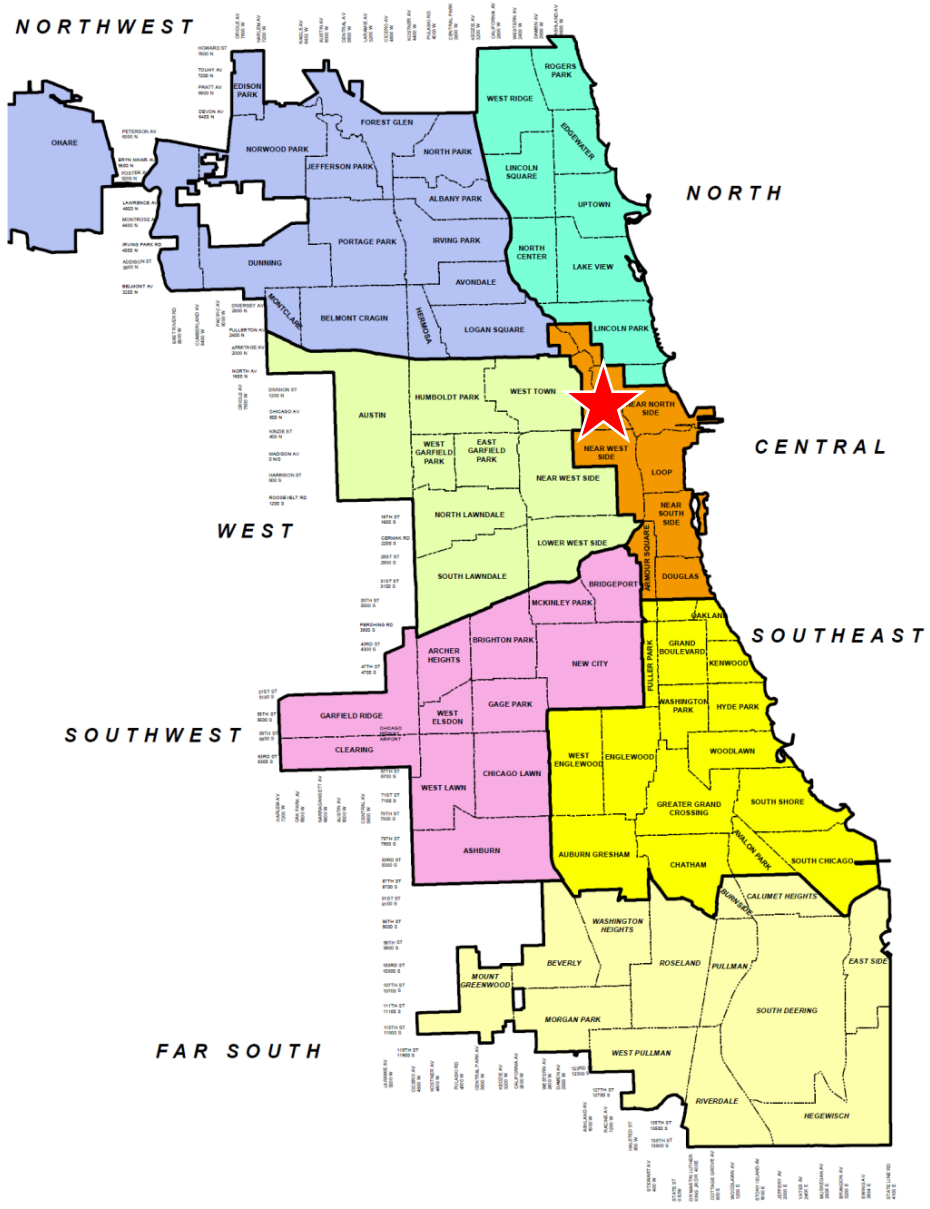
Community Snapshot

WEST TOWN COMMUNITY AREA

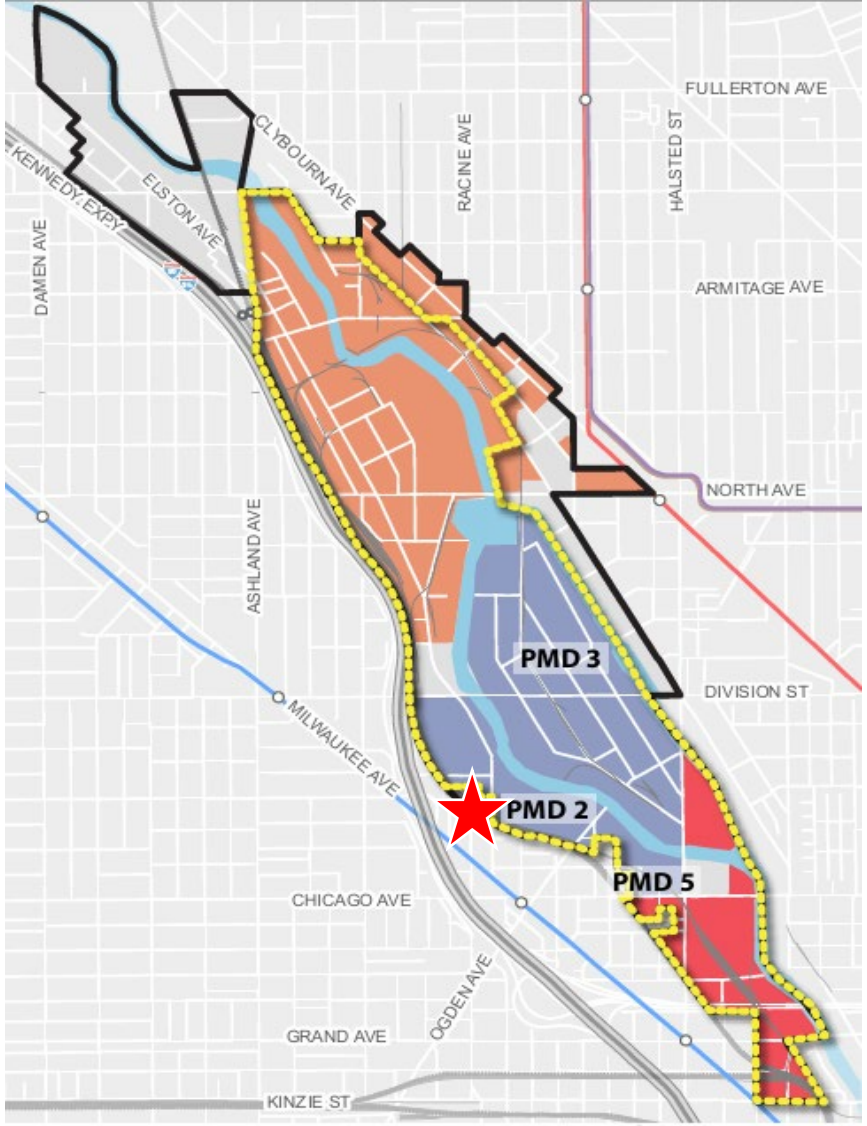
- Locate Site and Community Area on Key Map (right) with star
- Population: 87,781
- Median age: 36.2
- Median income: $112,555
- Top employment sectors:
  - Professional (17.1%), Health Care (11.2%), Finance (9.6%)
- 92.4% of Housing Units Occupied (Citywide average: 88.8%)

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

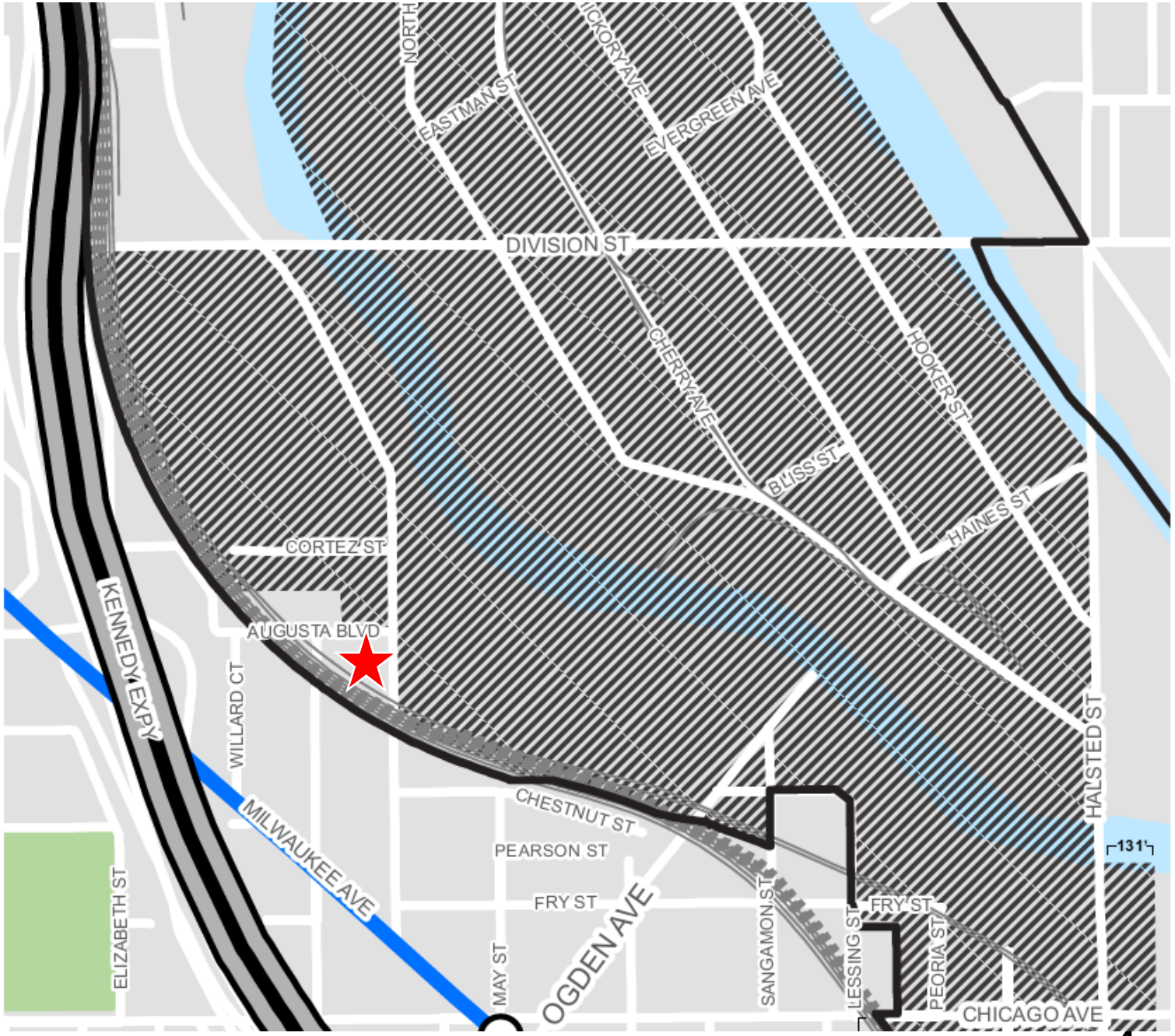


*Source: COMMUNITY DATA SNAPSHOT WEST TOWN, CHICAGO COMMUNITY AREA, CMAP, JULY 2022

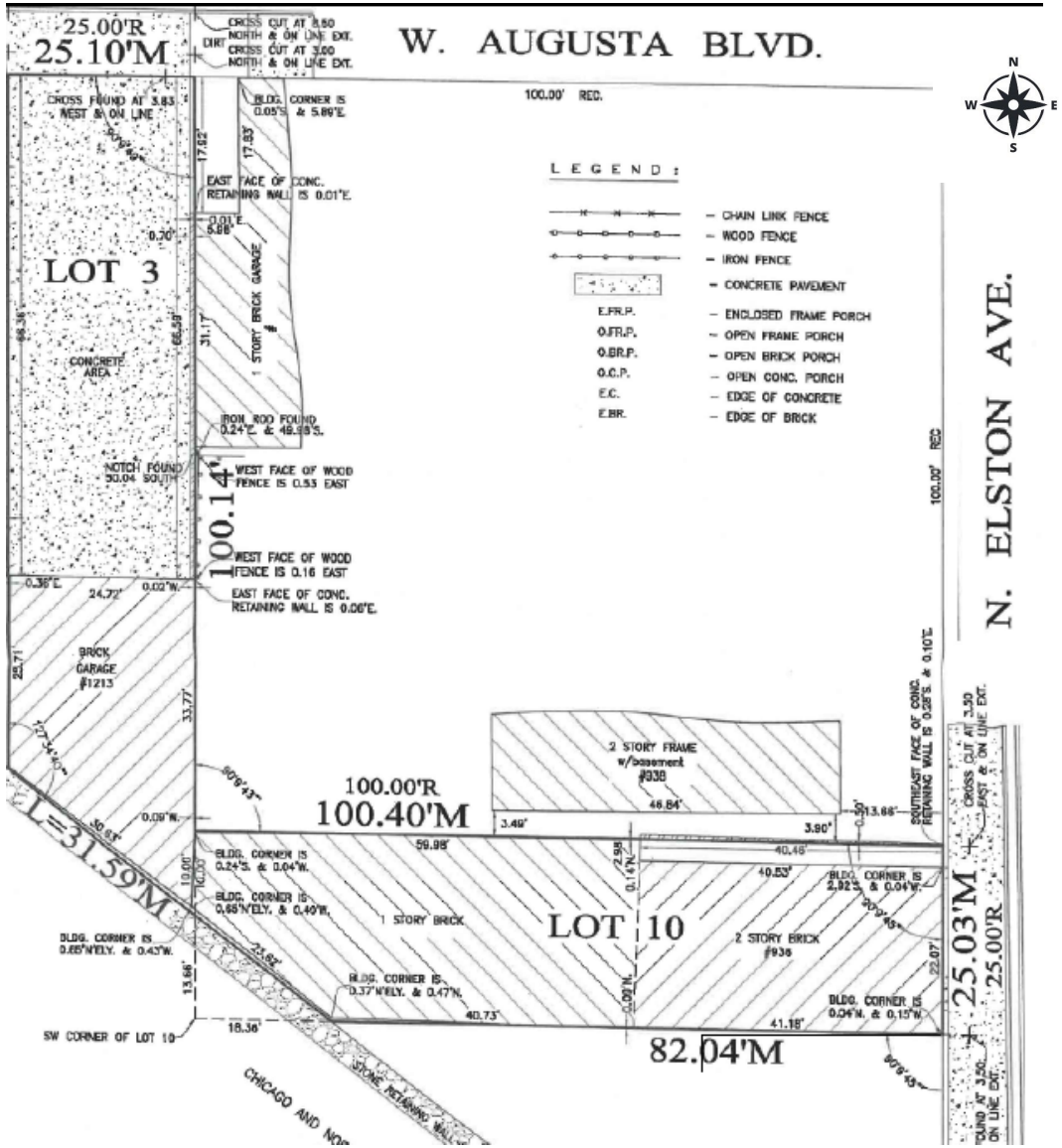


Zoning Implementation Legend

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

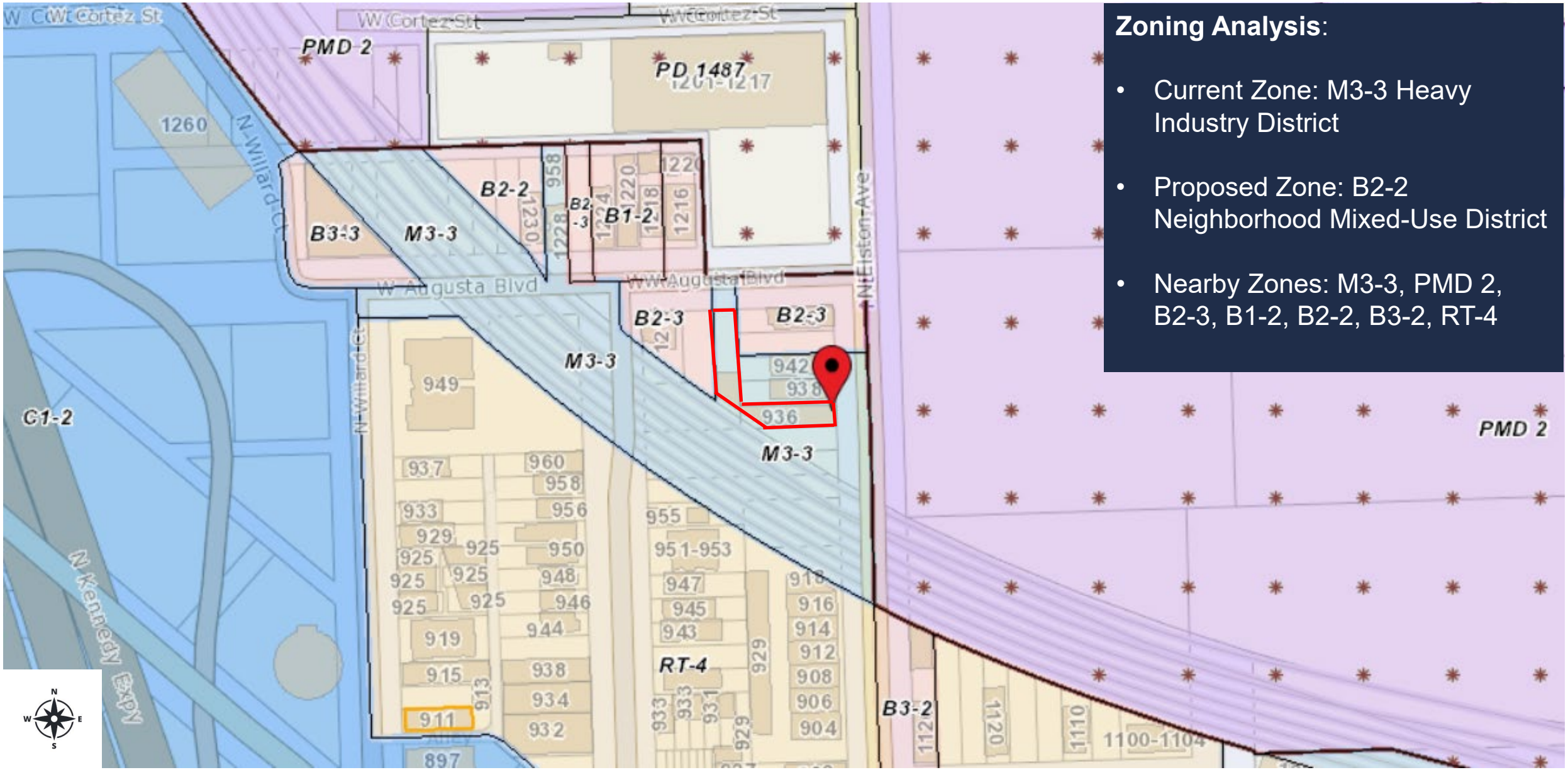


NORTH BRANCH INDUSTRIAL CORRIDOR AND OVERLAY DISTRICT



SITE CONTEXT – AERIAL MAP AND SURVEY

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

LAND USE AND ZONING

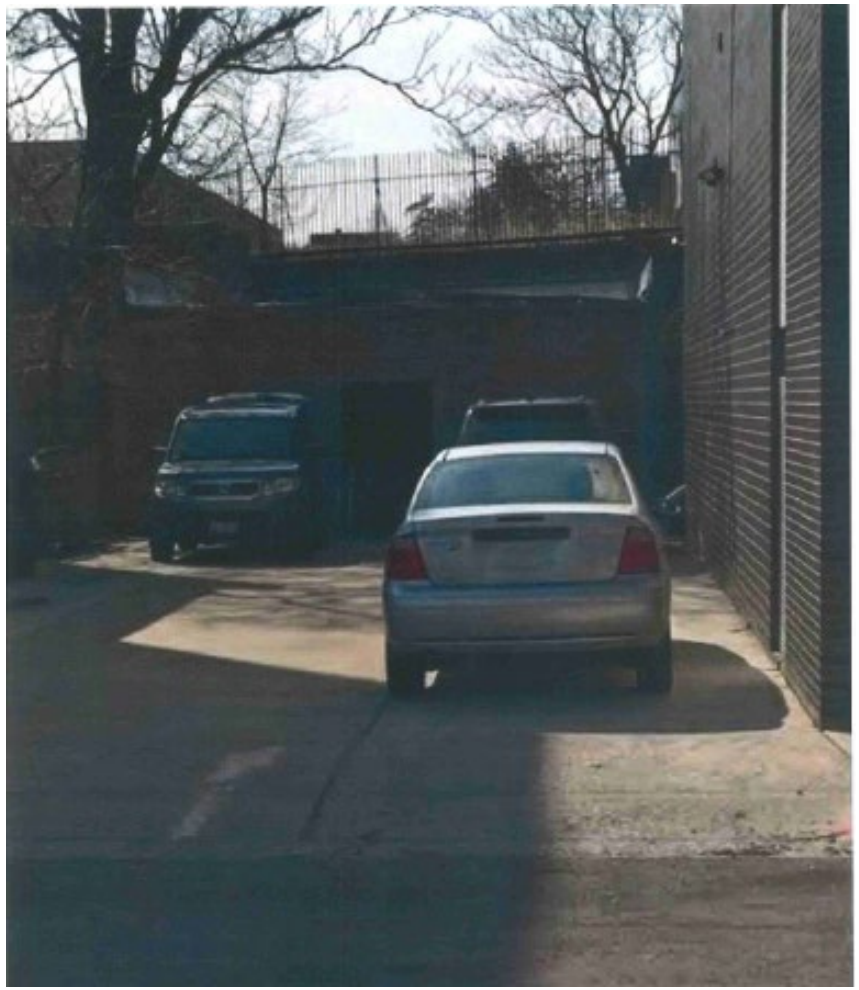
AERIAL VIEW FROM EAST

AERIAL VIEW FROM NORTH

STREET VIEW FROM ELSTON

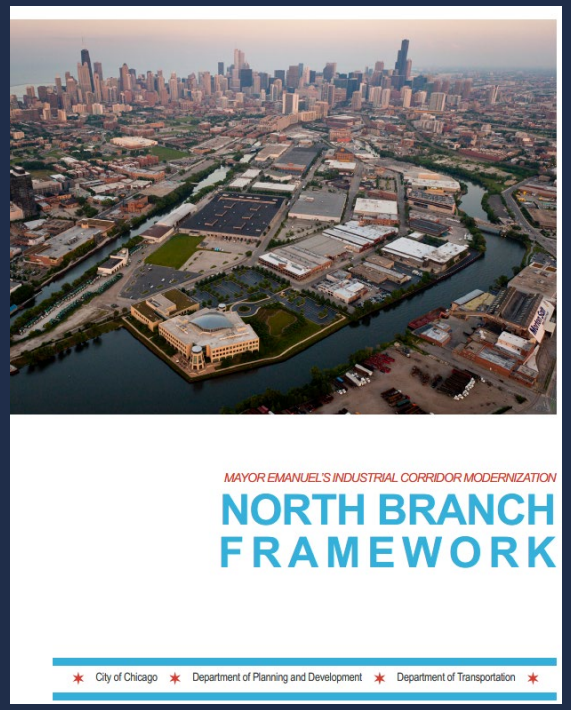
936 N. Elston Avenue

1111 W. Augusta Boulevard



STREET VIEWS FROM ELSTON AND AUGUSTA

Planning Context



NORTH BRANCH INDUSTRIAL CORRIDOR FRAMEWORK PLAN

- 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

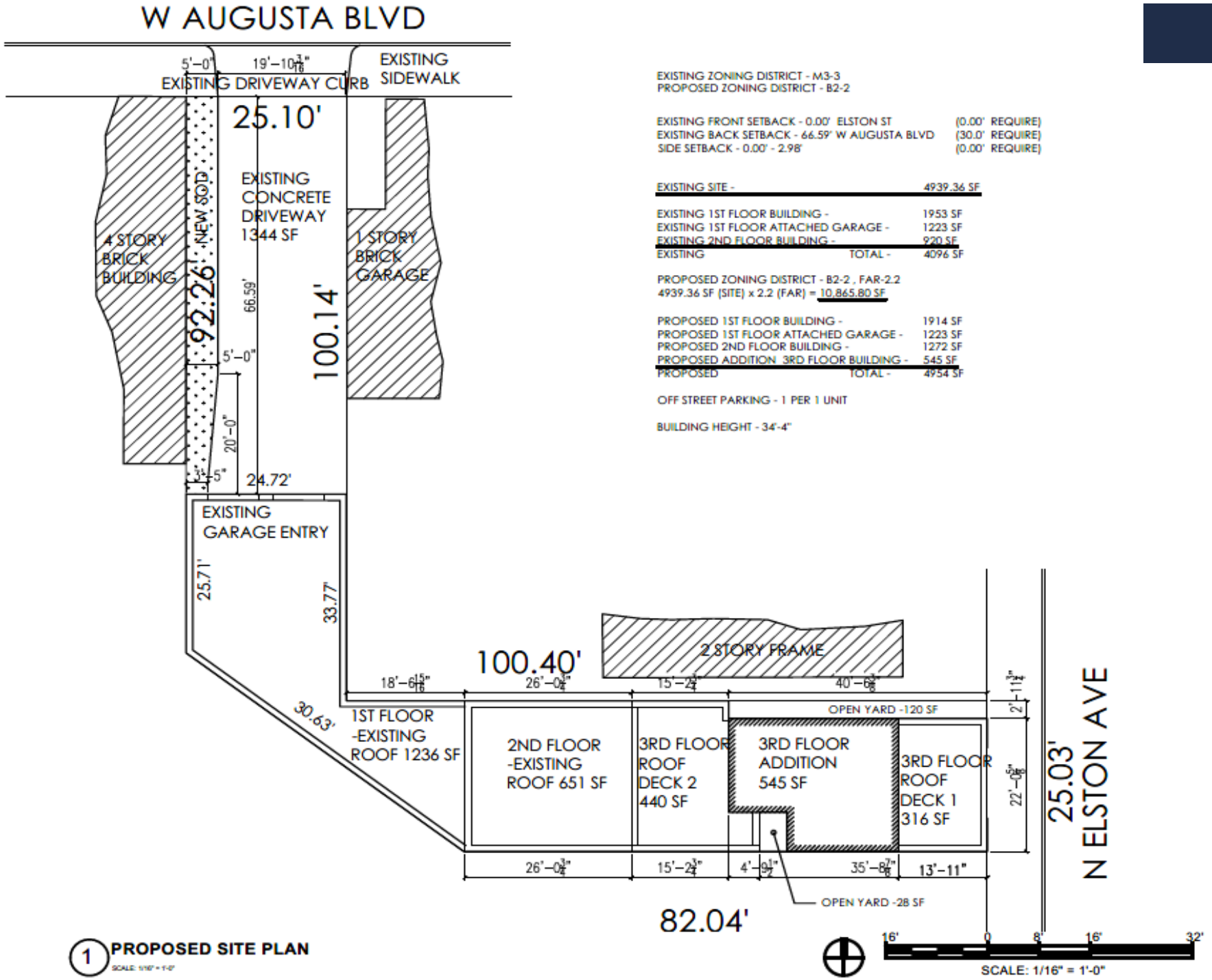
Project Timeline & Community Outreach

- **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

PROPOSED SITE PLAN



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
EXISTING TOTAL -	4096 SF

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

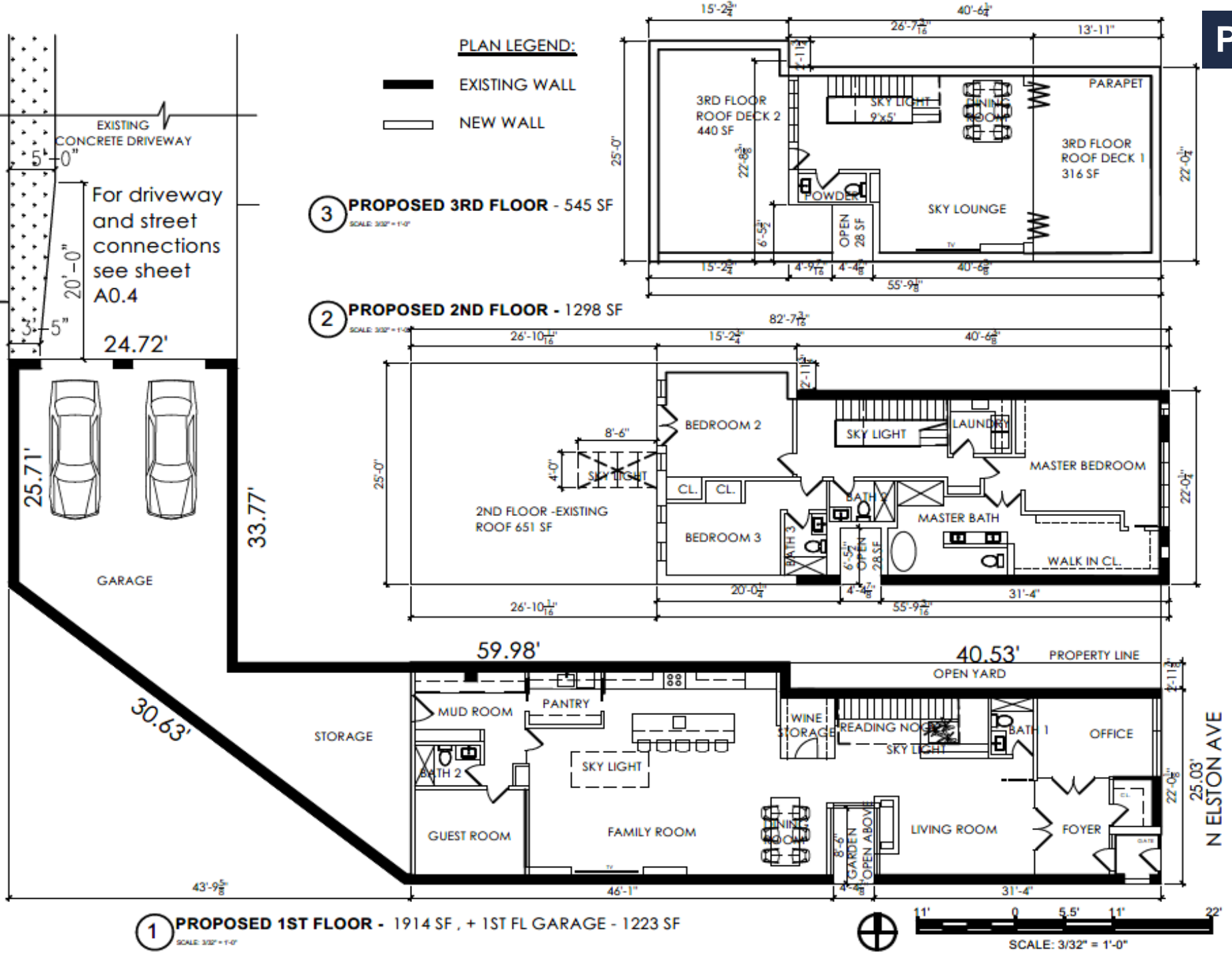
PROPOSED 1ST FLOOR BUILDING -	1914 SF
PROPOSED 1ST FLOOR ATTACHED GARAGE -	1223 SF
PROPOSED 2ND FLOOR BUILDING -	1272 SF
PROPOSED ADDITION 3RD FLOOR BUILDING -	545 SF
PROPOSED TOTAL -	4954 SF

OFF STREET PARKING - 1 PER 1 UNIT

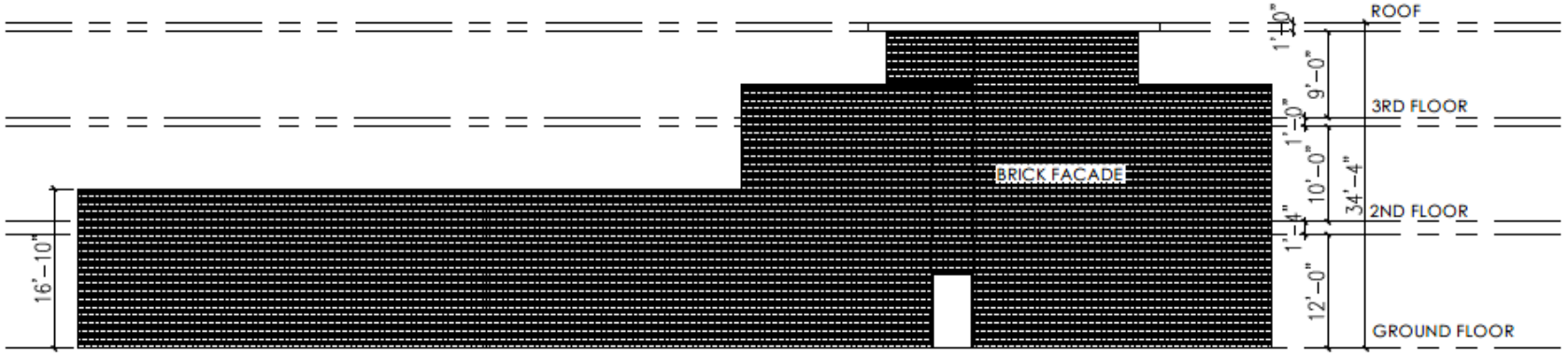
BUILDING HEIGHT - 34'-4"

1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

PROPOSED FLOOR PLANS

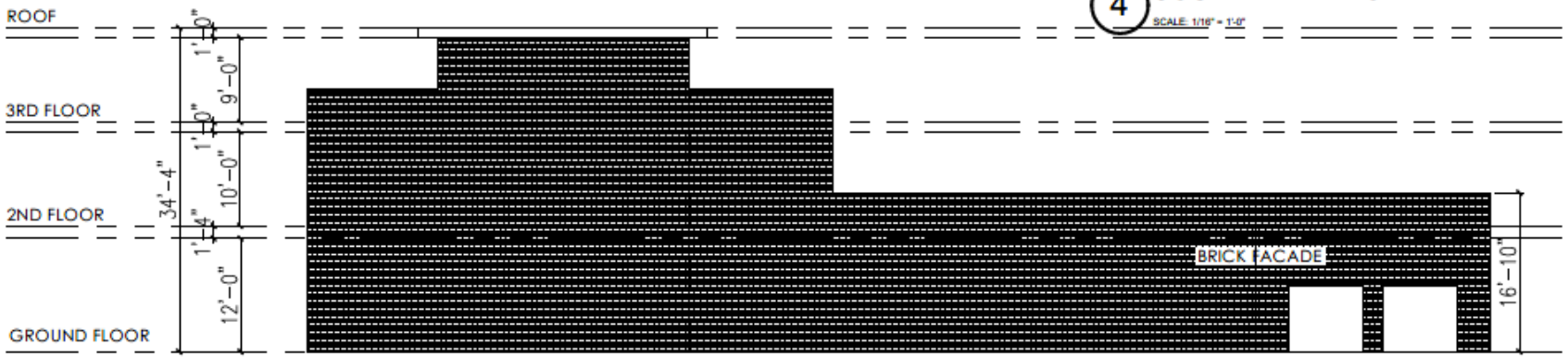


BUILDING ELEVATIONS



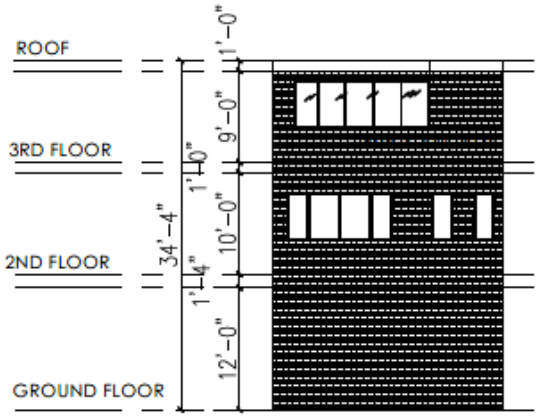
4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



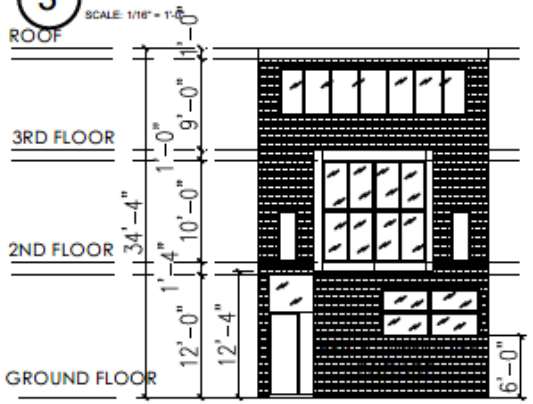
3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 WEST ELEVATION

SCALE: 1/16" = 1'-0"



1 FRONT ELEVATION - ELSTON STREET

SCALE: 1/16" = 1'-0"

16' 0 8' 16' 32'

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

ECONOMIC AND COMMUNITY BENEFITS

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)