



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**1675 N. Elston Avenue**

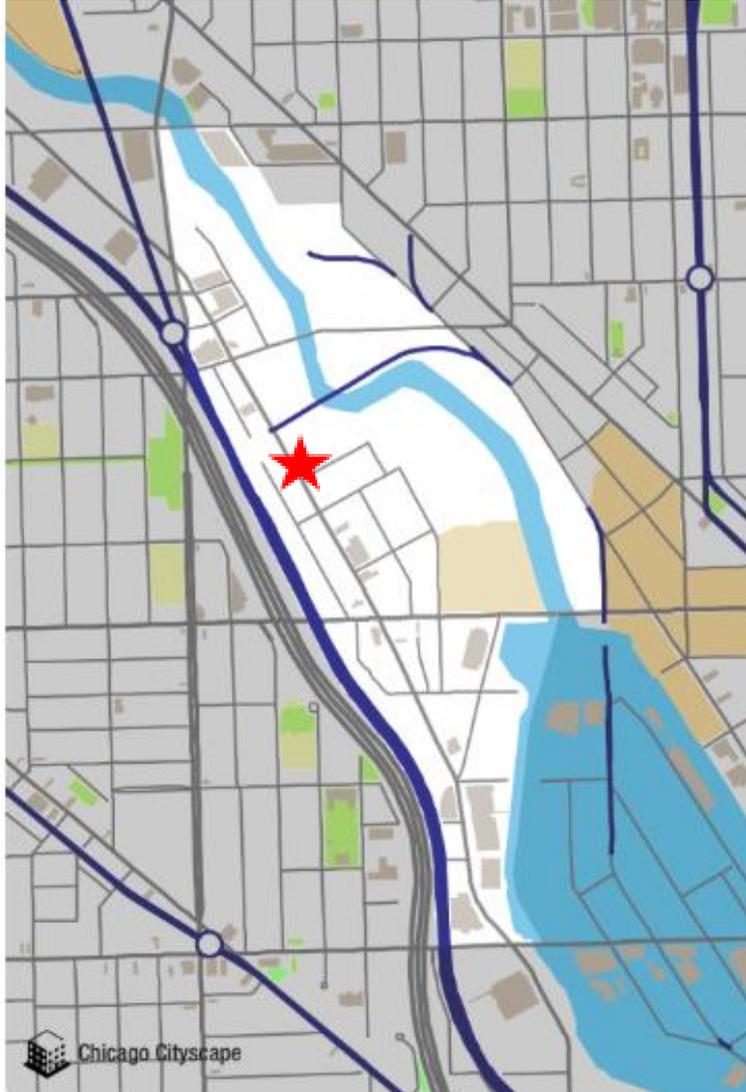
**(32<sup>nd</sup> Ward – Alderman Scott Waguespack)**

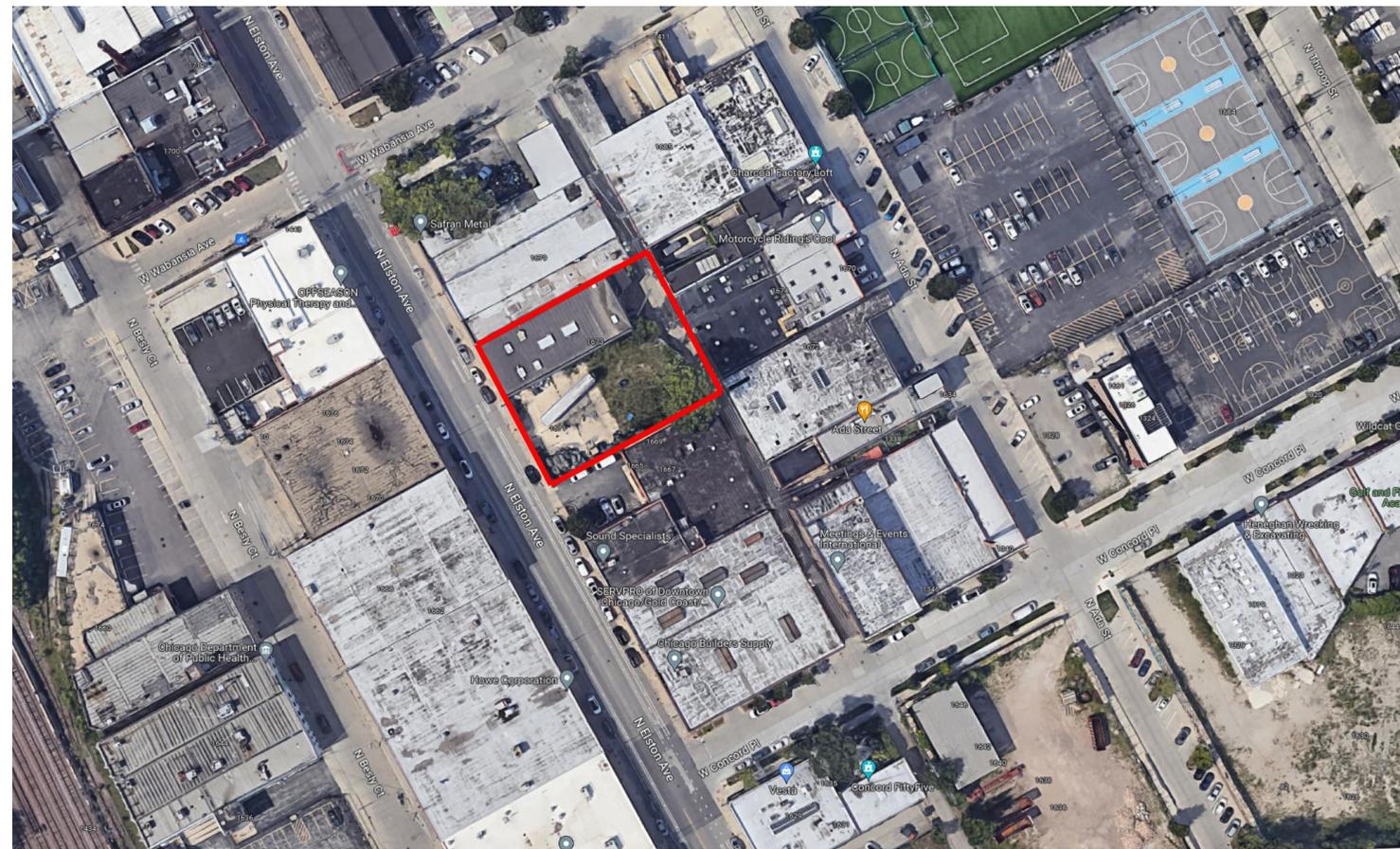
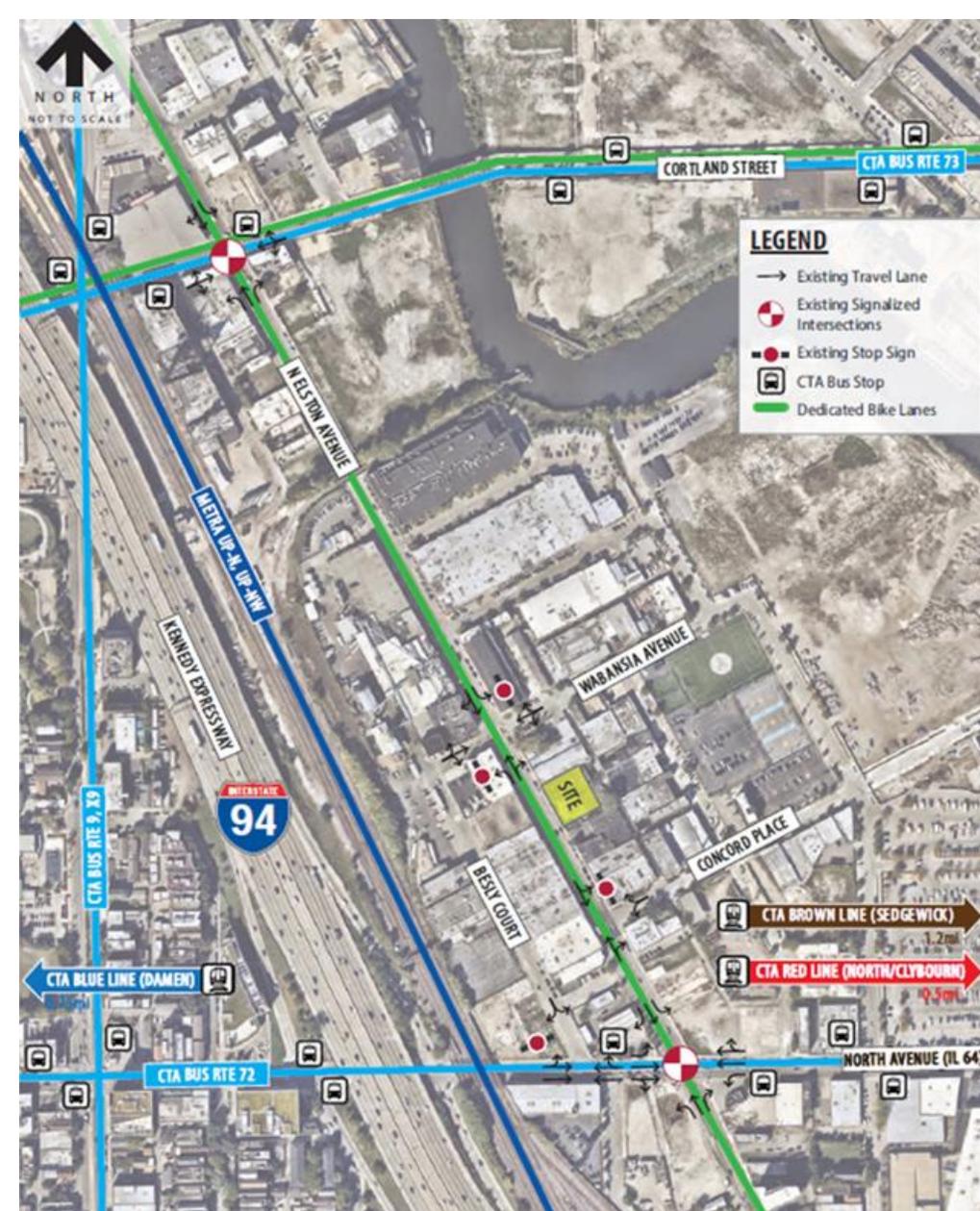
**1675 Holdings LLC**

06/15/2023



# ★ North Branch Industrial Corridor

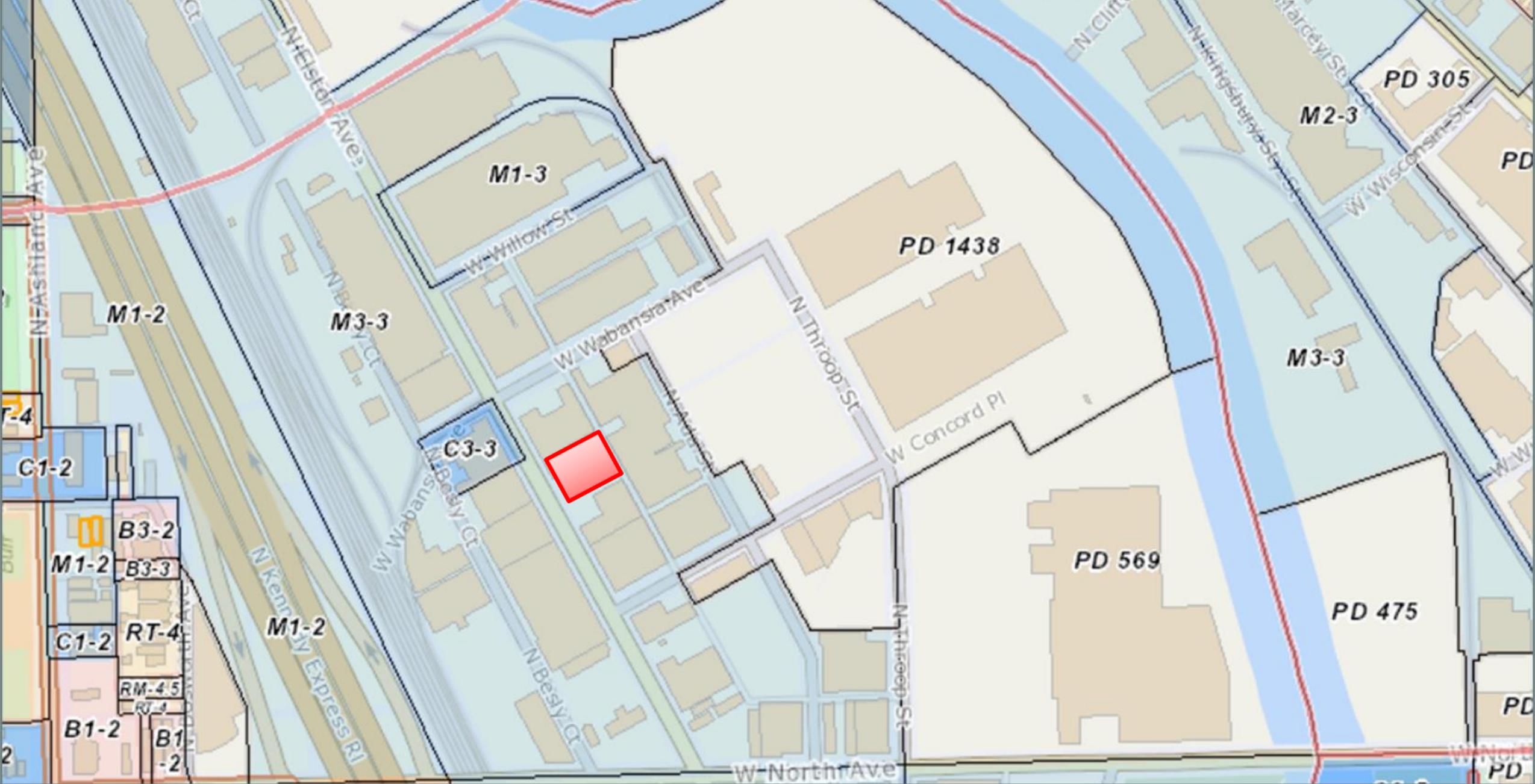




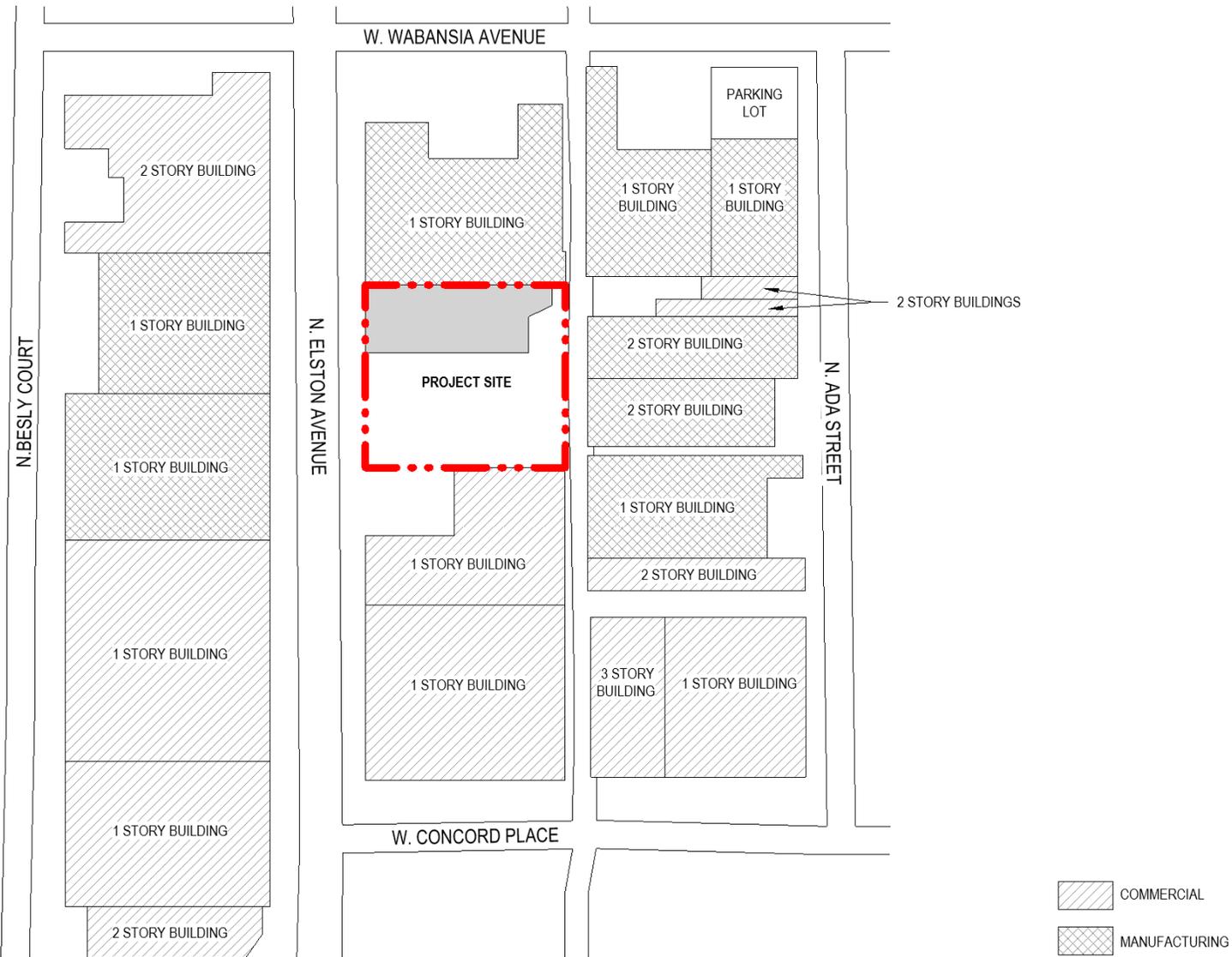
**SITE CONTEXT PLAN**



**AERIAL VIEW FROM WEST**



EXISTING ZONING MAP



1

EXISTING LAND USE MAP

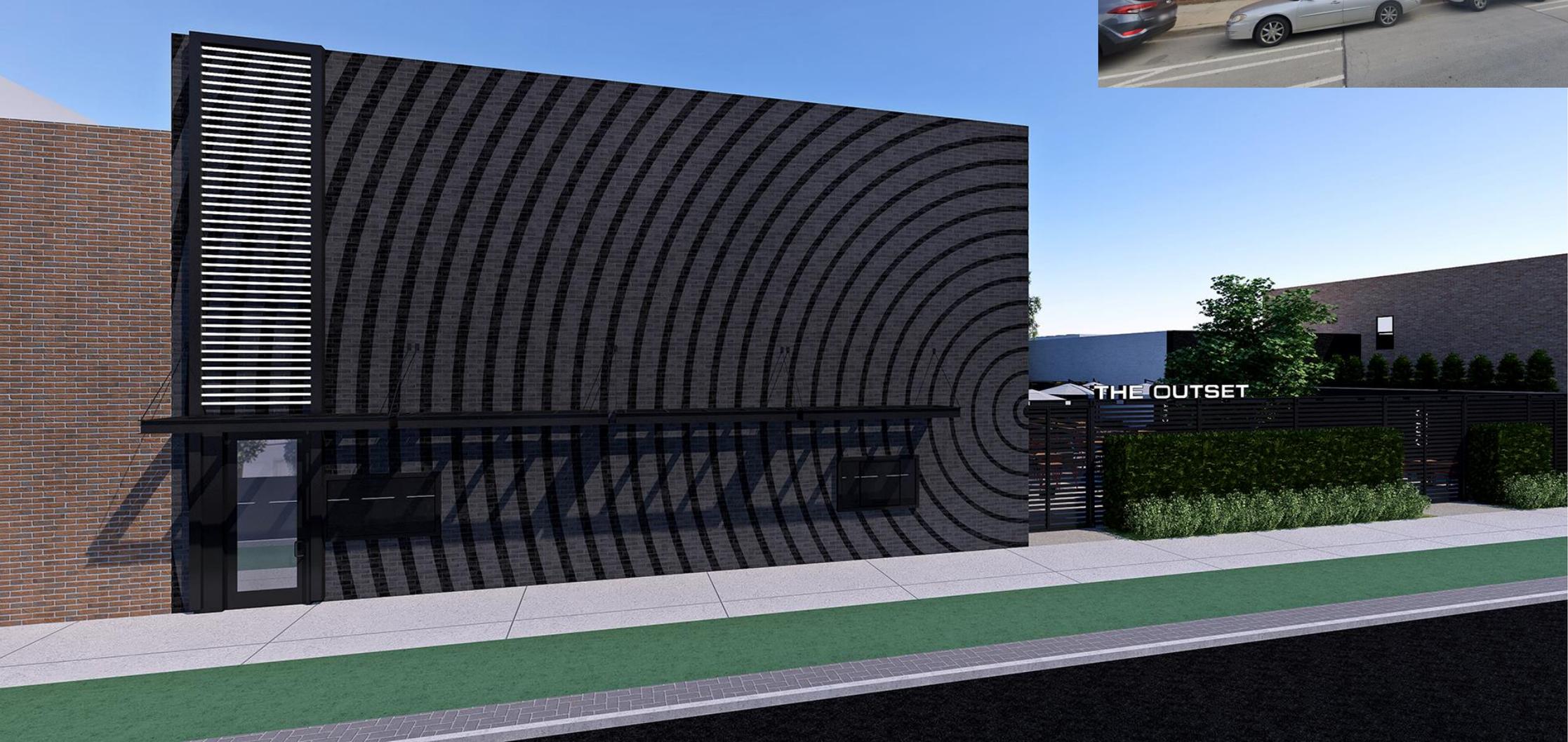
NOT TO SCALE

2

LEGEND

NOT TO SCALE

# Pedestrian Context



# Pedestrian Context



# ★ Planning Context



SAVING MANUFACTURING CORRIDORS FROM DISRUPTION  
**NORTH BRANCH  
FRAMEWORK**

City of Chicago • Department of Planning and Development • Department of Transportation

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 corridor as an economic engine and vital job center
- Provide better access for all transportation modes
- Enhance the area's unique natural and built environment

# Project Timeline + Community Outreach

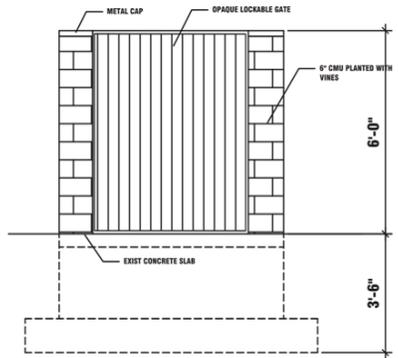
- Original filing: Type 1 Zoning Map Amendment (20555T1): 11/16/2020
- Intake Meeting with Department of Planning & Development: 12/22/2020



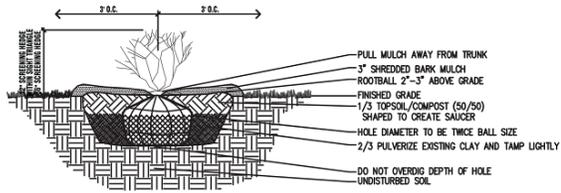
Initial Design



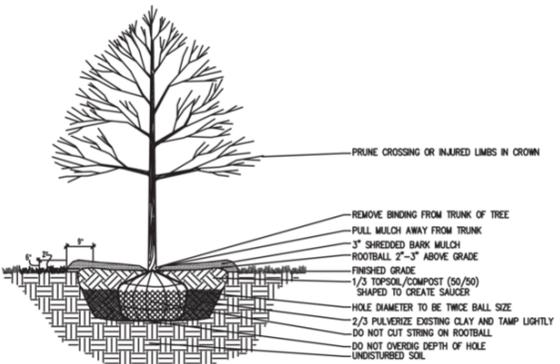
Current Design



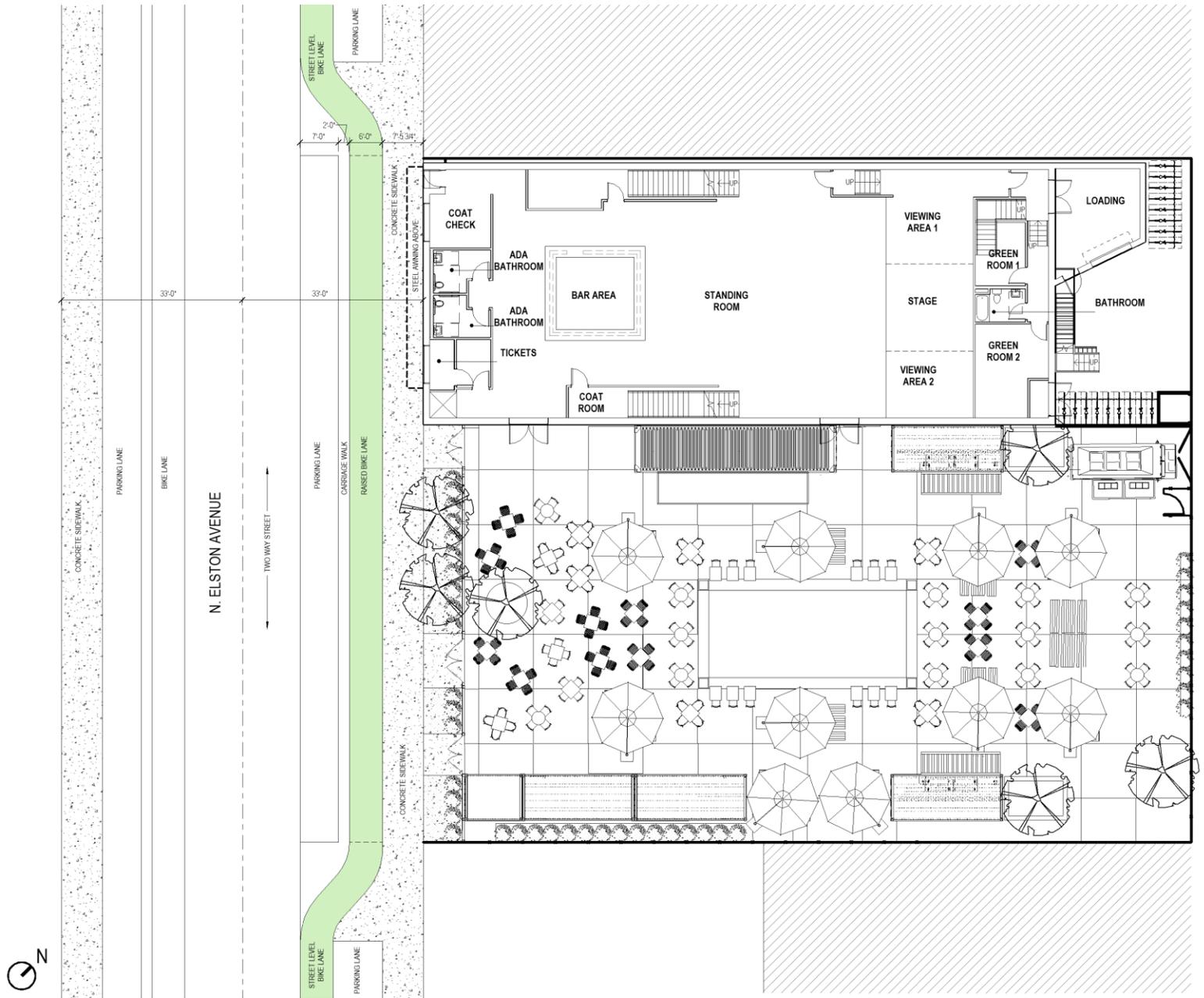
**4 TRASH ENCLOSURE ELEVATION**  
SCALE: 12" = 1'-0"

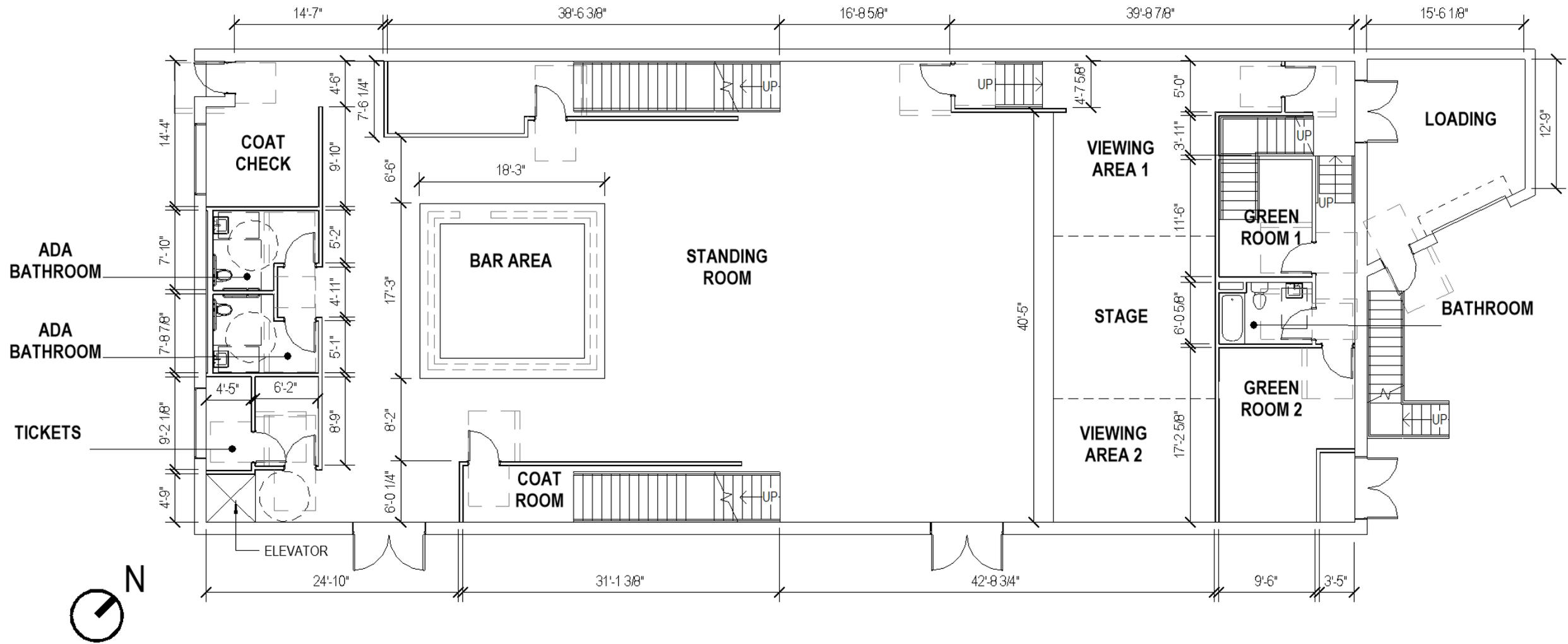


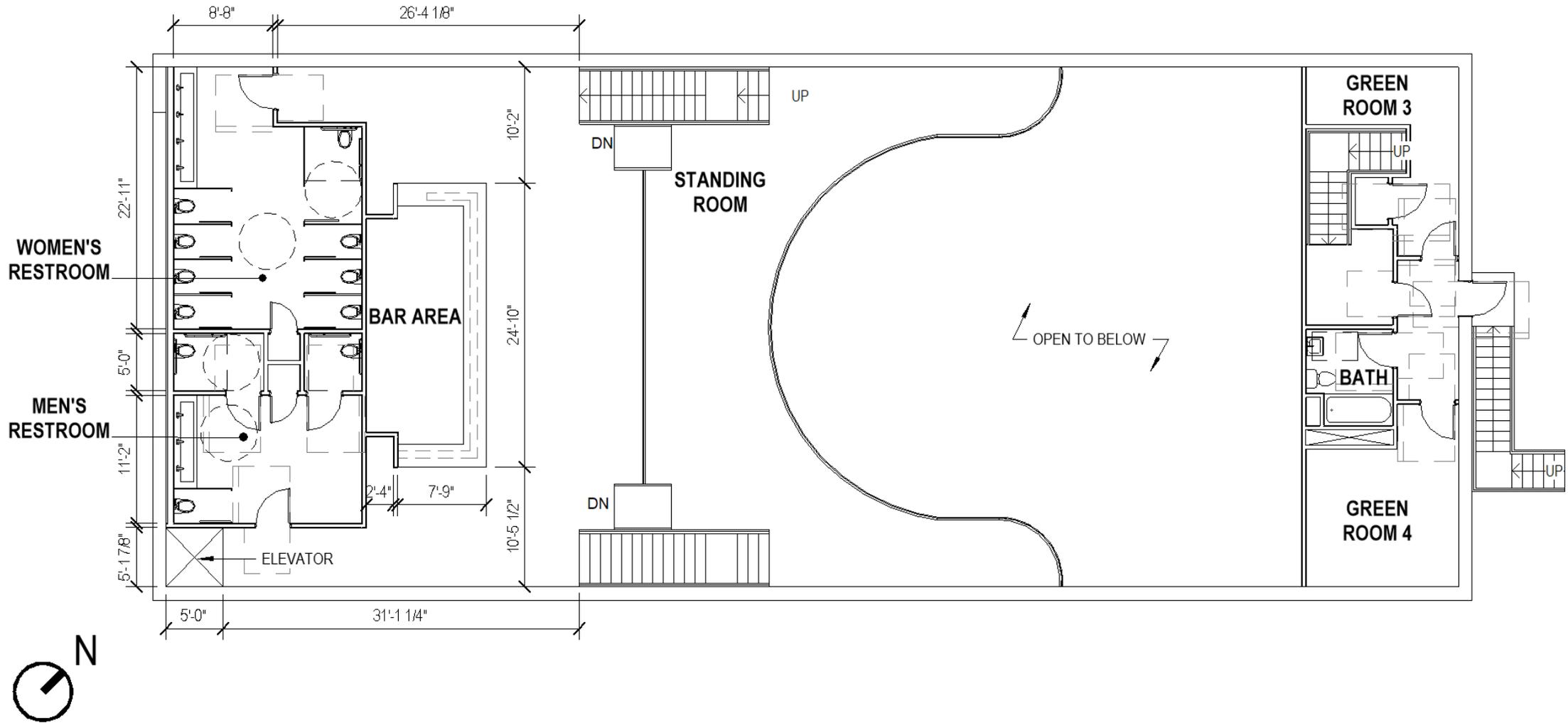
**3 SHRUB SECTION**  
SCALE: 12" = 1'-0"



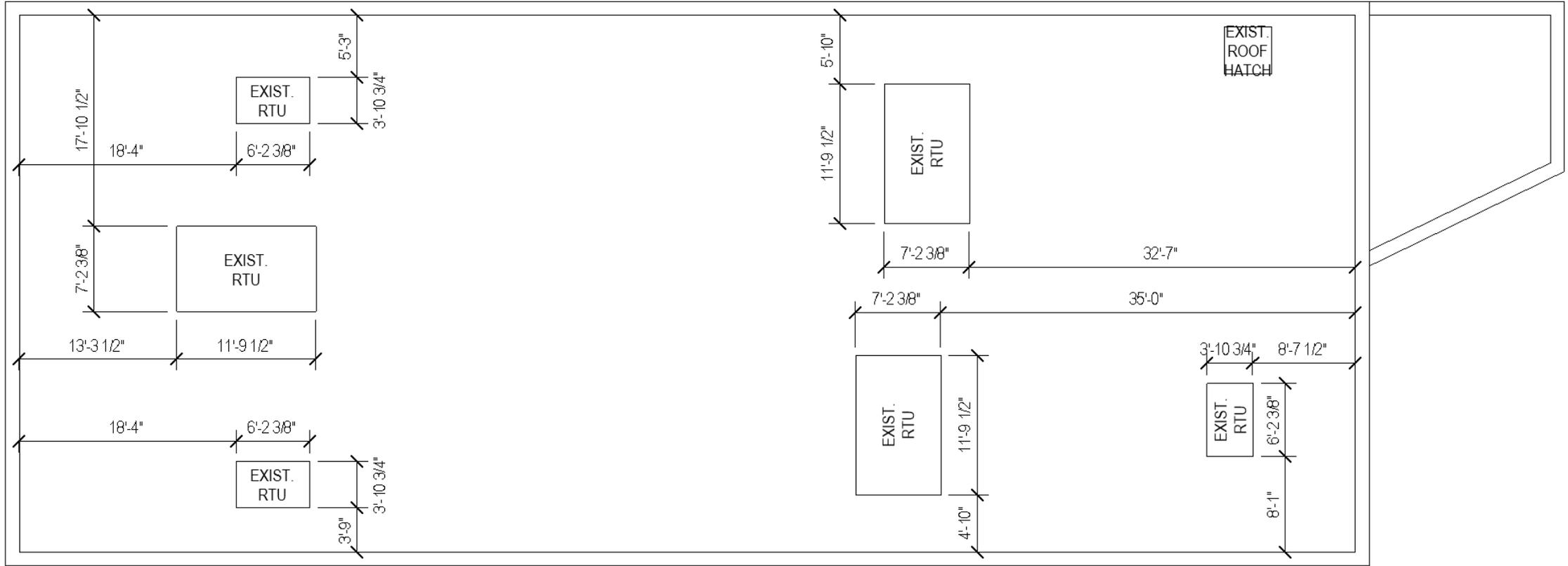
**2 DECIDUOUS/SHADE TREE SECTION**  
SCALE: 12" = 1'-0"

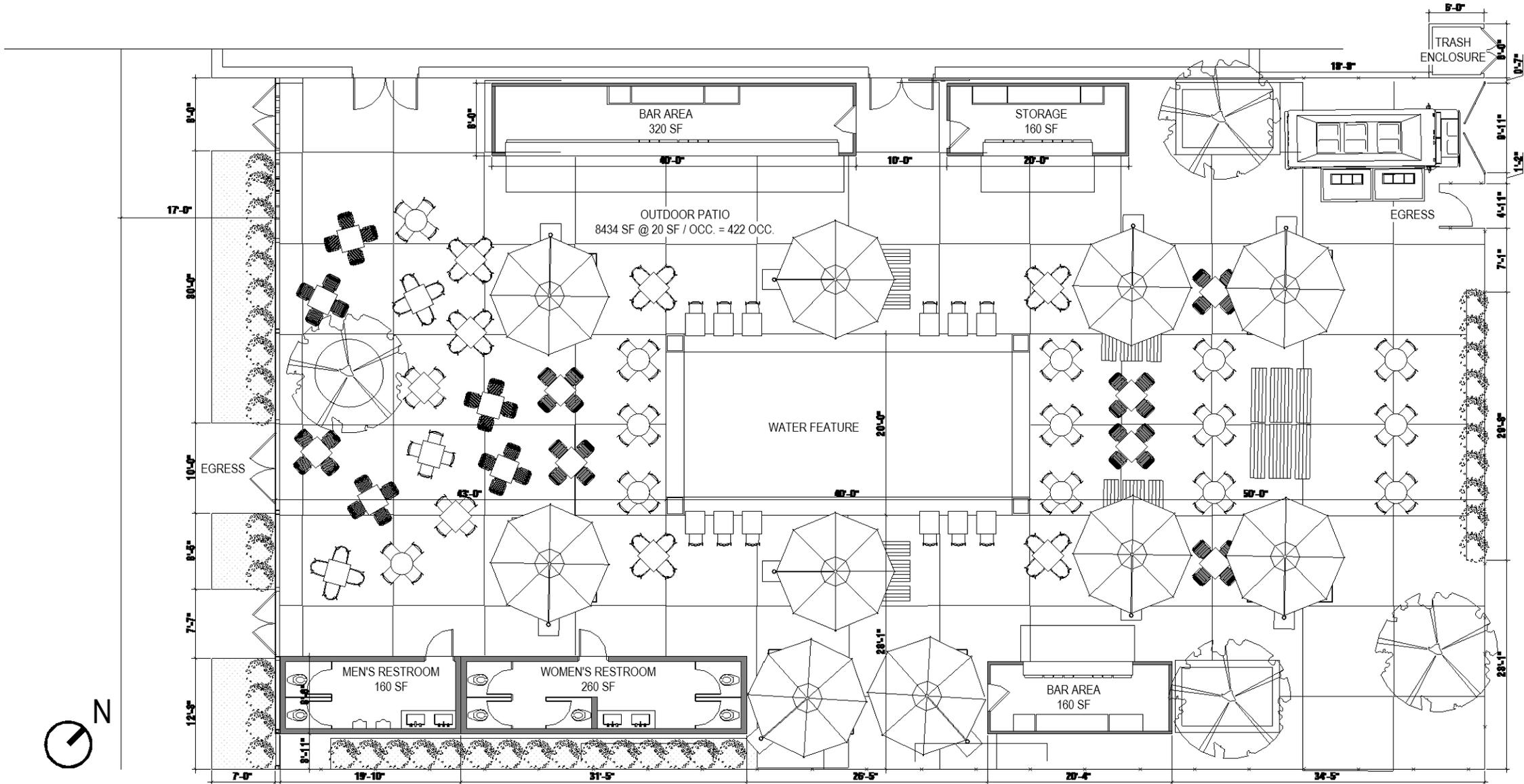


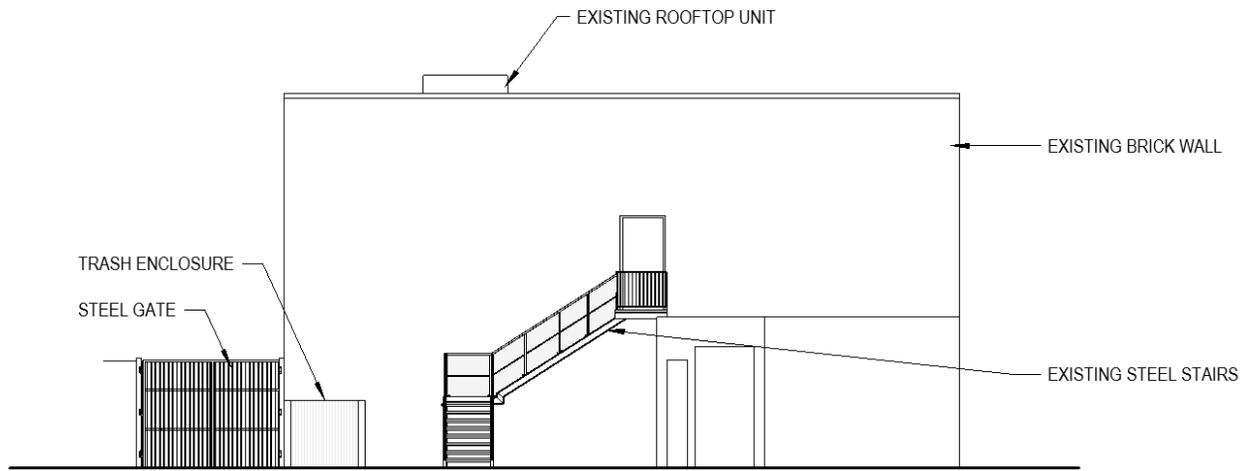




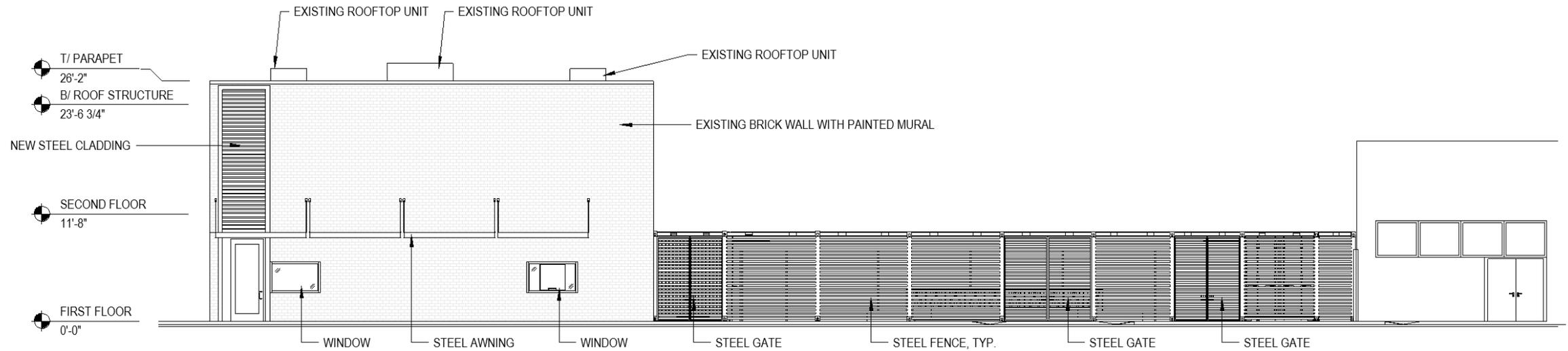
**MEZZANINE FLOOR PLAN**



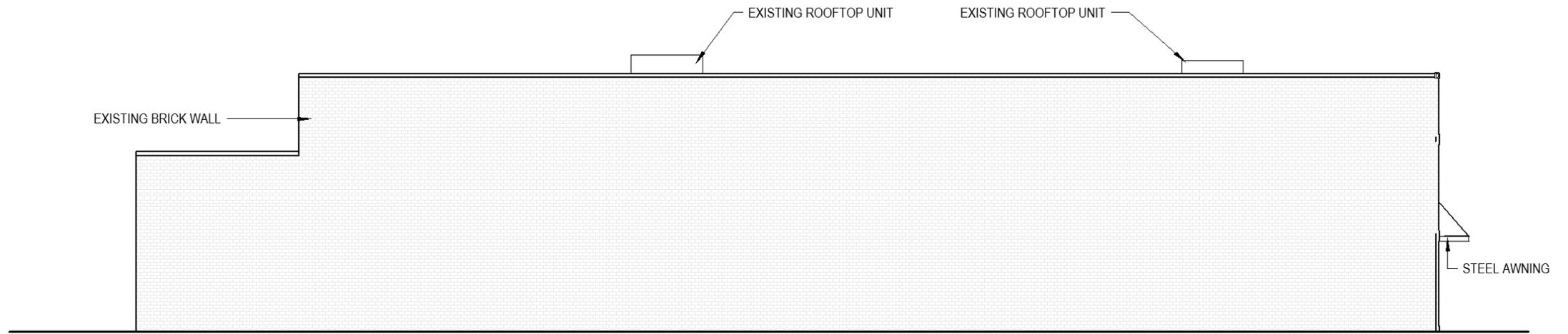




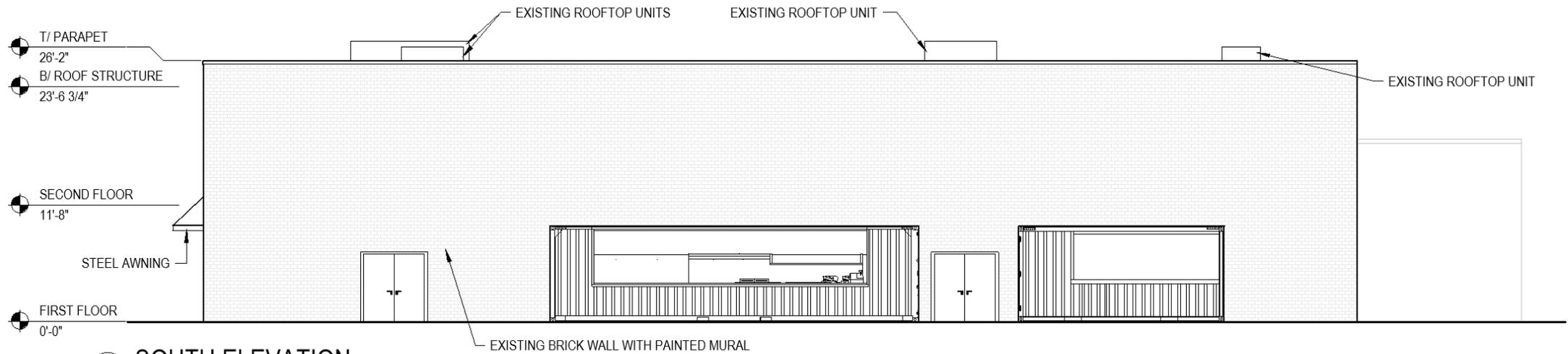
**2 EAST ELEVATION**  
NOT TO SCALE



**1 WEST ELEVATION**  
NOT TO SCALE



**2** NORTH ELEVATION  
NOT TO SCALE



**1** SOUTH ELEVATION  
NOT TO SCALE





**NEW OUTDOOR PATIO**



Complies with “Transportation, Traffic Circulation, and Parking” regulations under PD standards section 17-8-0904.

- Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1)
- Promotes transit, pedestrian, and bicycle use (17-8-0904-A-2)



## **Nearby Transit**

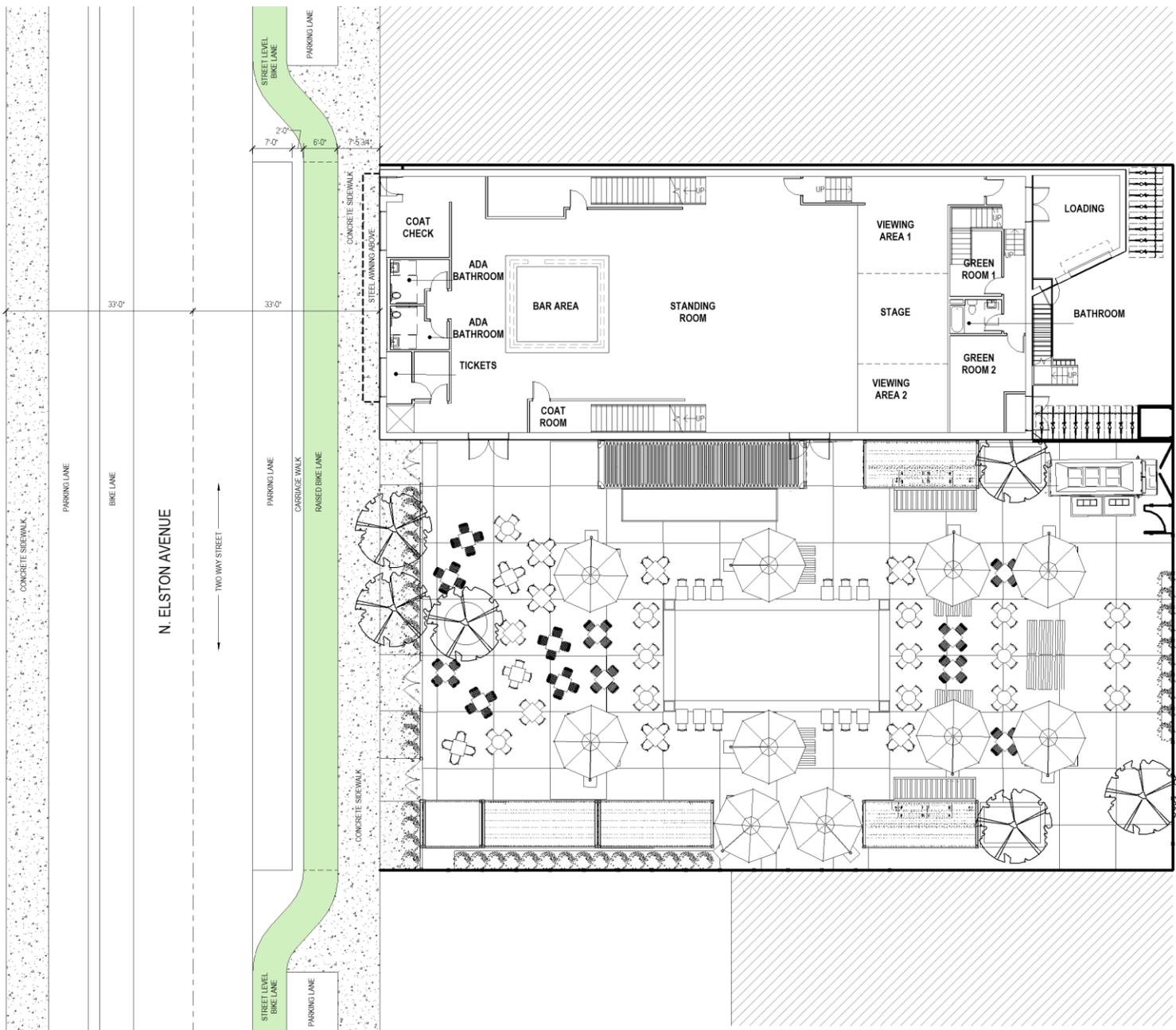
- Ashland Avenue (#9/X9) via the stop at North Avenue / Ashland Avenue, less than a quarter mile southwest of the site;
- North Avenue (#72) which is accessible at North Avenue / Elston, approximately 800 feet south of the subject site.
- Cortland Street (# 73), nearby via the Cortland Street/Elston Avenue stop, located approximately a quarter mile north of the site.

## **Parking**

- Proposal is subject to zero parking requirement based off the off-street parking regulations for properties within the North Branch Corridor Overlay District (Sec. 17-7-0410-A & 17-10-0207).

## **Bicycle Use**

- 17 onsite bike parking spaces.
- Addition of 5 more Divvy bikes at Wabansia and Elston avenues.
- Addition of raised curbside bike lane adjacent to curb to protect riders from "door slams".



# 1675 N ELSTON AVENUE ENTERTAINMENT VENUE

*Traffic Impact Study*

Chicago, Illinois

April 2023

Prepared for:  
1675 Holdings, LLC

Kimley»Horn

## TRAFFIC STUDY RECOMMENDATIONS

- Valet queueing spaces proposed along Elston Avenue directly in front of the venue.
- Route taxis/TNC vehicles from Elston Avenue west onto Wabansia Avenue to turn south onto Besly Court for all drop-off and pick-up activity.
- Recommended that staff members help at pedestrian crossings and to further aid in directing taxi/TNC vehicles to the correct loading zone location

## COMPLIANCE WITH NORTH BRANCH DESIGN GUIDELINES

- *Leverage the corridor's unique urban authenticity by highlighting industrial structures and integrating character buildings with new development where possible.*
  - Project will retain the existing industrial building.
- *Buildings should frame public open spaces and add vitality to the public realm.*
  - Development features a large outdoor patio space next to the entertainment venue.
- *Enhanced Walking Streets are envisioned as pedestrian-oriented commercial streets with buildings that abut and activate sidewalk frontages.*
  - New building mural, plus the addition of window and door openings on the street façade will help activate Elston Avenue.
  - New elevated, curbside bike lane will enhance rider safety and contribute to the city's bike roadway network.



**OPEN SPACE + LANDSCAPING**



**OPEN SPACE + LANDSCAPING**

# Chicago Sustainable Development Policy 2017.01.12



Compliance Options	Points Required	Sustainable Strategies Menu																																						
		Health		Energy							Stormwater					Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife									
		1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)						
<b>Compliance Paths</b>	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab																																						
Options Without Certification																																								
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	20	10	20	NA	NA	NA	5	5	10	10	5	10
Options With Certification																																								
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10	5	10				
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	5	10				
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	5	10				
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	5	10				
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	5	10				
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	5	10				
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	5	10				
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10	5	10				
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	5	10				
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	5	10				

\*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

\*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

## **STORMWATER MANAGEMENT ORDINANCE COMPLIANCE**

- Outdoor patio area exceeds the 7,500 square-foot, triggering stormwater management review.
- Applicant has discussed possible use of permeable surfaces with City's water management reviewers.
- Applicant and City's water management reviewers will determine options during building permit application process.

- Project Budget: \$2 million
- Estimated Jobs: 90 Construction Jobs / 40 Permanent Jobs
- Commitment to City Participation Goals: 26% MBE, 6% WBE and 50% City Residency

# DPD Recommendations

The proposal:

- Will not adversely affect the continued industrial viability of the North Branch Industrial corridor (17-13-0403);
- Complies with the North Branch Framework Plan and is consistent with land use patterns in this portion of the North Branch Industrial Corridor (17-8-0903);
- Is compliant with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- Ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104); and,
- Promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1) and promotes transit, pedestrian, and bicycle use (17-8-0904-A-2).

