Community Area Snap Shot

Logan Square Community Area

DEMOGRAPHICS IN LOGAN SQUARE
• Population ........... 72,742 people
• Age:
  19 and under....... 26%
  20-49 ............... 42%
  Over 50 ............. 32%

MEDIAN INCOME: $75,333

Source: Chicago Metropolitan Agency for Planning (CMAP)
Community Data Snap Shot: Logan Square (June 2020 Release)
SITE CONTEXT PLAN
LAND USE CONTEXT PLAN
Pedestrian Context
Existing Building
Looking Northwest
Existing Building
Looking Northwest
Existing Site
from Webster Avenue looking North
Existing Building
South Elevation
Existing Site
Looking South
Perimeter Landscape Improvements Along Lister Avenue
Exceeding the Required 7 FT Setback
Existing Site
Perimeter Landscape Improvements Along Lister Avenue
Exceeding the Required 7 FT Setback
Project Timeline + Community Outreach

- Date of LPO Filing
- Date(s) of Community Meeting(s)
- Bullet Points of Project Changes Based on Feedback
- Provide Before and After Renderings If Applicable
SITE + GROUND FLOOR PLAN:
North Arrow
Street Names
Sidewalk Widths Dimensions
Pedestrian Access Points
Landscaping and Open Spaces
Vehicular Access Points
Loading and Parking Spaces Dimensions
All Rooms Labelled
EXISTING AREAS:
LOT 51,924 SF 1.19 ACRES
BUILDING 9,037 SF

EXISTING SITE PLAN

PROPOSED CANNABIS DISPENSARY
1850 W. WEBSTER 06.22.2020
LANDSCAPE PLAN

PROPOSED CANNABIS DISPENSARY

1850 W. WEBSTER  07.10.2020

NOTES:
1. LANDSCAPE PLAN WILL MEET THE CHICAGO LANDSCAPE ORDINANCE.
2. EXISTING AND PROPOSED PARKWAY TREES WILL BE CORRELATED WITH
   CDOT AND THE DEPARTMENT OF FORESTRY.

VEHICLE USE AREA: 27,525 SF
GREENSPACE REQUIRED: 2,054 SF
GREENSPACE PROVIDED: 3,549 SF
INTERIOR TREES REQUIRED: 17
INTERIOR TREES PROVIDED: 17

EXISTING 8' METAL FENCE ON ADJACENT PROPERTY
EXISTING BEAVERTAIL CATHEDRAL
15 VIKING CHERRYBERRY, 24' HT

EXISTING CURB CUT AND APRON
EXISTING PRECAST BLOCK RETAINING WALL

1 KENTUCKY COFFEE TREE, 3' CAL
11 APPLE SERVICEBERRY, 2 1/2' CAL
201 BUSH HONEYSUCKLE, 24' HT

DECORATIVE METAL FENCE
8'-7" WIDE LANDSCAPE BUFFER

5 COMMON HACKBERRY, 3' CAL
1 AUTUMN BLAZE MAPLE, 3' CAL
2 BIKE RACKS HOLDS 8 BIKES

EXISTING STREET LAMPS
12 BOLLARDS

1 APPLE SERVICEBERRY, 2 1/2' CAL
4 DECORATIVE METAL FENCE
EXISTING OVERHEAD LINES

CHICAGO & NORTHWESTERN RAILROAD

LEGEND
EXISTING SHADE TREE
PROPOSED SHADE TREE
PROPOSED ORNAMENTAL TREE
EXISTING SHRUBS
EXISTING FENCE
PROPOSED FENCE
5000 LAWN
1. LANDSCAPE PLAN WILL MEET THE CHICAGO LANDSCAPE ORDINANCE.
2. EXISTING AND PROPOSED PARKWAY TREES WILL BE CORRELATED WITH CDOT AND THE DEPARTMENT OF FORESTRY.
TYPICAL FLOOR PLANS:
North Arrow
Street Names
Tower Setbacks Dimensioned
Parking Stalls and Lanes Dimensioned
All Rooms Labelled
Floor plan is preliminary and subject to changes pending tenant use and final approvals.

GROUND FLOOR PLAN
PROPOSED CANNABIS DISPENSARY
1850 W. WEBSTER 06.22.2020
ALL ELEVATION DRAWINGS:
All Building Materials
Building Heights
Floor-To-Floor Heights
Use Multiple Slides As Needed for Elevations of All Sides of Project
Estimated Project Cost: $3M

Jobs Generation:  75 construction jobs
                 30 permanent jobs
Industrial Corridor Map Amendments

The Department of Planning and Development has reviewed the project materials submitted by the Applicant. The proposed rezoning to C2-3 is consistent with this portion of the North Branch Industrial Corridor. The proposal is not subject to the Industrial Corridor System Fund Ordinance. The proposed map amendment contemplates a zoning designation which is equivalent to the designations on parcels of land to the east and south of the site and thus is consistent with other use types and designations in the surrounding areas.

Analysis of Map Amendments within Industrial Corridors

1) The size of the district
2) The number of existing firms and employees that would be affected
3) Recent and planned public and private investments within the district
4) The potential of the district to support additional industrial uses and increased manufacturing employment
5) The proportion of land in the district currently devoted to industrial uses
6) The area’s importance to the city as an industrial district
DPD Recommends

DPD recommends that the proposed rezoning is appropriate and would not adversely affect the continued industrial viability of the North Branch Industrial Corridor, finding that the proposal meets the following:

A) ZONING CONSISTENCY
B) ZONING APPROPRIATENESS
C) DEVELOPMENT COMPATIBILITY
D) PROPOSED CLASSIFICATION COMPATIBILITY
E) ADEQUACY OF INFRASTRUCTURE AND CITY SERVICES

Based on the foregoing, it is the recommendation of the Zoning Administrator that the application for a Zoning Map Amendment in the North Branch Industrial Corridor be approved and that the recommendation to the City Council Committee on Zoning, Landmarks, and Building Standards be “Passage Recommended.”

Department of Planning and Development