



CHICAGO PLAN COMMISSION

Department of Planning and Development

INDUSTRIAL CORRIDOR MAP AMENDMENT

1819 N. Major Ave. (29th Ward/Ald. Taliaferro)

Whitecap Lofts, LLC

8/19/2021



Project Description

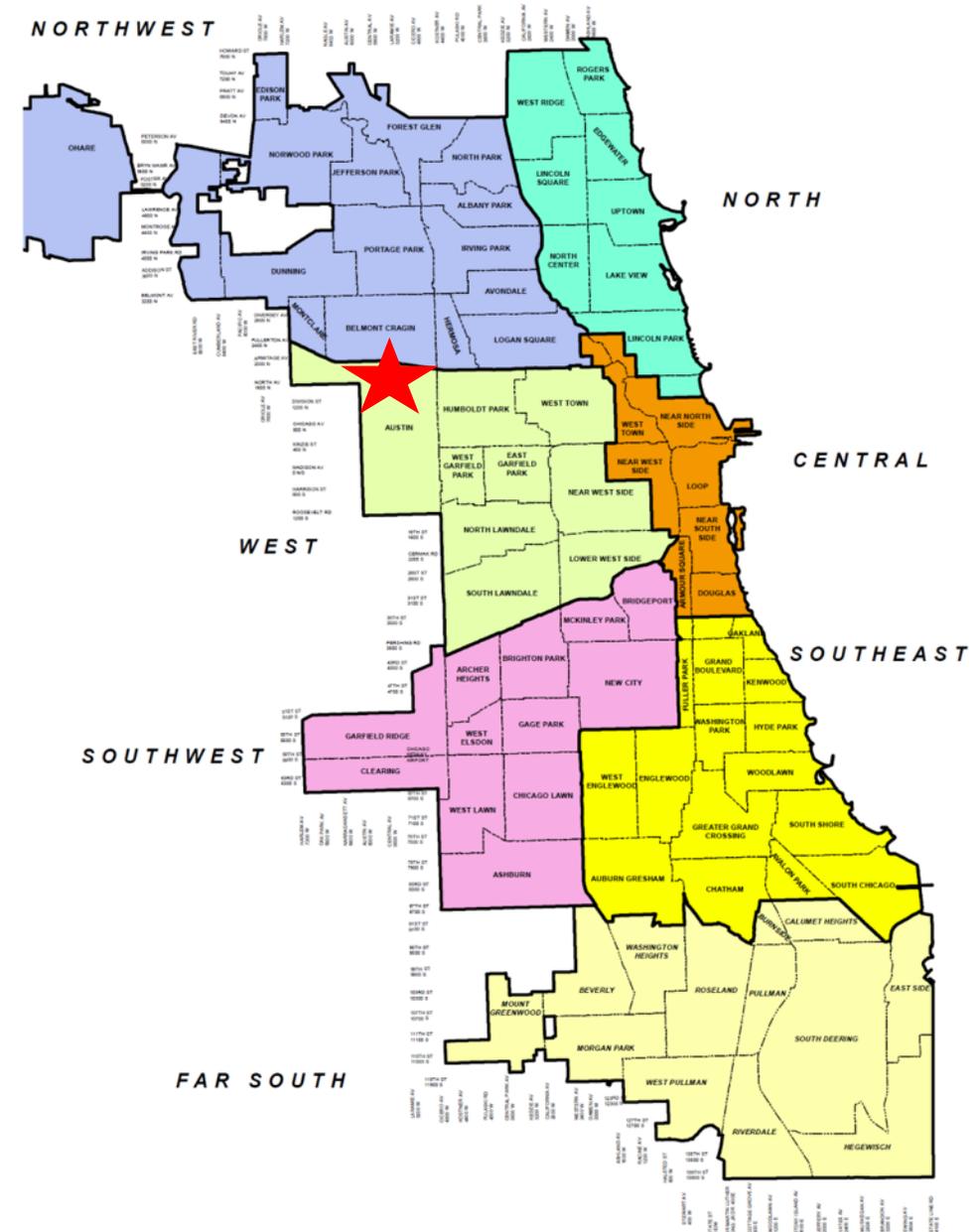
The Applicant is proposing the following:

- **Rezoning a site in the Armitage Industrial Corridor from M1-2 to C3-5** to allow for the rehabilitation of a vacant industrial building formerly owned by the White Cap company.
- Significant interior and exterior rehabilitation of the building at 1819 N. Major to convert industrial space to accommodate both office and industrial tenants.
- Addition of an interior ground-floor parking garage with 139 spaces

Austin Community Area

COMMUNITY AREA INFORMATION:

- Austin Demographics:
 - 93,700 residents
 - 20% decline in total population, 2000-19
 - 78% Black, 15% Latino
 - 64% of households earn less than \$50k annually
- Site is near northern boundary of Austin and Belmont-Cragin
- Armitage Industrial Corridor spans the Austin, Belmont-Cragin and Montclare community areas

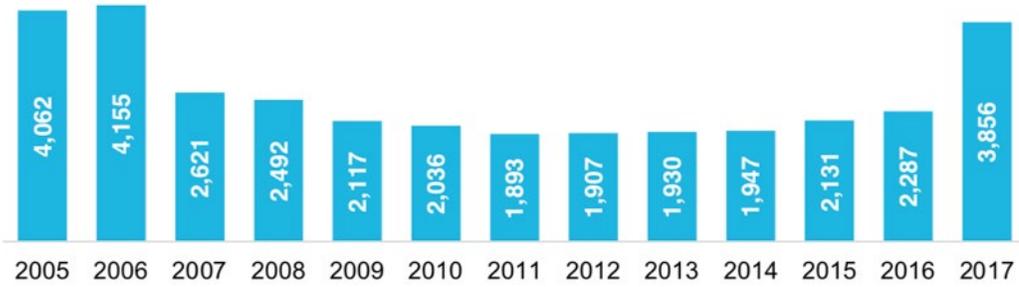




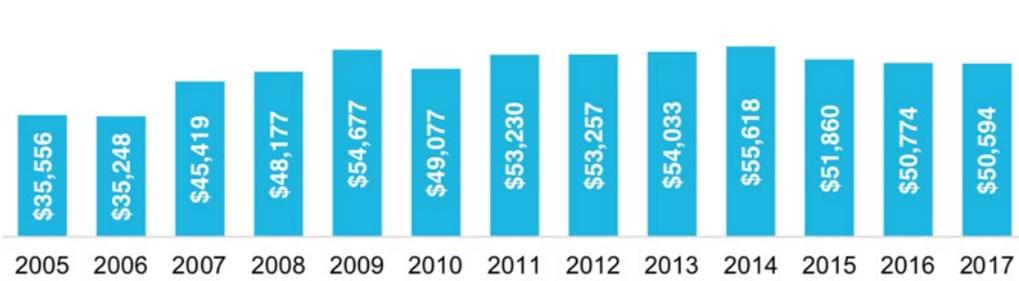
- Key Characteristics:**
- 465 acres
 - Major employers: Mars, Cloverhill Bakery, Precision Dialogue Direct
 - Mostly overlaps with PMD 15

ARMITAGE INDUSTRIAL CORRIDOR - MAP

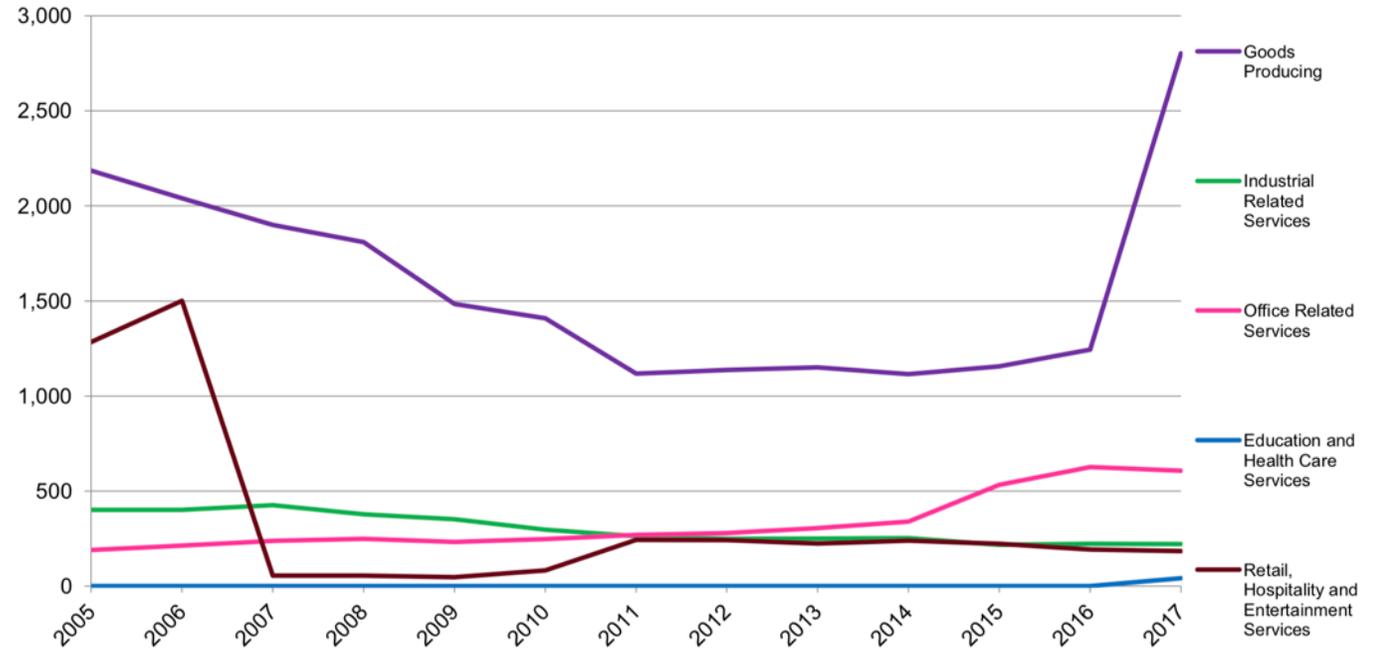
Corridor Employment Totals by Year



Corridor Average Wage by Year

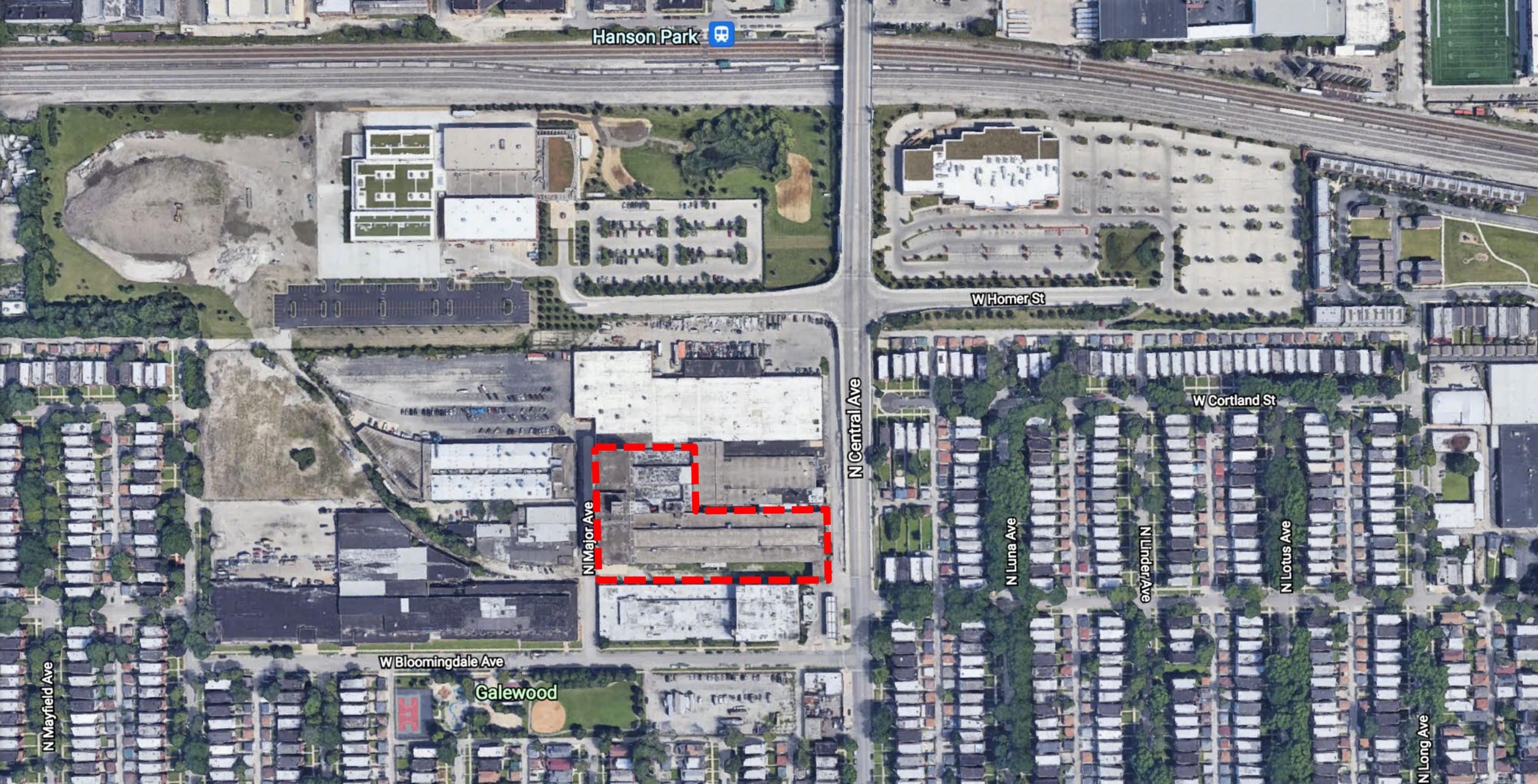


Employment by Sector



Employment by Sector: 2005 – 2017

Sector	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Change	%Change
Goods Producing	2,186	2,040	1,900	1,810	1,484	1,409	1,118	1,137	1,150	1,115	1,157	1,244	2,802	616	28.2%
Industrial Related Services	402	401	426	377	352	297	263	249	250	253	218	223	221	-180	-44.9%
Office Related Services	190	213	238	249	233	247	270	279	305	339	534	627	607	417	219.6%
Education and Health Care Services	0	0	0	0	0	0	0	0	0	0	0	0	41	41	-
Retail, Hospitality and Entertainment Services	1,284	1,501	56	56	48	83	243	242	225	239	223	193	184	-1,100	-85.7%
Total Employment	4,062	4,155	2,621	2,492	2,117	2,036	1,893	1,907	1,930	1,947	2,131	2,287	3,856	-205	-5.1%



Hanson Park

W Homer St

W Cortland St

N Central Ave

N Major Ave

N Luna Ave

N Linder Ave

N Lotus Ave

W Bloomingdale Ave

Galewood

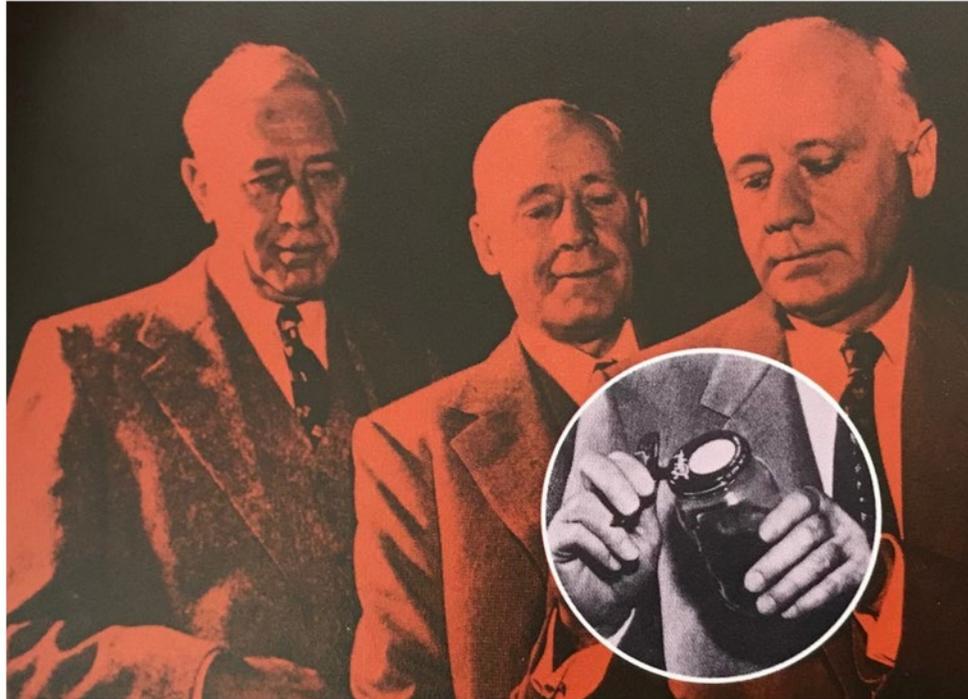
N Mayfield Ave

N Long Ave

SITE CONTEXT PLAN – AERIAL MAP

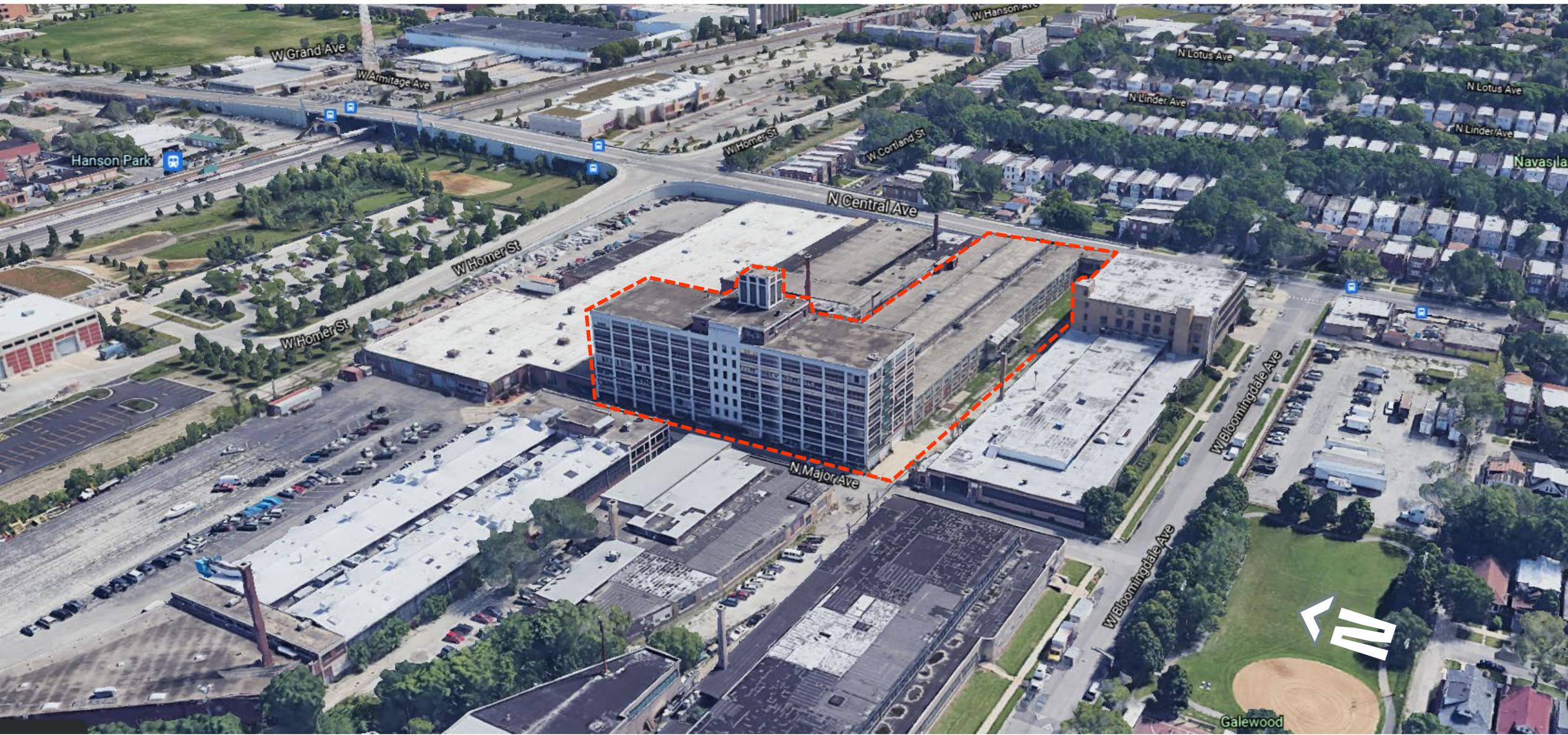
Site Conditions & History:

- Site area: 3.0 acres
- Floor area: 338,397 sf
- Building height: 128' / seven stories
- Former home to White Cap Co. from 1932 to early 2000's

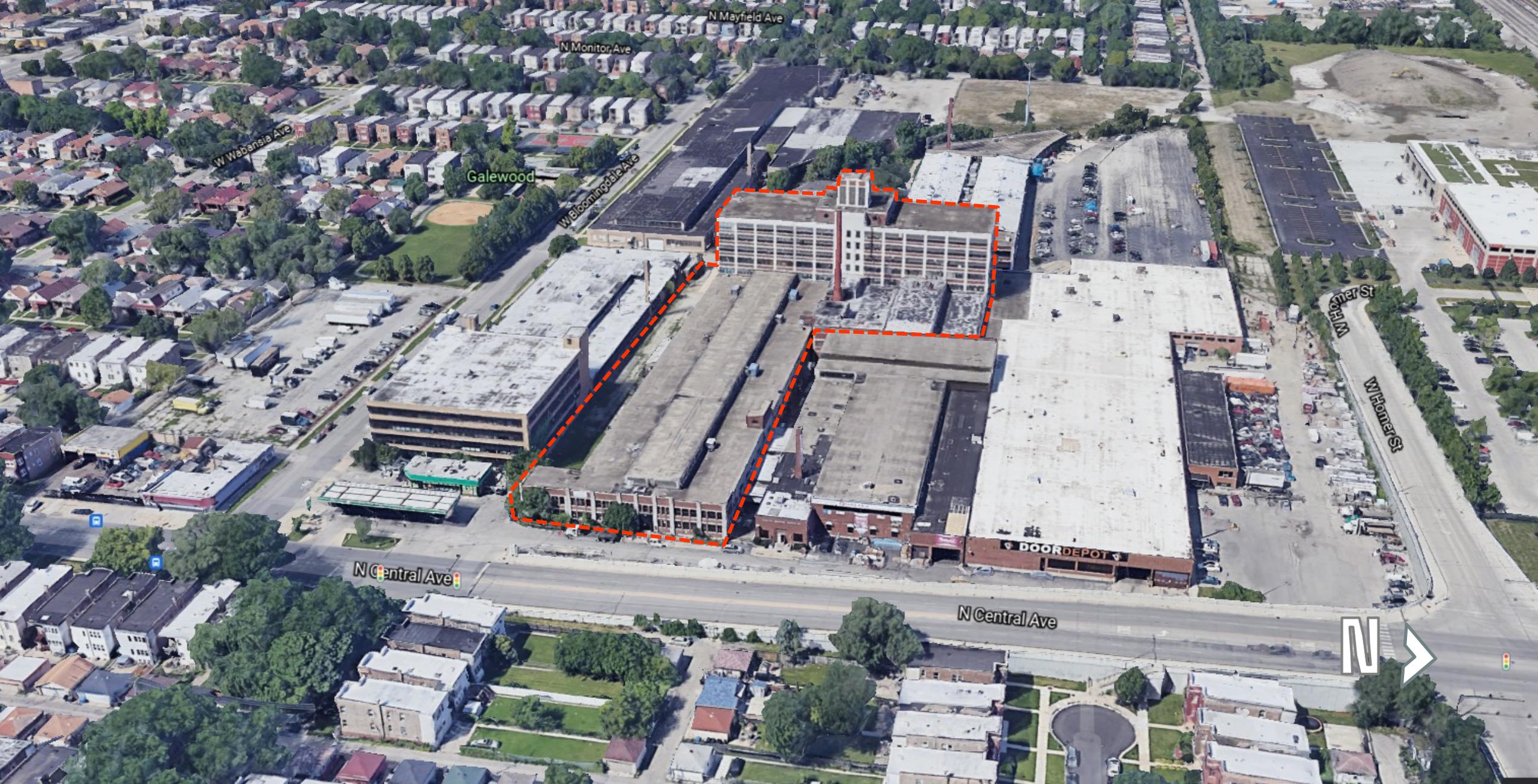


[From left to right: Bill, George and Phil White, founders of the White Cap Co.]

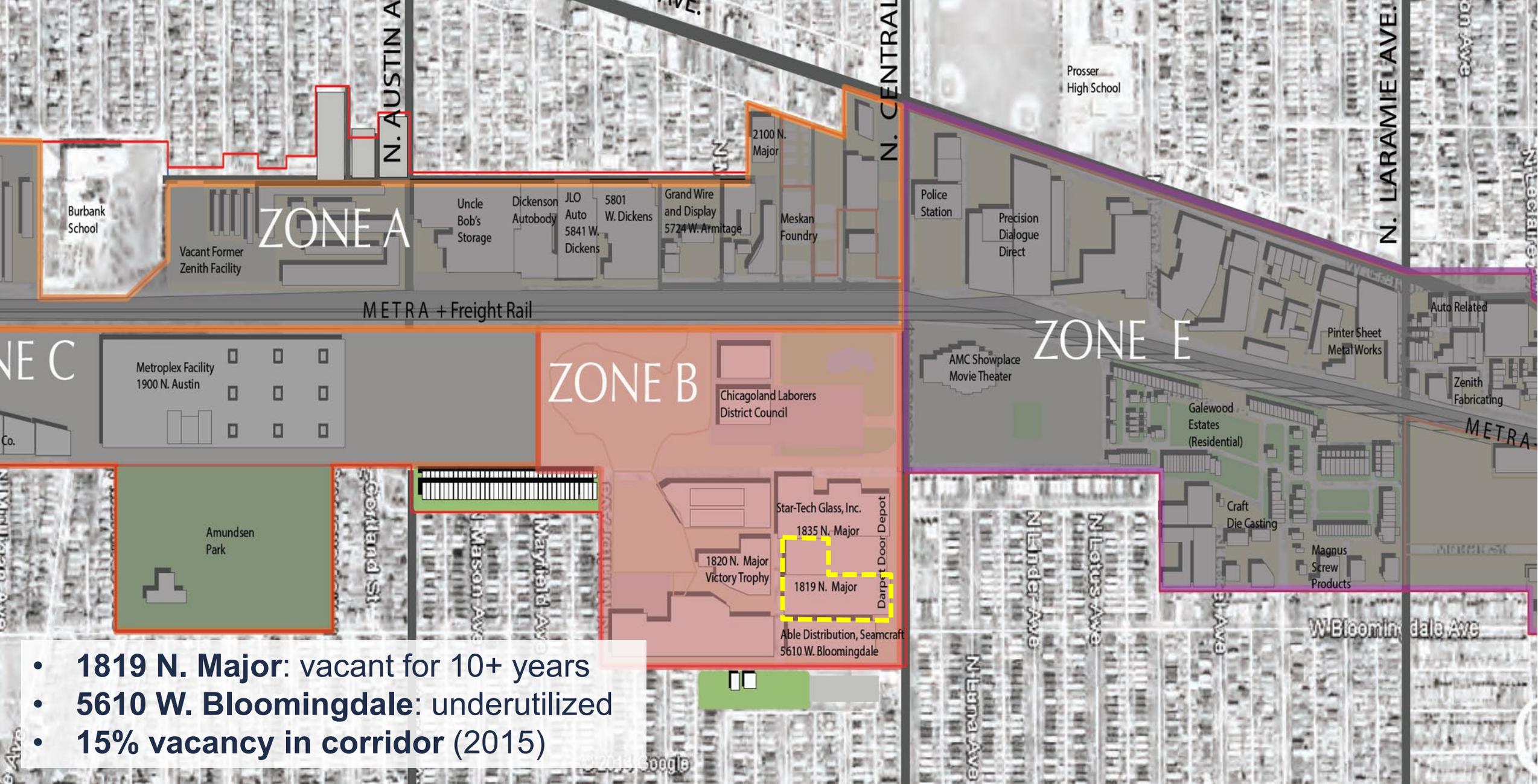




BIRDS EYE VIEW – FROM WEST



BIRDS EYE VIEW – FROM EAST



- **1819 N. Major:** vacant for 10+ years
- **5610 W. Bloomingdale:** underutilized
- **15% vacancy in corridor (2015)**

INDUSTRIAL CORRIDOR OCCUPANCY



Industrial Corridors



Planned Manufacturing



LAND USE CONTEXT PLAN



PEDESTRIAN CONTEXT – EXISTING CONDITIONS, MAJOR AVE.



PICTURE #1 FACING NORTH WEST

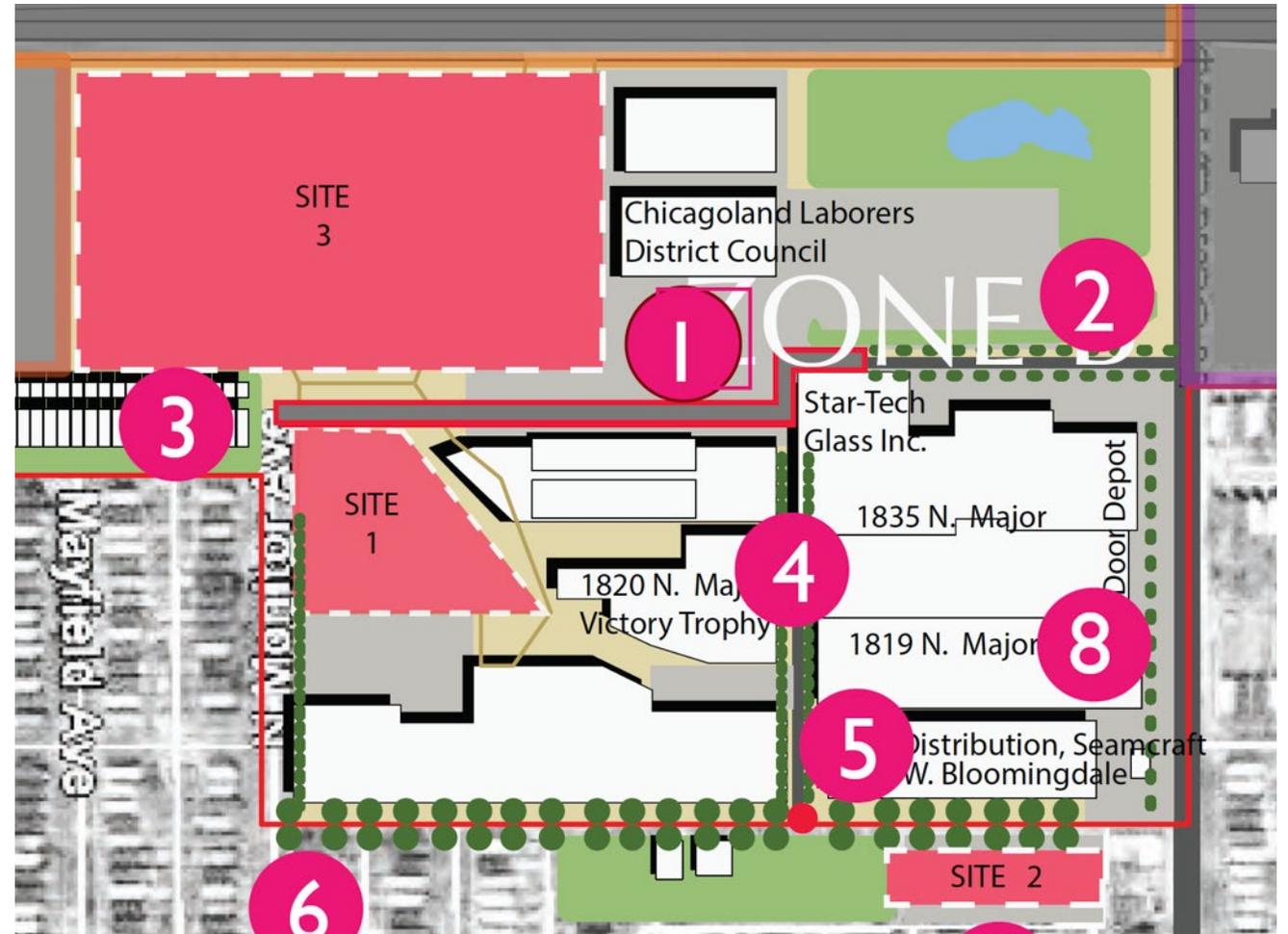


PICTURE #2 FACING NORTH WEST

PEDESTRIAN CONTEXT – EXISTING CONDITIONS, CENTRAL AVE.

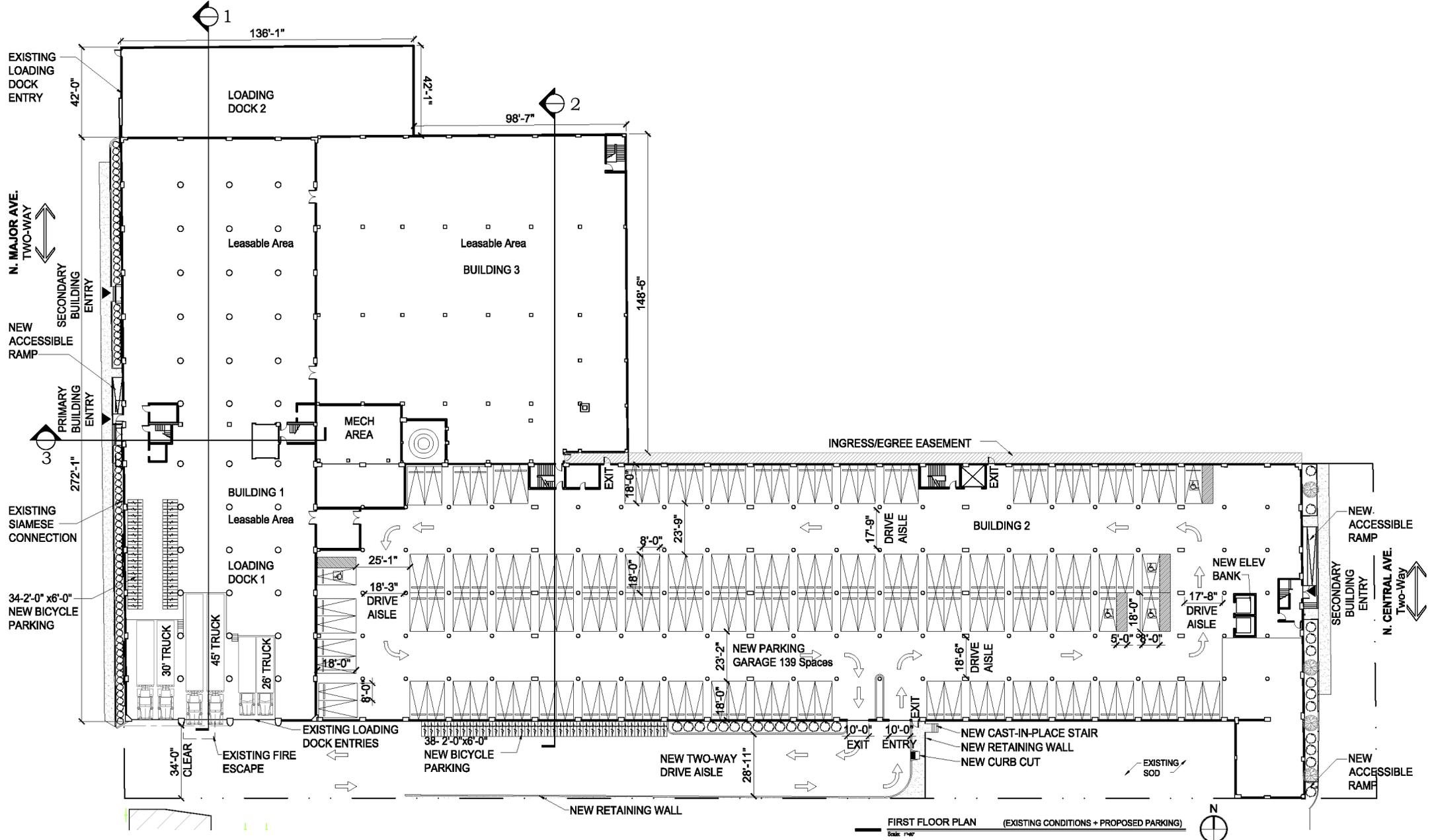
Galewood-Armitage Industrial Market Assessment

- Completed in September, 2015 for DPD
- Analysis & Recommendations:
 - Infrastructure improvements needed to support modern industrial users: narrow streets, lack of parking, poor truck access
 - Improve Central Ave. service drive
 - Connect Homer St., Major Ave. and Monitor Ave.



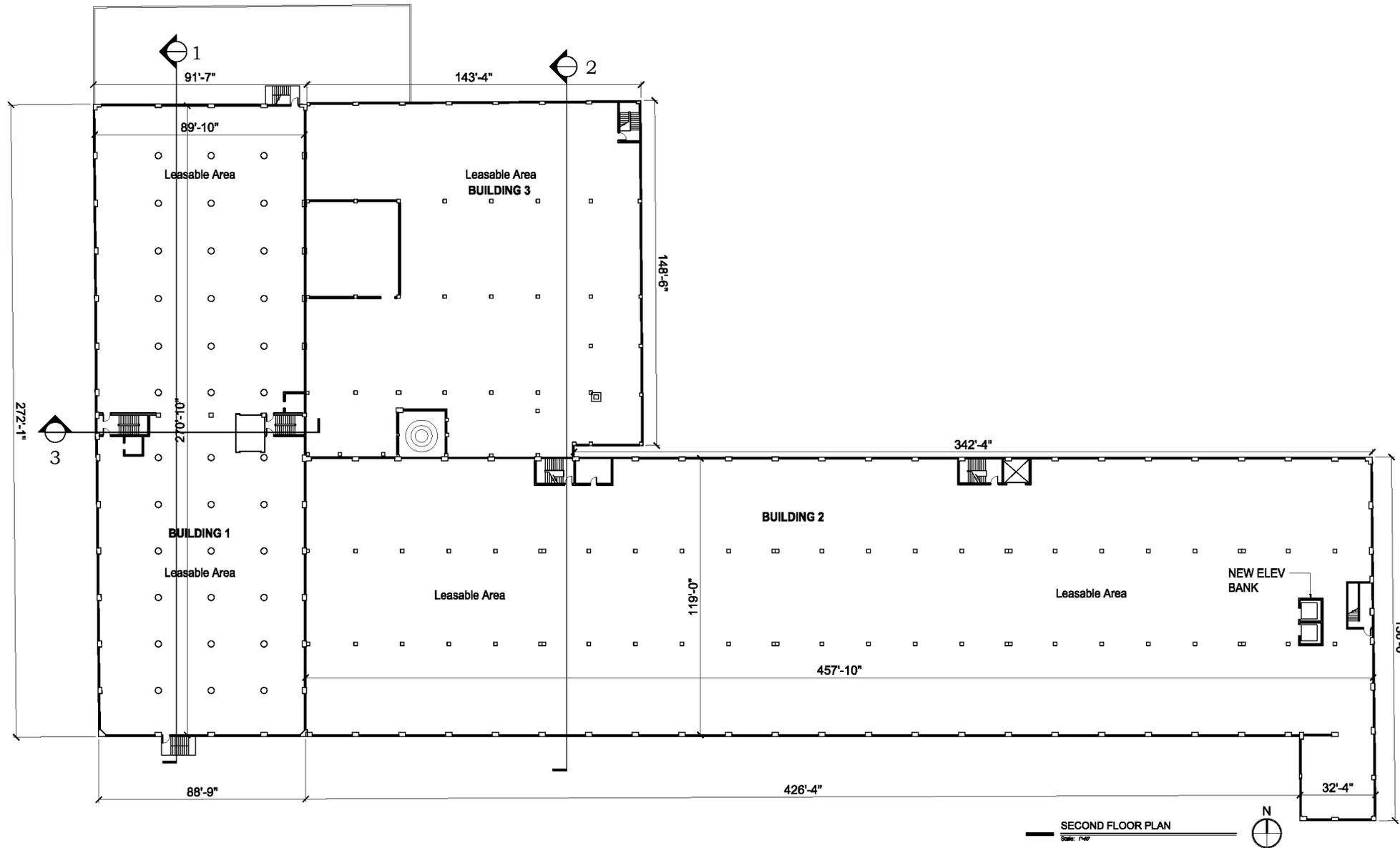
Project Timeline + Community Outreach

- **Filing date:** 9/9/20
- **CDOT Approval:** June 2021
- **Outreach to Alderman:** July-August 2021
- **Zoning determination letter (July 2021):** Parking credit of 214 spaces before additional parking required
- **Project review:**
 - Dimensioned landscape plan provided
 - Dimensioned truck loading plan provided

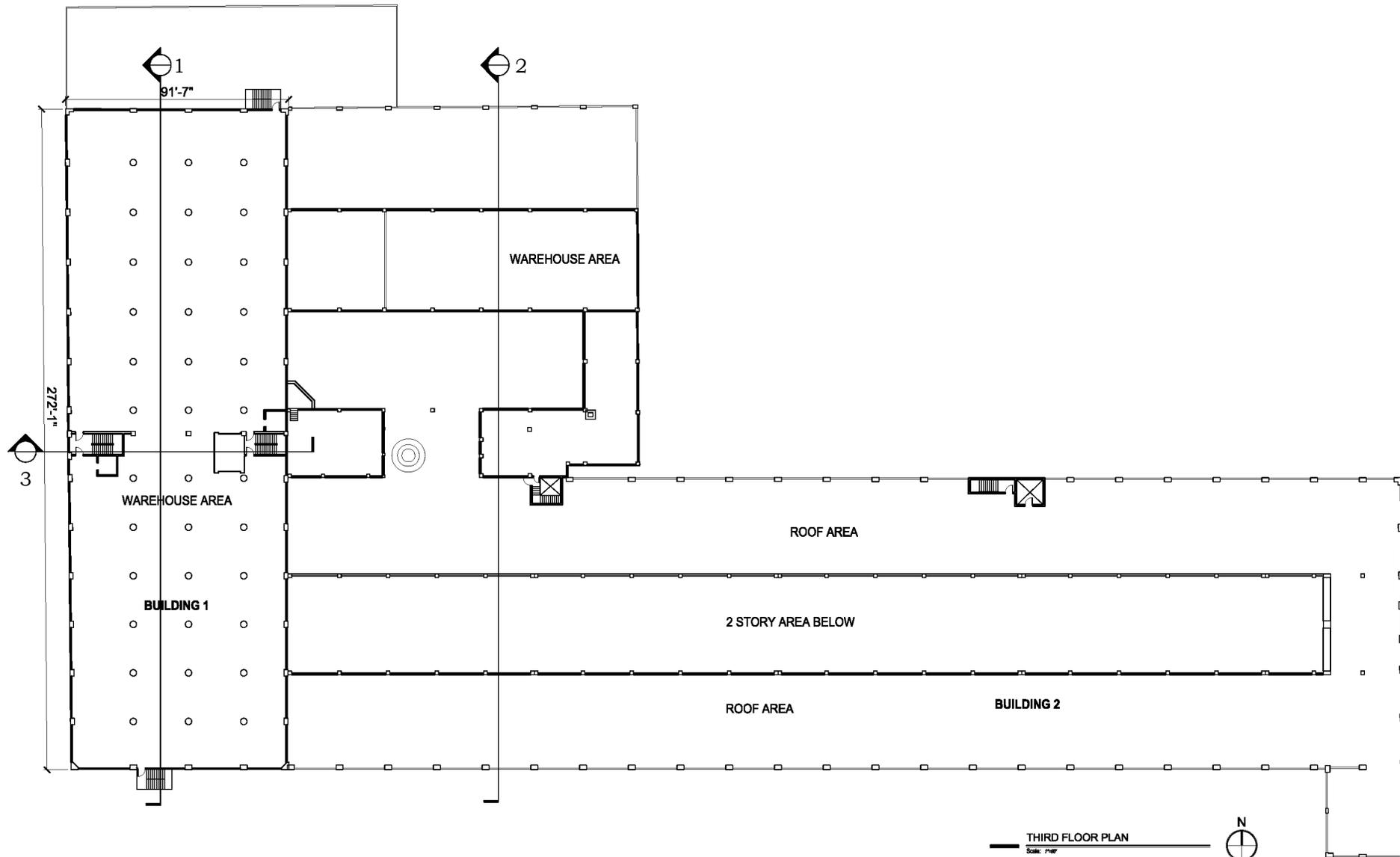


FIRST FLOOR PLAN (EXISTING CONDITIONS + PROPOSED PARKING)
 Scale: 1/8" = 1'-0"

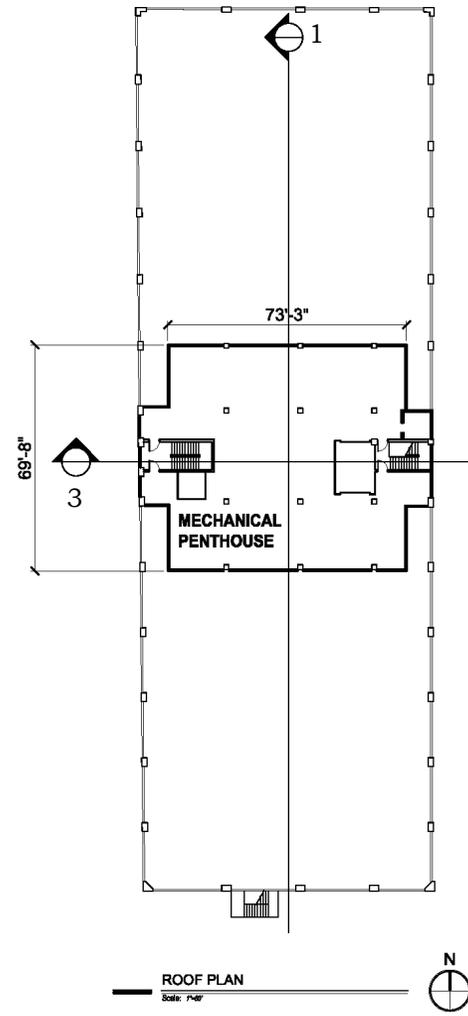
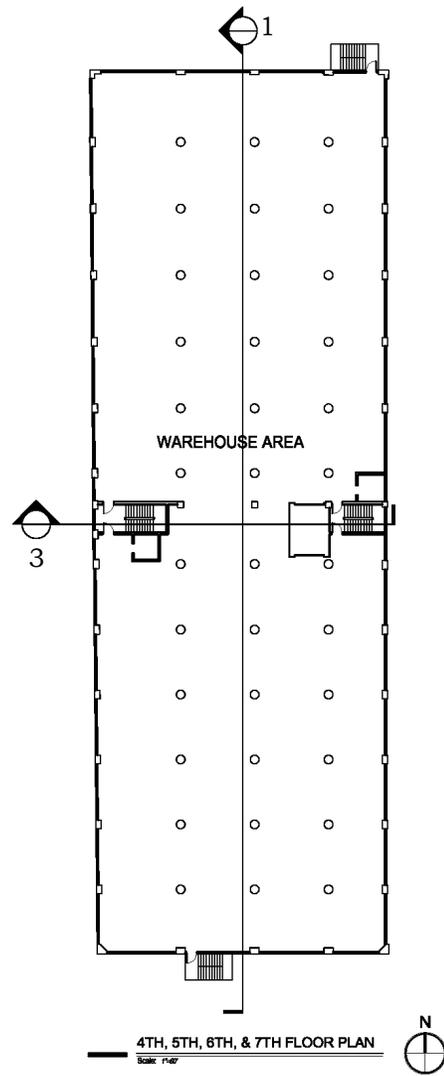
FIRST FLOOR PLAN



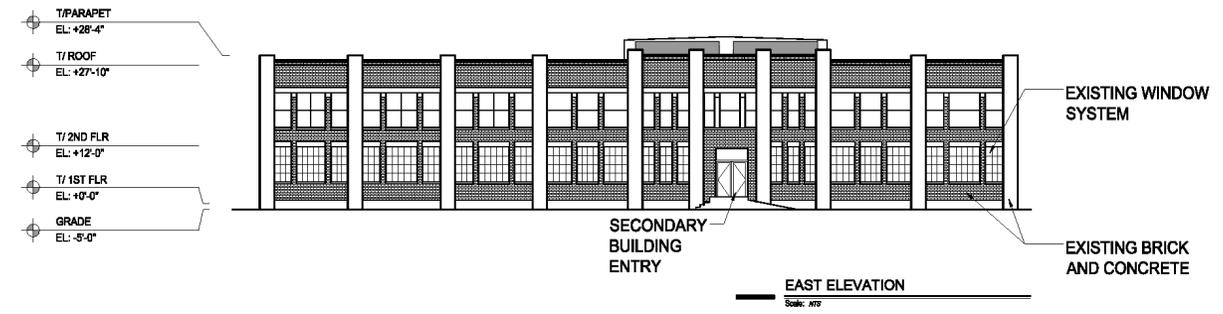
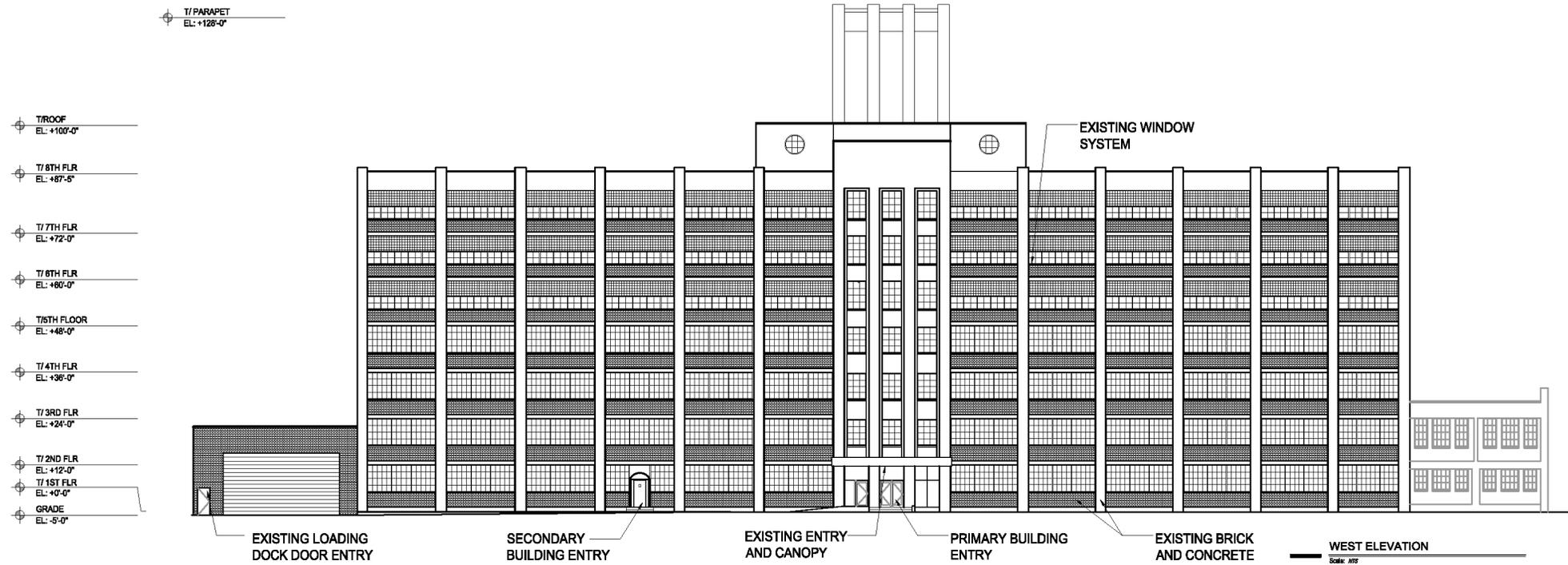
SECOND FLOOR PLAN



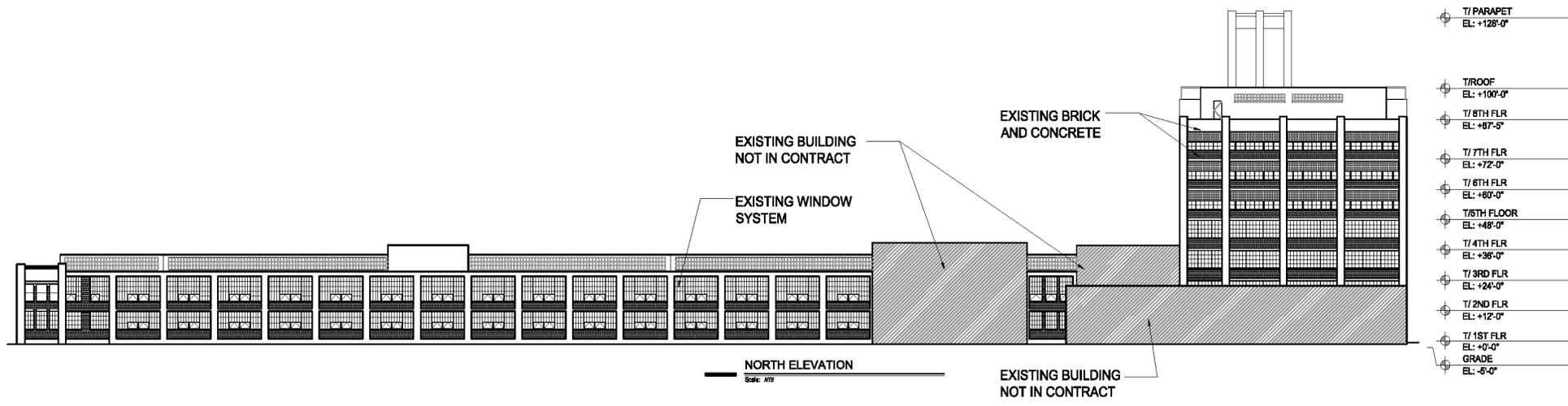
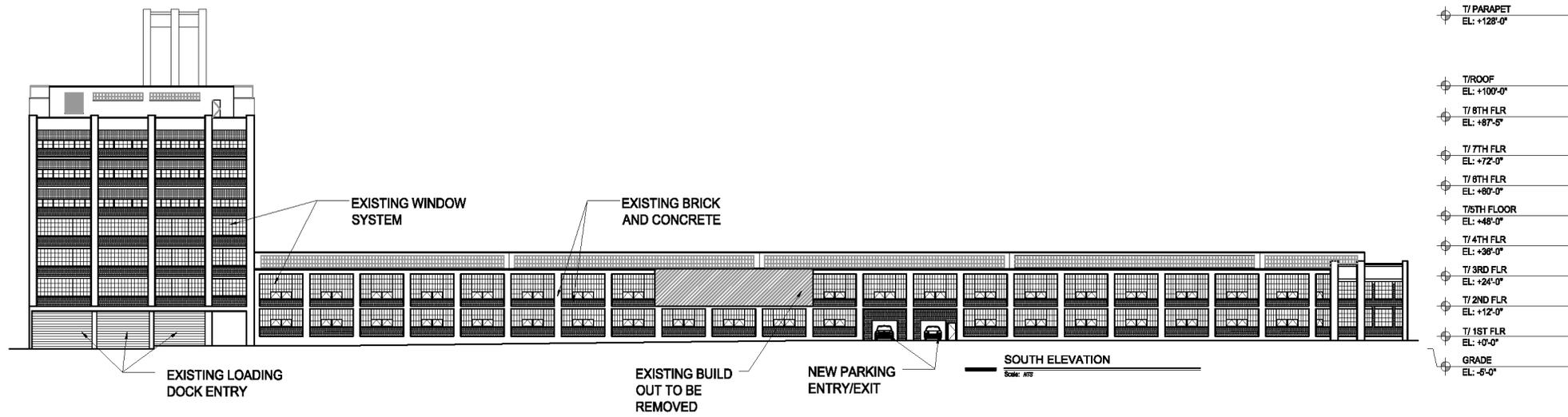
THIRD FLOOR PLAN



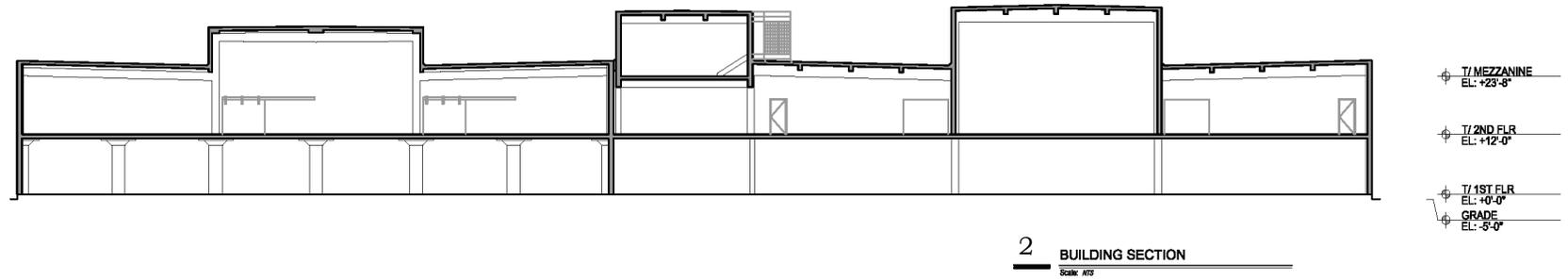
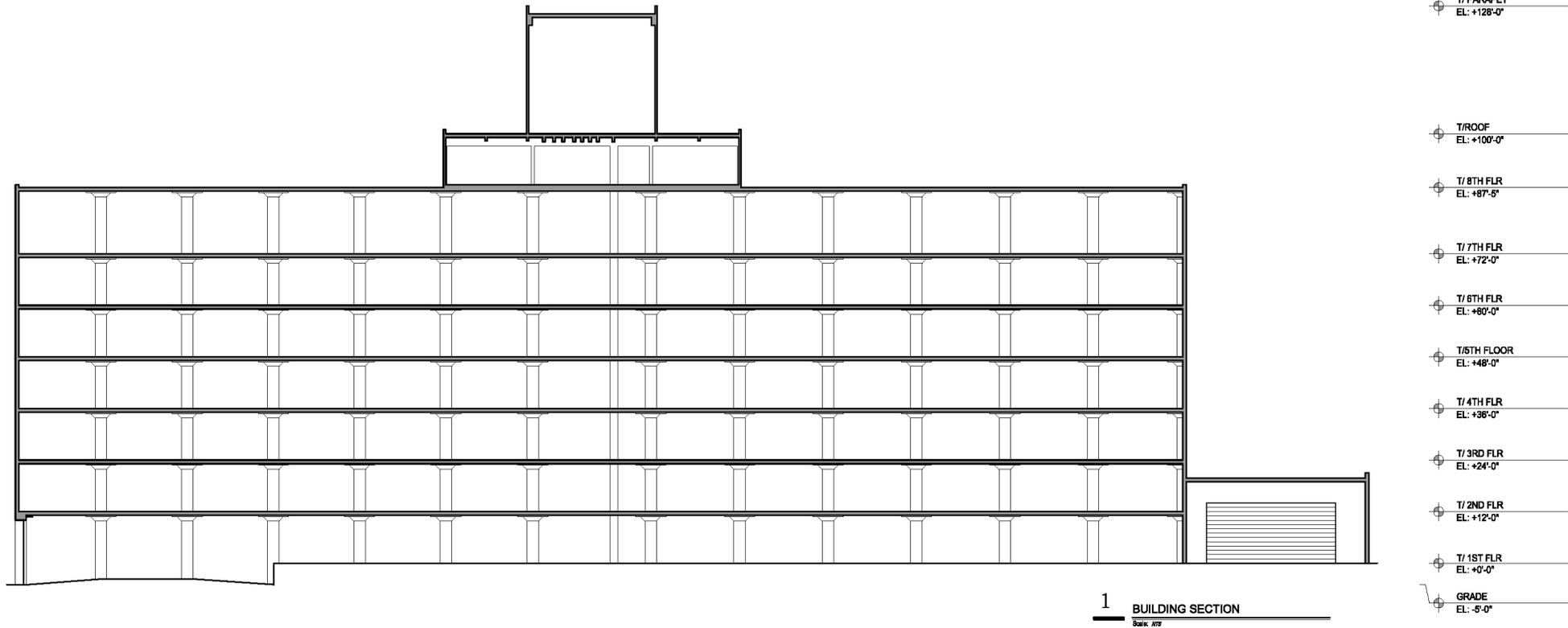
4TH - 7TH FLOOR PLAN AND ROOF PLAN



EAST AND WEST ELEVATION



NORTH AND SOUTH ELEVATION



⊕ T/ PARAPET
EL: +128'-0"

⊕ T/ ROOF
EL: +100'-0"

⊕ T/ 8TH FLR
EL: +87'-5"

⊕ T/ 7TH FLR
EL: +72'-0"

⊕ T/ 6TH FLR
EL: +80'-0"

⊕ T/ 5TH FLOOR
EL: +48'-0"

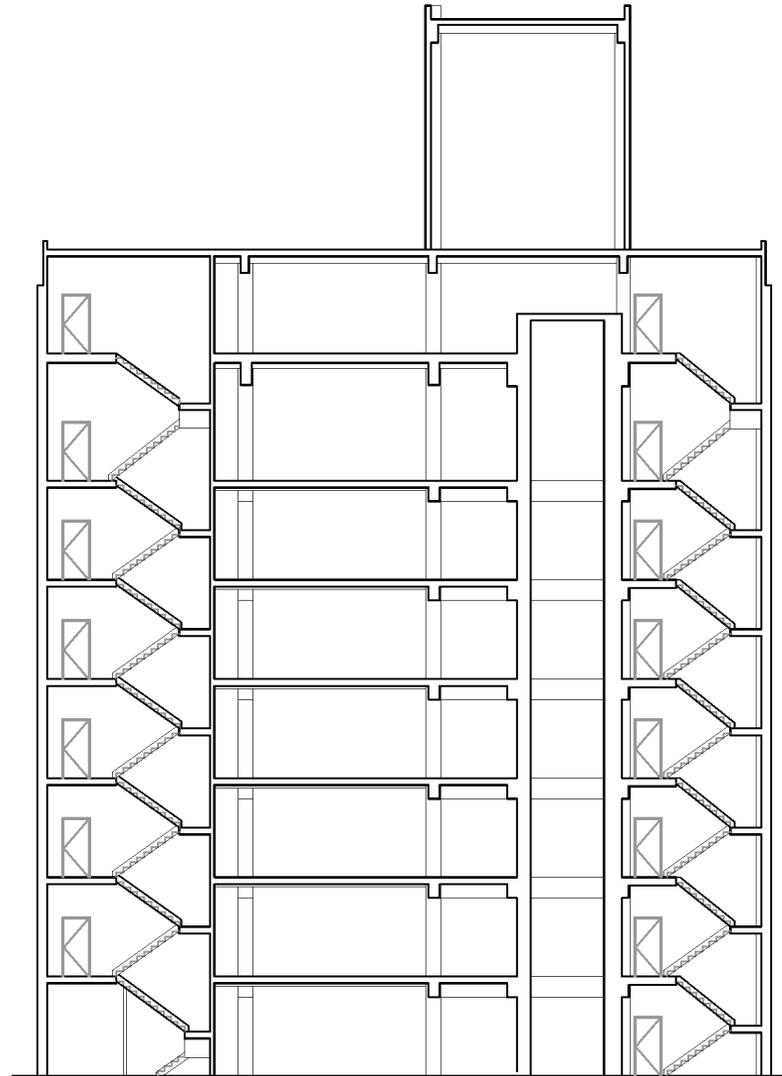
⊕ T/ 4TH FLR
EL: +36'-0"

⊕ T/ 3RD FLR
EL: +24'-0"

⊕ T/ 2ND FLR
EL: +12'-0"

⊕ T/ 1ST FLR
EL: +0'-0"

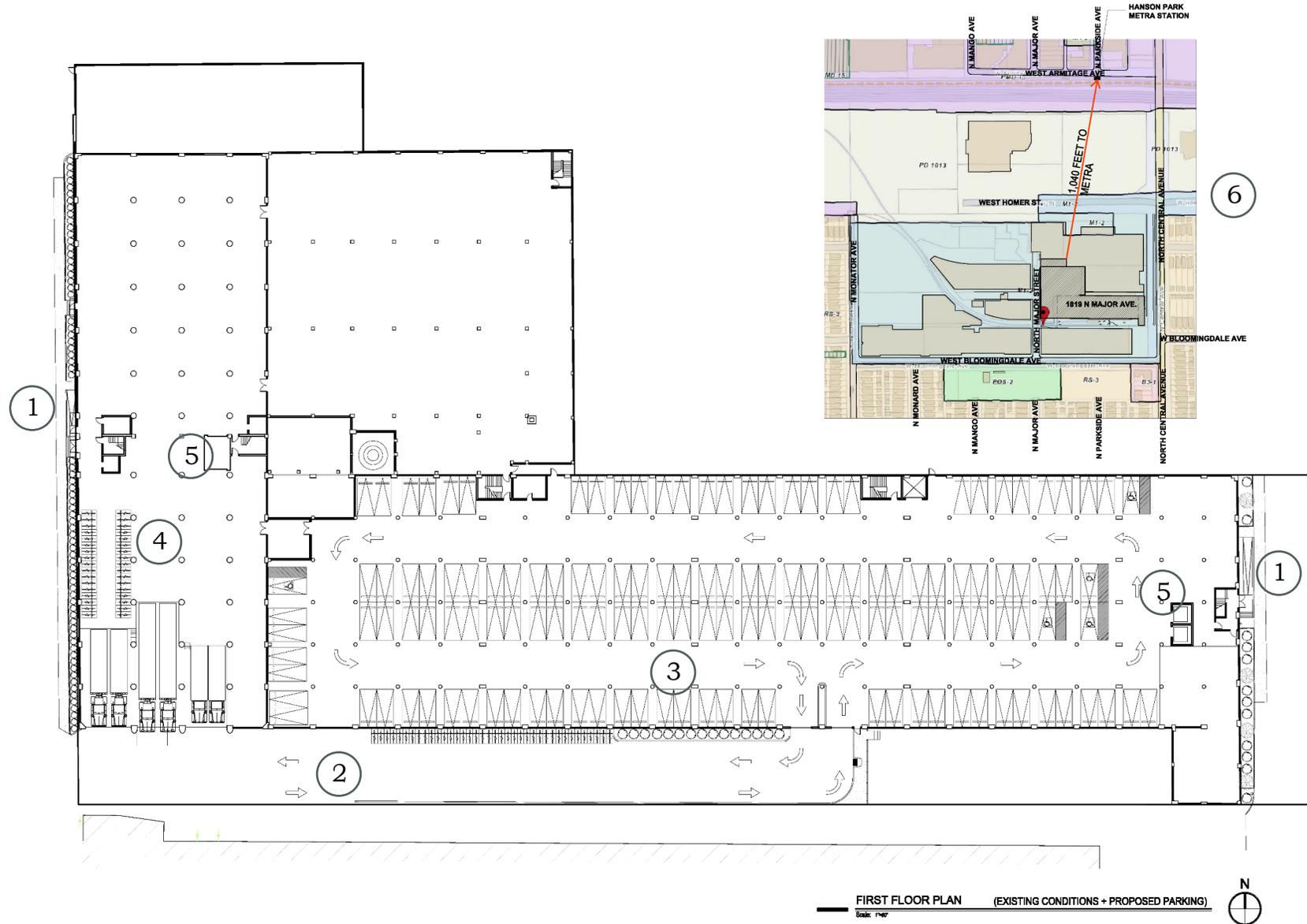
⊕ GRADE
EL: -1'-2"



3 BUILDING SECTION
Scale: 1/8"

BUILDING SECTION

- Existing entry with accessible ramp located away from existing drive aisles.
- Re-use existing drive aisle to be to provide access for loading dock and access to indoor parking.
- New indoor parking to be utilized by the building tenants and reduce street parking.
- Ample space for indoor additional bicycle parking and loading area to mitigate traffic congestion.
- Elevators to provide vertical access to all floors.
- Local Metra stop located within walking distance (1,040 feet).



TRANSPORTATION, TRAFFIC, AND PARKING

A traffic impact study was prepared by KLOA Inc. in order to examine the impact of the proposed development. At the time of the study, site access was from Central Ave.

Site access has since been modified with vehicular access exclusively from Major Ave. rendering the original traffic study obsolete.

CDOT has not requested an updated study at this time.



Traffic Impact Study Proposed Mixed-Use Development

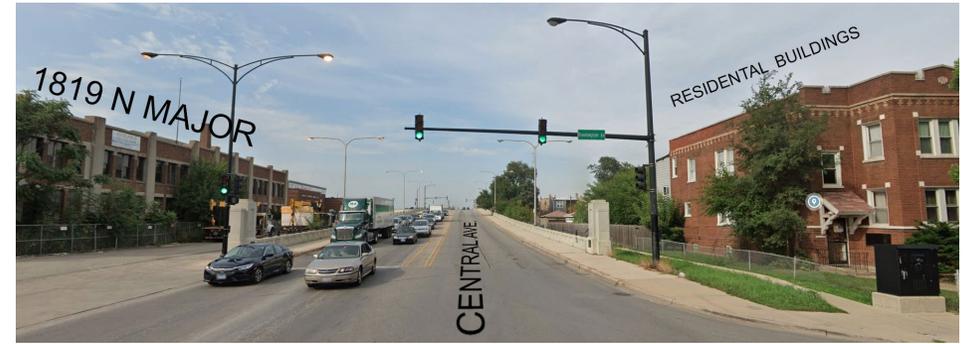
Chicago, Illinois

Prepared For:

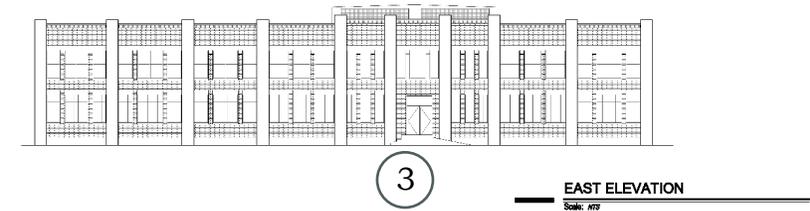
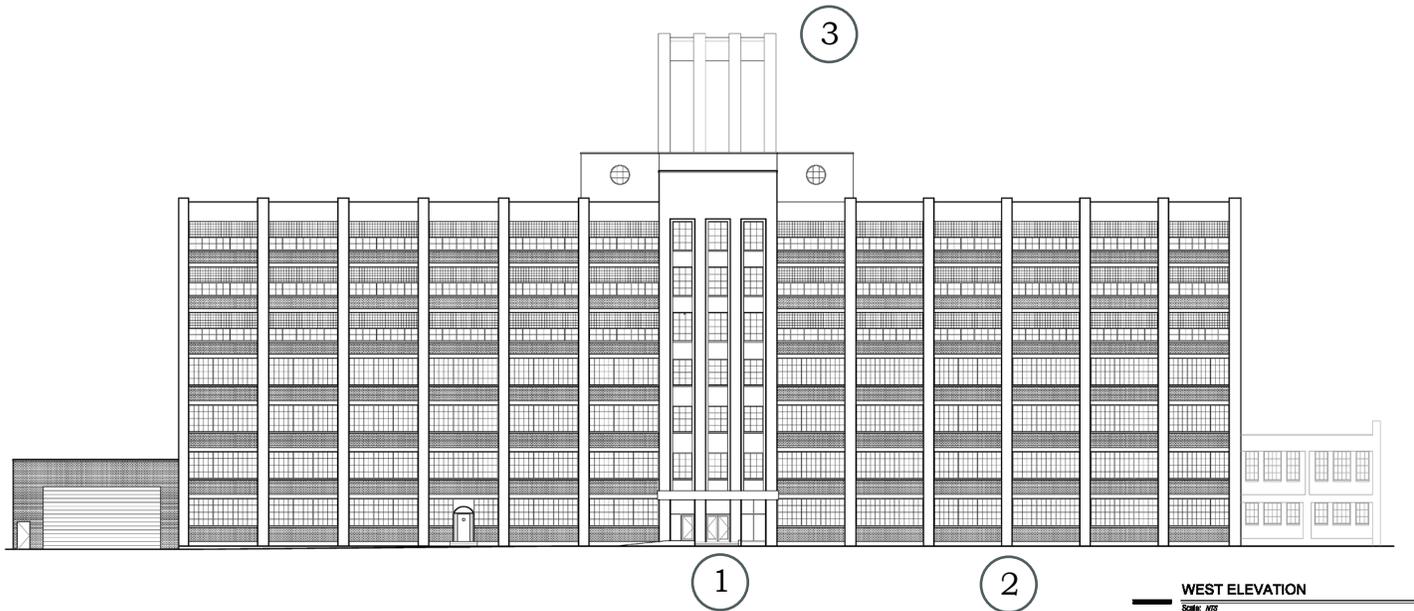


March 25, 2021

1. Existing entry located away from all drive aisles and adjacent to pedestrian walk-ways. Primary entry visually separated it from the rest of the façade with existing stone.
2. Facades facing sidewalks are visually broken with existing window bays and vertical concrete columns to avoid blank walls.
3. Scale of existing building along east elevation is reduced to two floors to match the heights and scale of other buildings along Central Ave. The existing eight story tower is set further away from Central Ave. so as to not create an imposing presence when facing residential on opposite site of Central Ave.



3



Stormwater Ordinance requirements will be triggered by the proposed drive aisle and proposed landscaped areas South of the existing building. The design team has engaged a civil engineer to prepare a Stormwater Management Plan for submittal for the building permit.



DPD Recommendations

DPD Recommendation: Approve rezoning of 1819 N. Major from M1-2 to C3-5

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD has concluded the following, pursuant to **Section 17-13-0403** that addresses the viability of the Industrial Corridor:

- The subject building has been vacant for over 10 years and approval will facilitate investment to increase the economic health and availability of jobs in the corridor;
- The addition of office space in an existing industrial building will not negatively impact existing companies within the corridor;
- The conversion will support occupancy trends showing growth in industrial office uses.

The review and decision-making criteria of Section 17-13-0400 addressing Zoning Map Amendments within Industrial Corridors also requires review under **Section 17-13-0308** that addresses Zoning Map Amendments:

- The C3-5 zoning district is required to support the building's existing density and potential uses