



CHICAGO PLAN COMMISSION

Department of Planning and Development

1020 N Elston Ave.
Skyfall Owner LLC

OCTOBER 15, 2020



Project Description

The Applicant requests a rezoning of the subject property from a PMD 2 Planned Manufacturing District to a Business Planned Development to allow for Light Equipment Sales/Rental as a permitted use, pursuant to Section 17-6-0403-F.

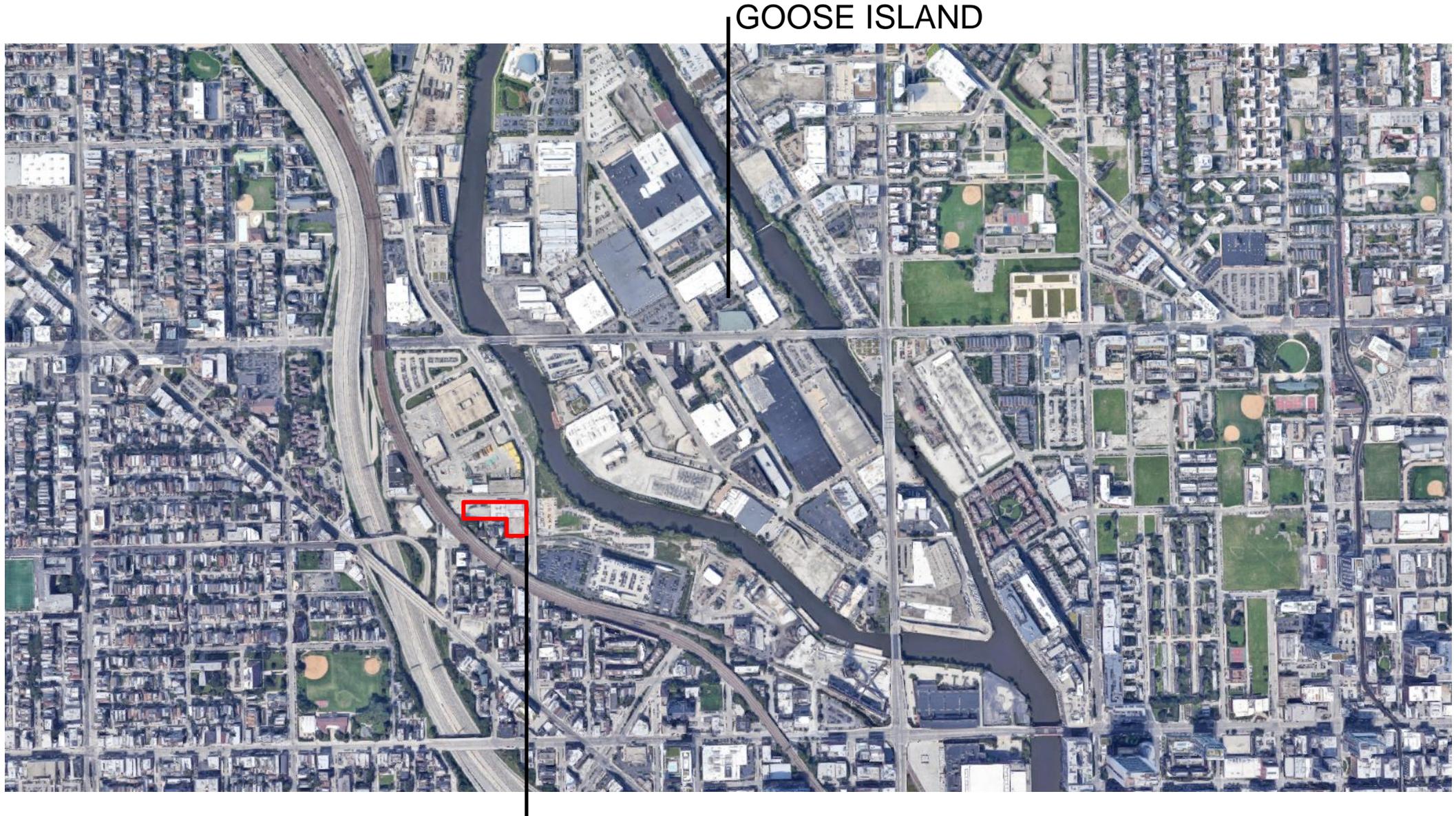
★ Community Area Snap Shot

West Town Demographic Data

- Total Population: 84,255
- Median Age: 32
- Median Income: \$96,499
- 37.6% take transit to work, 10.8% walk or bike to work and 6.3% carpool
- 37.1% of land used for “Transportation or Other”



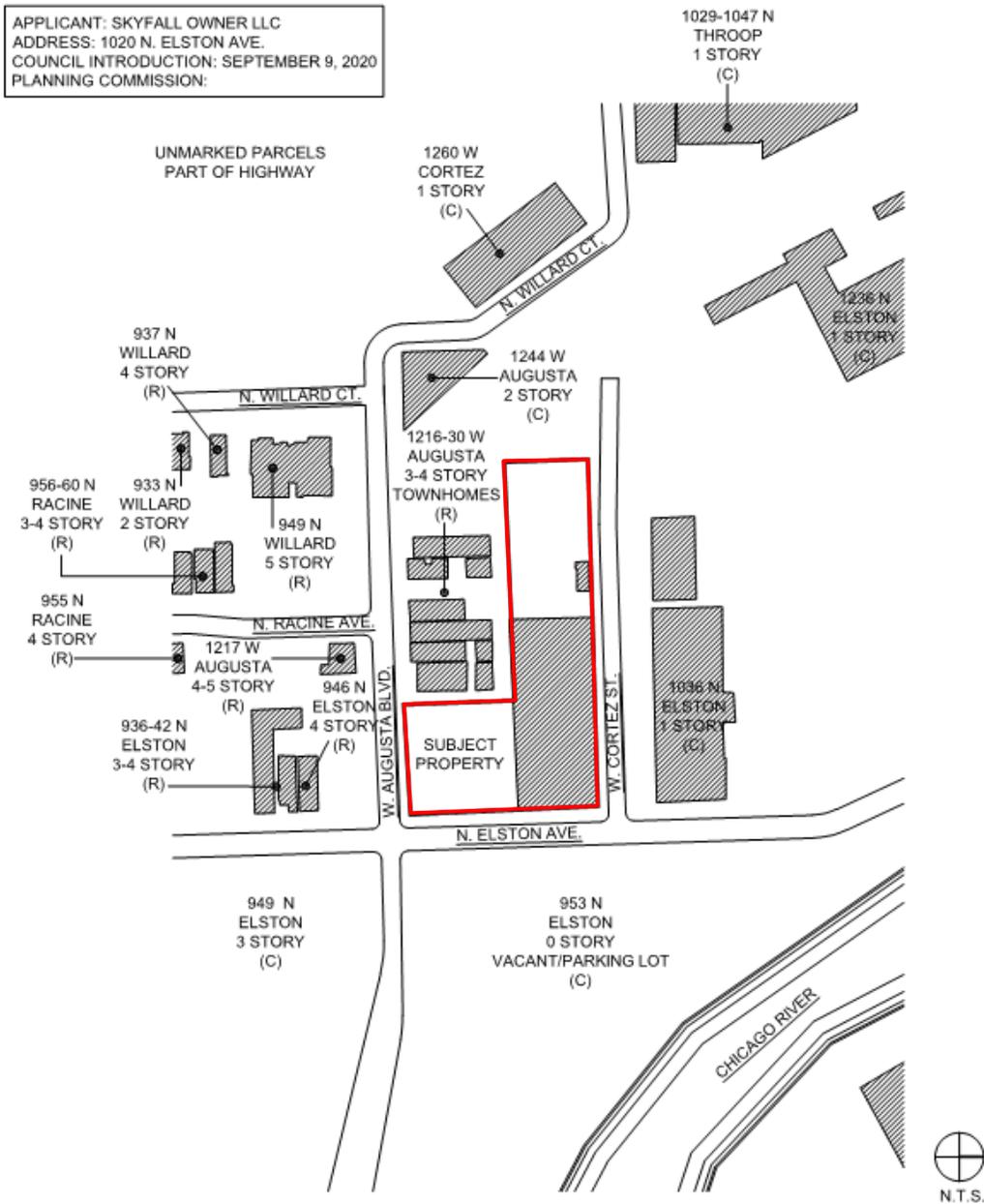
Community Area Snap Shot

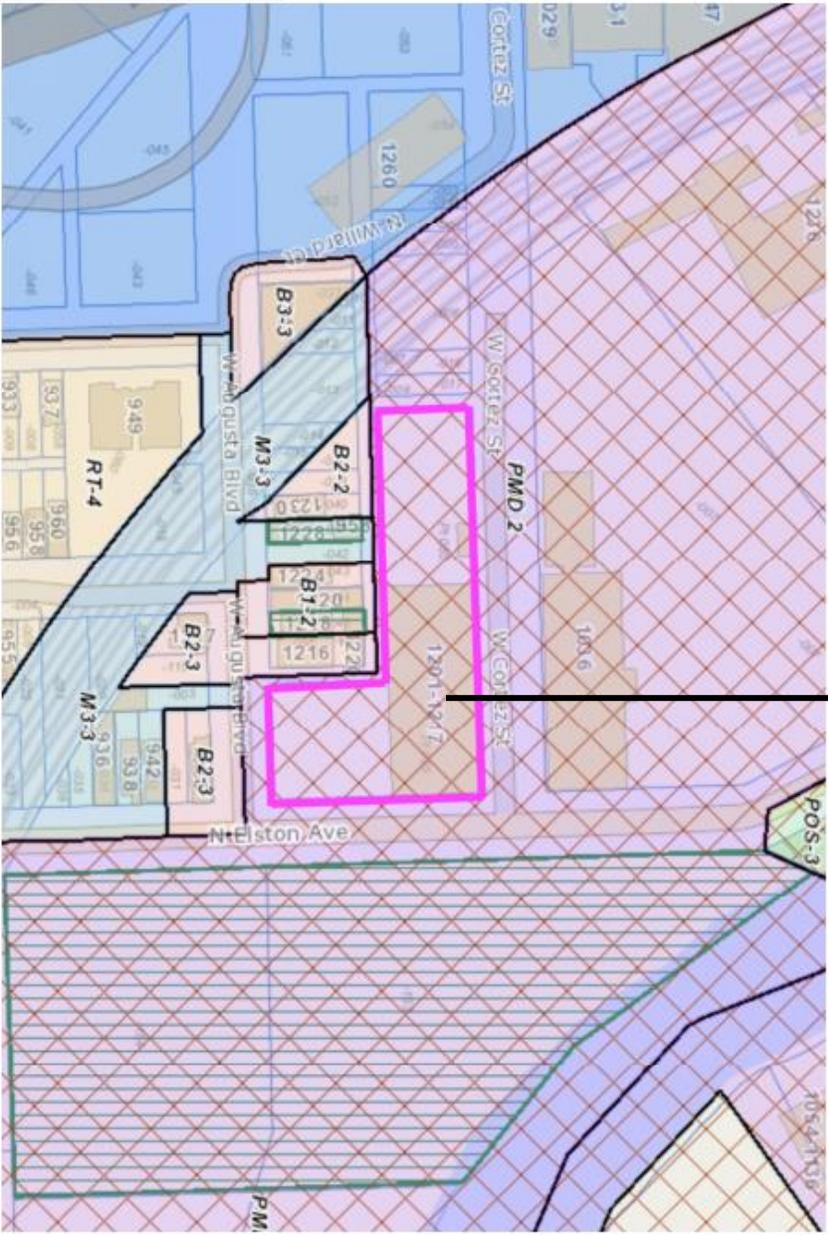


GOOSE ISLAND

SUBJECT PROPERTY

APPLICANT: SKYFALL OWNER LLC
ADDRESS: 1020 N. ELSTON AVE.
COUNCIL INTRODUCTION: SEPTEMBER 9, 2020
PLANNING COMMISSION:





SUBJECT
PROPERTY
(Currently PMD 2)



SUBJECT PROPERTY



LOOKING NORTH

ELSTON AVE.

AERIAL VIEW



**SUBJECT
PROPERTY**

ELSTON AVE.

AERIAL VIEW LOOKING SOUTHWEST

Pedestrian Context



PEDESTRIAN VIEW LOOKING WEST

Pedestrian Context



PEDESTRIAN VIEW LOOKING EAST



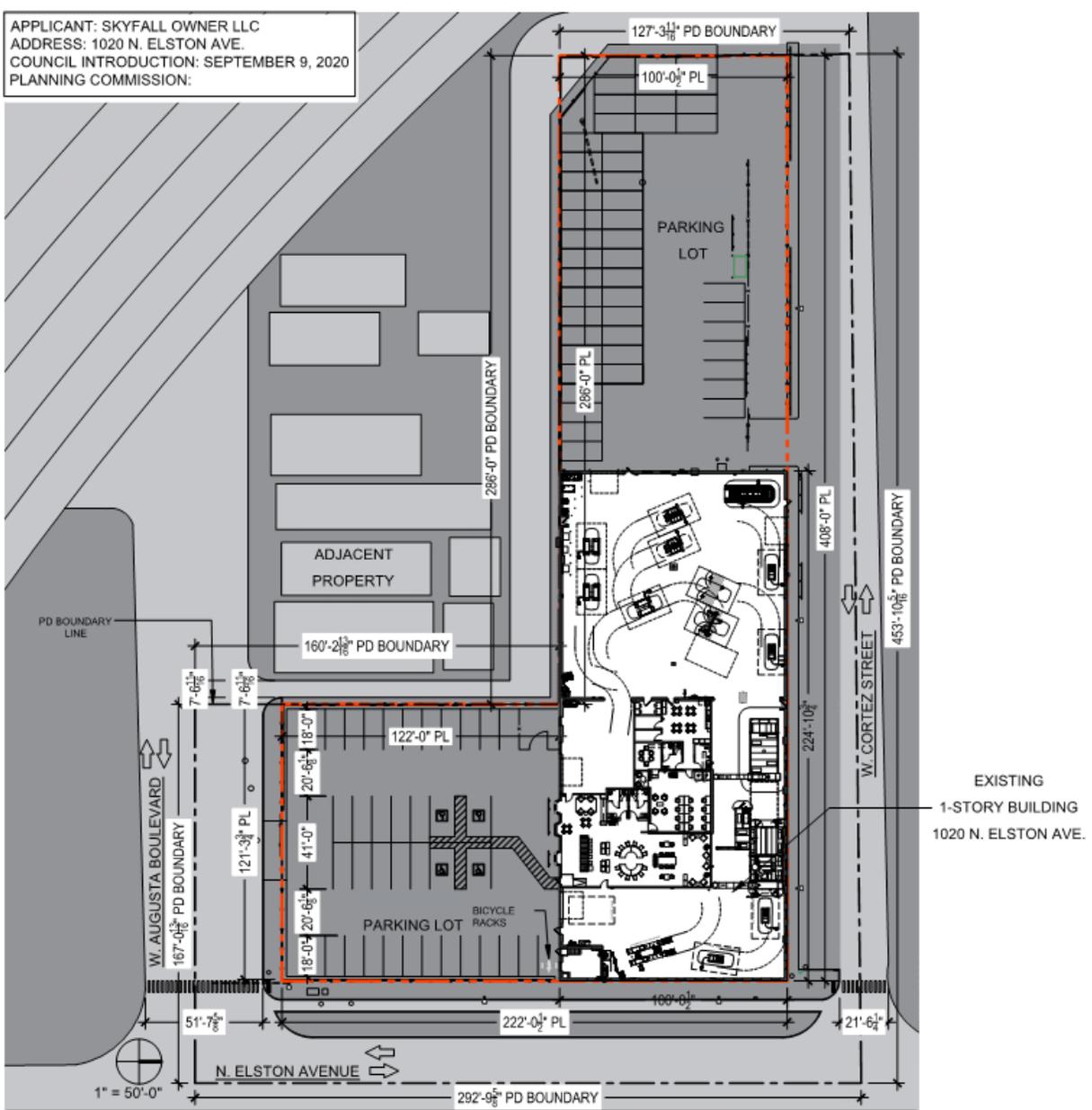
Project Timeline + Community Outreach

Date of PD Filing: **September 9, 2020**

Date(s) of Community Meeting(s):

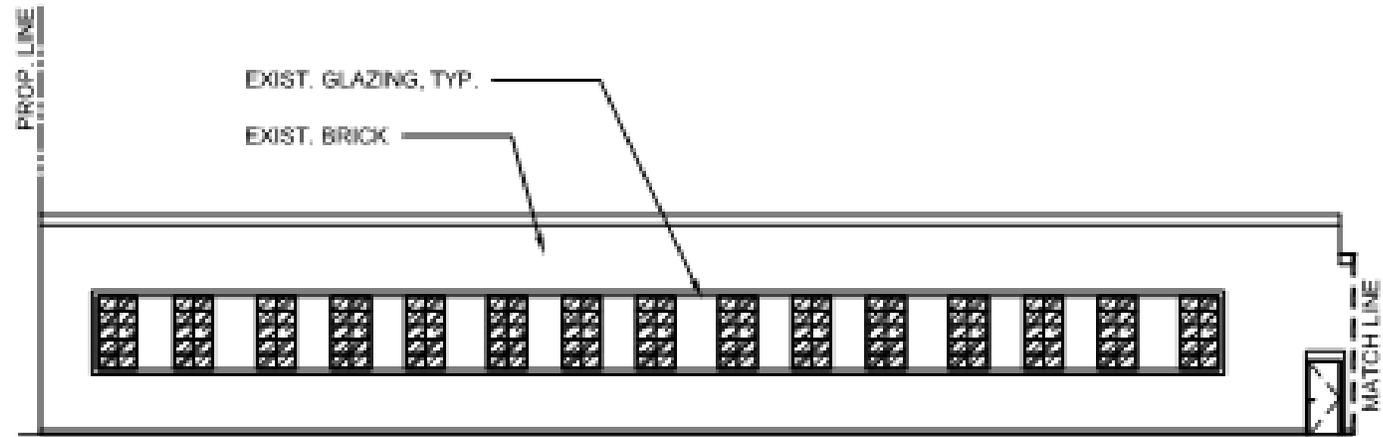
- Neighborhood Meeting: **June 30, 2020**
- Community Meeting: **August 17, 2020**

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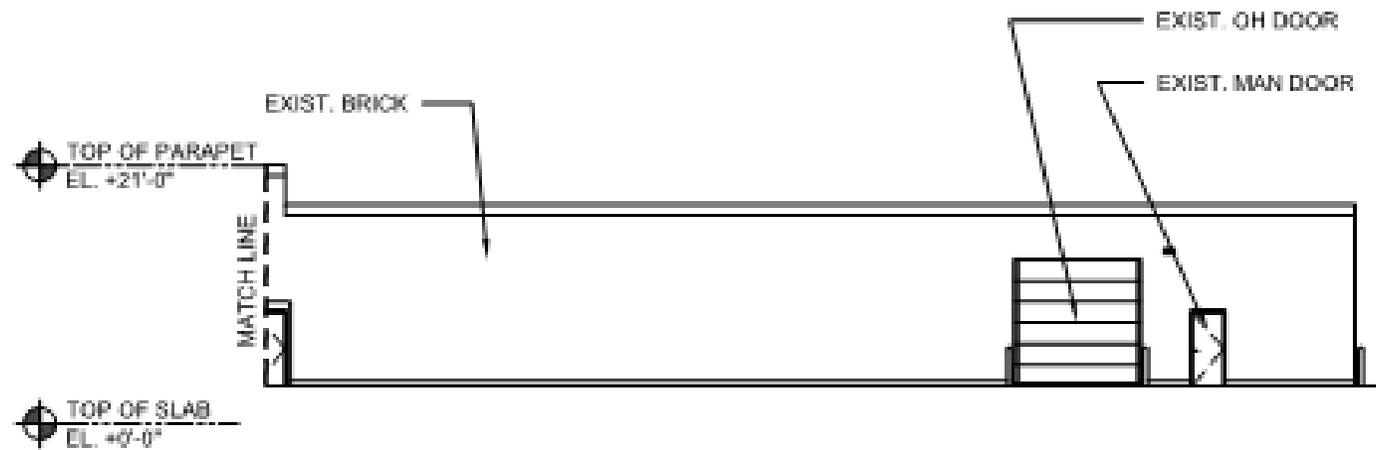


SITE PLAN

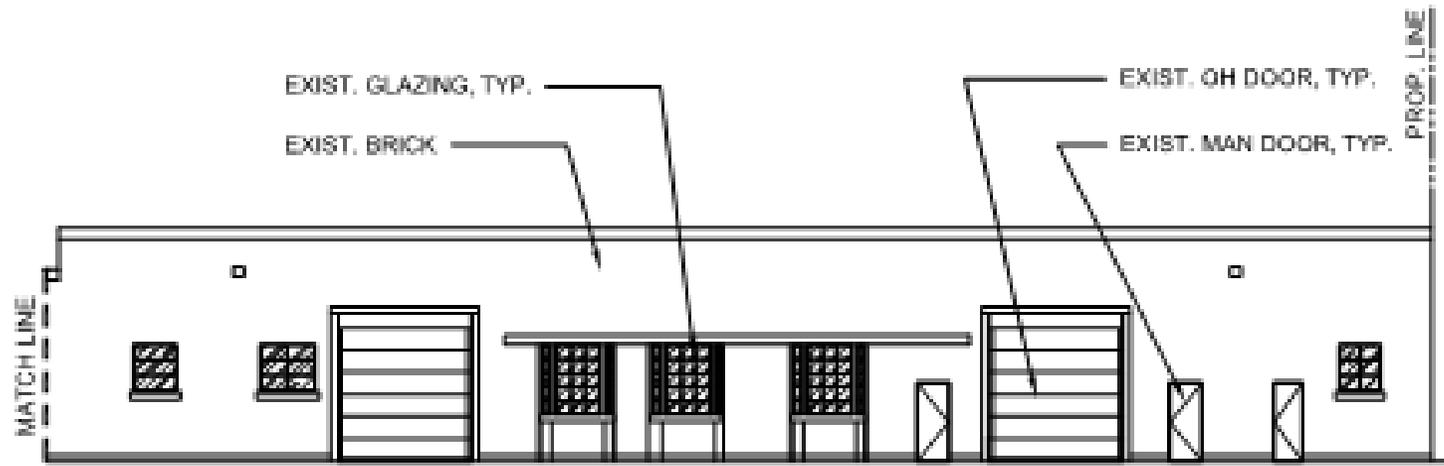
SITE + GROUND FLOOR PLAN



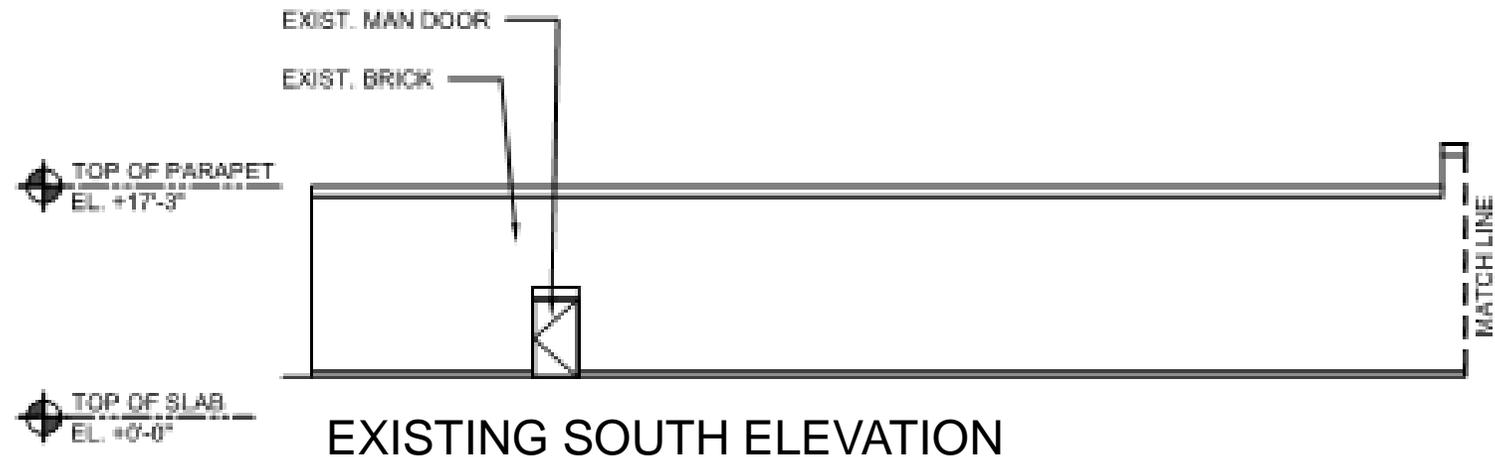
EXISTING NORTH ELEVATION



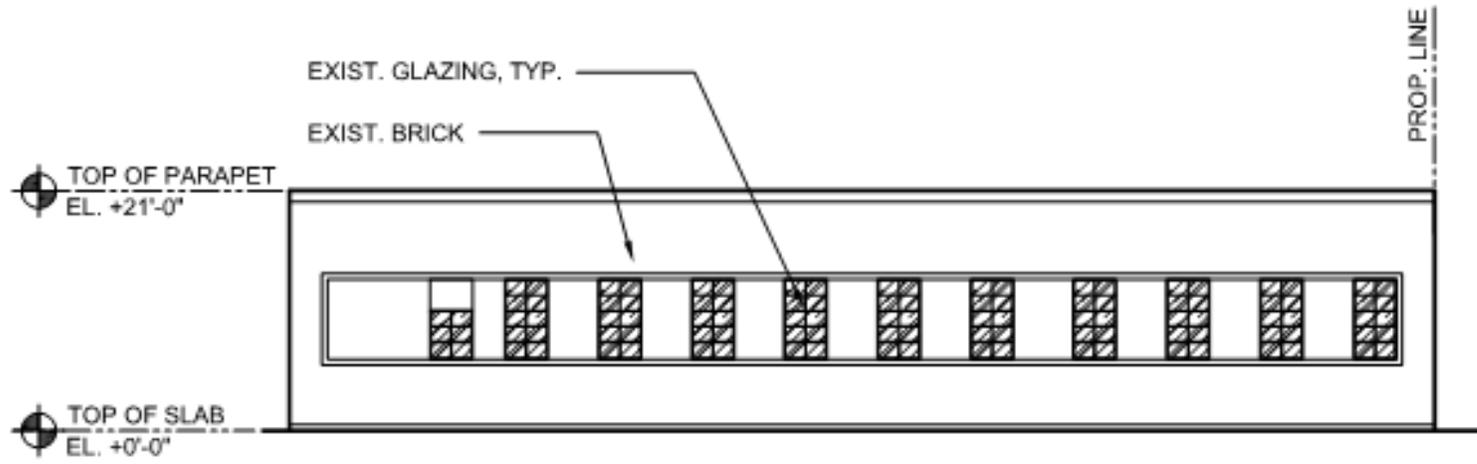
EXISTING NORTH ELEVATION



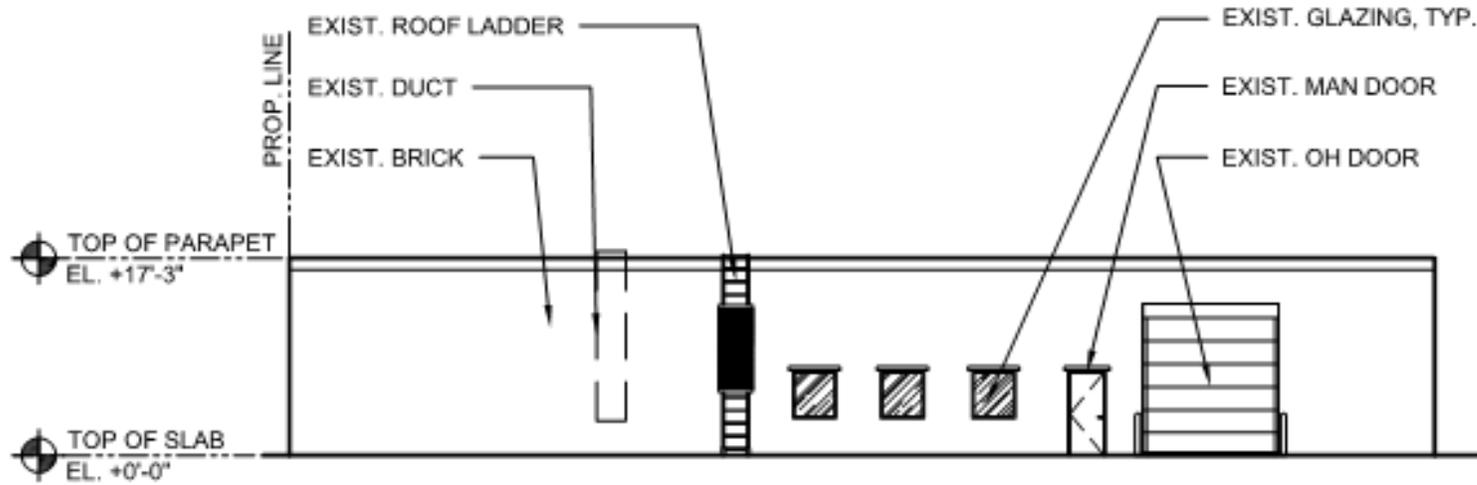
EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Economic + Community Benefits

- + Increased Business Activity
- + Better driver support
- + No community disruption



DPD Recommendations

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

- ❖ The proposed change to a Business Planned Development to accommodate Light Equipment Sales/Rental as a permitted use is consistent with other zoning both adjacent to this site and in the immediate area
- ❖ Promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (17-8-0103)