

**NARRATIVE AND PLANS FOR
TYPE 1 ZONING AMENDMENT APPLICATION
FROM C1-3 TO C1-2
2820 N. Elston Ave., LLC (THE “APPLICANT”)
2818-2830 North Elston Avenue**

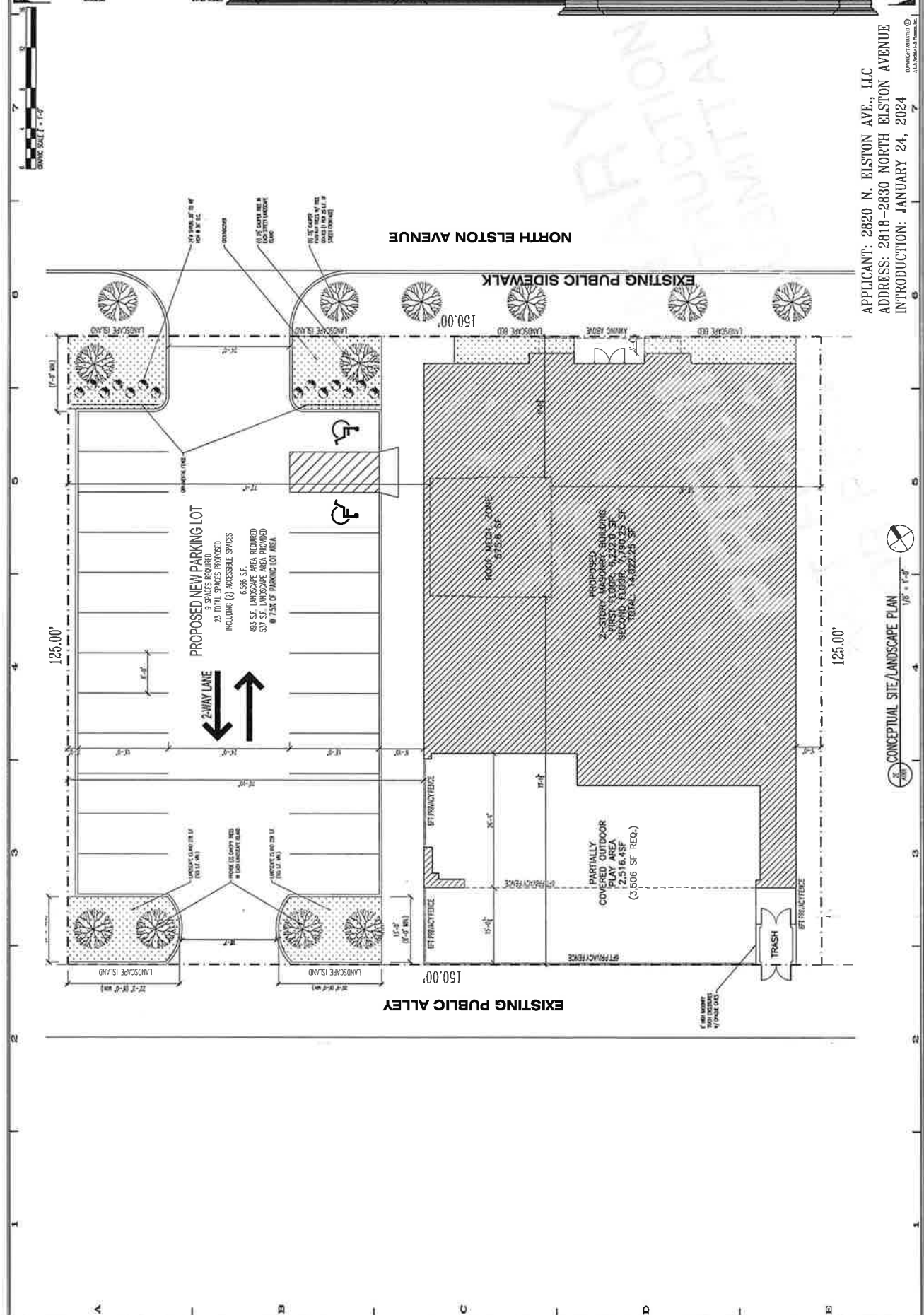
The Applicant seeks approval for a Type 1 zoning amendment from the current C1-3 designation to a C1-2 district to allow the construction of a two to three story brick building that will be 14,835 square feet for a new day care facility. The proposed center will consist of approximately 10 classrooms that will accommodate children from birth to kindergarten. There will be 2 play areas at ground level, 1 rooftop playground, laundry and break rooms and a parking lot that will consist of 23 parking spaces including 2 ADA. The height of the building will be approximately 43 feet. The zoning approval will facilitate the Applicant’s mission to provide a curriculum that prepares early learners for academic success after they leave the center.

- A) Lot Area: 18,750 square feet (Recorded Measurement)
Base F.A.R.: 0.79
Approximate Building Area: 14,835 square feet
- B) Bulk and Density Requirements: (MLA) = N/A (No Residential)
- C) Parking: On-Site Accessory Parking: 23 spaces
Loading Spaces: 0
Bike Parking: 4
- D) Building Height: Approximately 43 feet
- E) Setbacks:
 - Front: 0’
 - Side: 0’
 - Side: 5’
 - 2’
 - Rear: 0’

TSL: The subject property is a Transit Served Location based on proximity to CTA bus line corridor at North Western Avenue and North Diversey Street (122.5 feet) and may reduce required parking by 100%. The project will comply with the CZO Section 17-3-0308 specific criteria for TSL below.

1. The project complies with Section 17-10-0102-B as follows:
 - a. The project is within 1,320 feet of a CTA bus line corridor segment listed in Table 17-17-0400-B
 - b. One bicycle parking space is provided per 10 parking spaces
 - c. The 1,320 foot distance per Table 17-17-0400-B
 - d. The building does not achieve a mandatory planned development threshold
 - e. The building is not pursuing a parking reduction from the otherwise applicable standards for new construction
2. The project is not required to comply with Section [17-3-0504](#) because it is not located on a pedestrian street.

3. The project complies with the general goals set forth in the Transit Friendly Development Guide by providing a Pedestrian Friendly Equitable Development that complies with the landscape code.
4. The project does not need to comply with number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for this district since this is not a residential development
5. The project is not required to comply with Section [17-3-0504](#) because it is not located on a pedestrian street.
6. The project is not required to comply with Section [17-3-0504](#) Travel Demand Study and Management Plan rules of the Chicago Department of Transportation because it is a commercial development under 30,000 square feet.
7. Applicant will comply with section 17-3-0307 exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.



APPLICANT: 2820 N. ELSTON AVE., LLC
 ADDRESS: 2818-2830 NORTH ELSTON AVENUE
 INTRODUCTION: JANUARY 24, 2024

CONCEPTUAL SITE/LANDSCAPE PLAN
 1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	12-15-10	J.M.
2	REVISIONS		
3			
4			
5			
6			
7			
8			
9			
10			

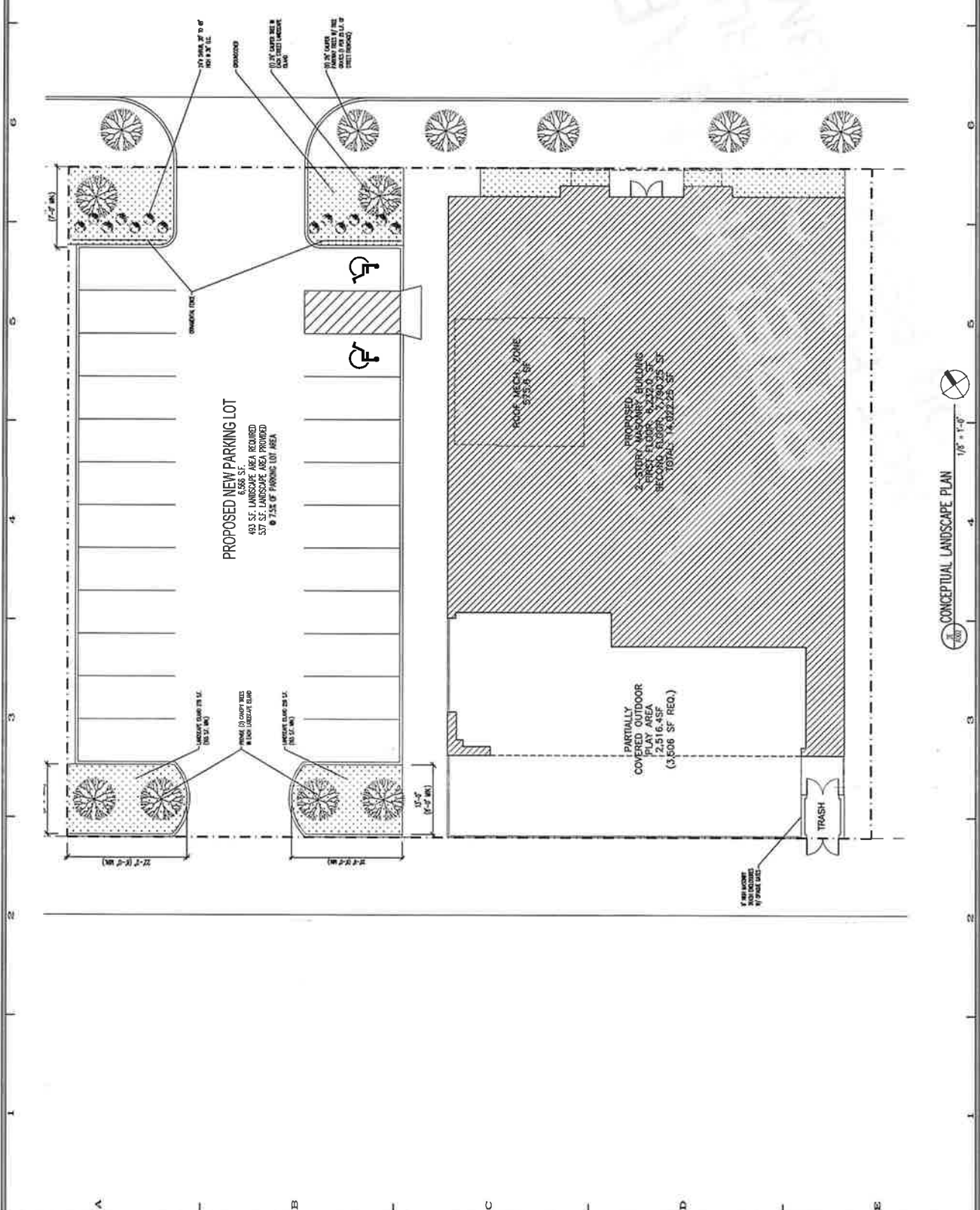
PRELIMINARY

COMMERCIAL DEVELOPMENT
200 NORTH EASTON AVENUE
CHICAGO, ILLINOIS 60610

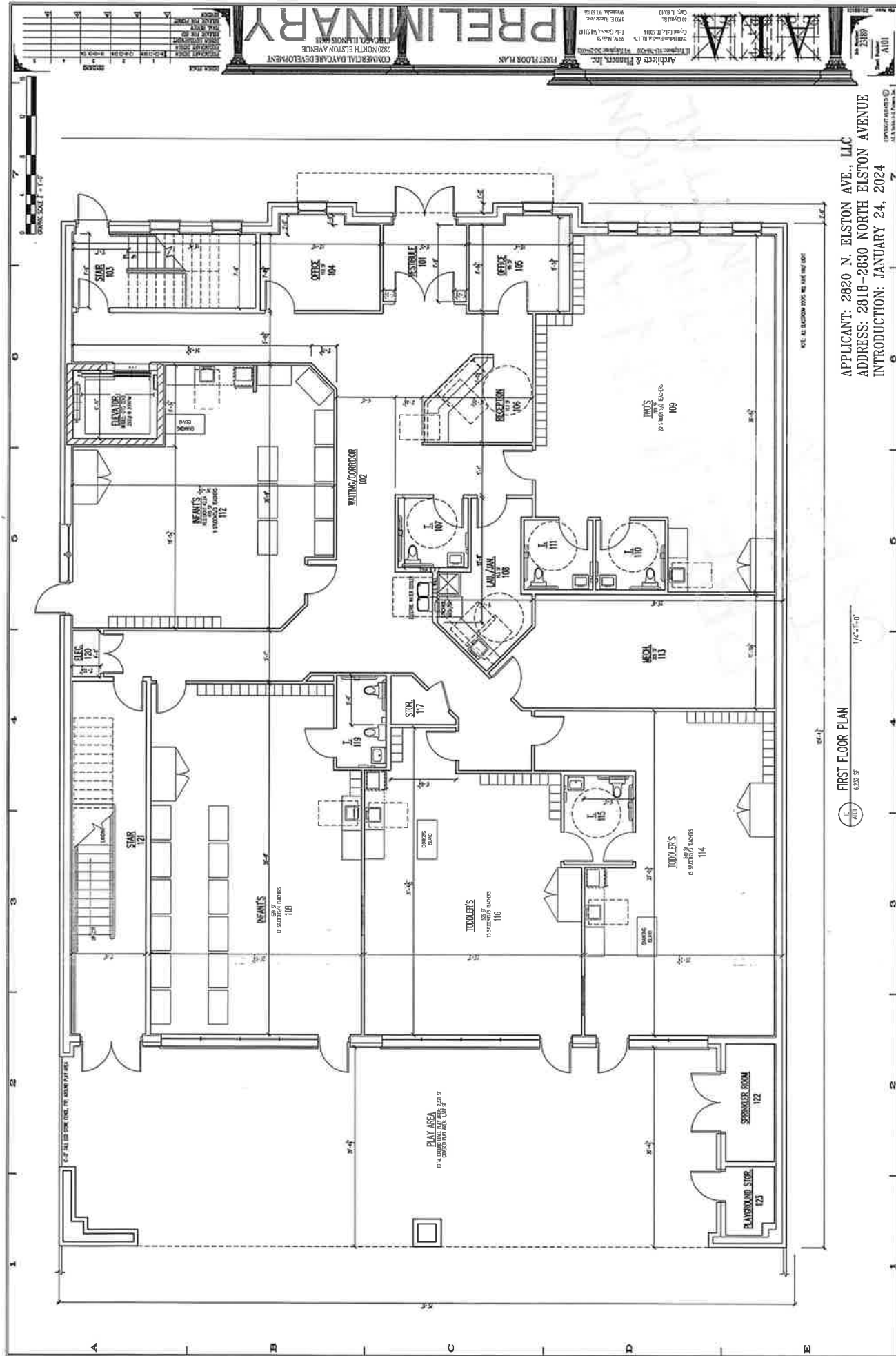
CONCEPTUAL LANDSCAPE PLAN
Architects & Planners, Inc.
1002 North La Salle Street, Suite 100
Chicago, Illinois 60610
Tel: 312.329.1111
Fax: 312.329.1112
www.aandp.com

PROJECT NO. 21159
DATE: 12/15/10
SCALE: AS SHOWN
DRAWN BY: J.M.

APPLICANT: 2800 N. EASTON AVE. LLC
ADDRESS: 2819-2820 NORTH EASTON AVENUE
INTRODUCTION: JANUARY 24, 2004
DATE: 12/15/10
SCALE: 1/8" = 1'-0"

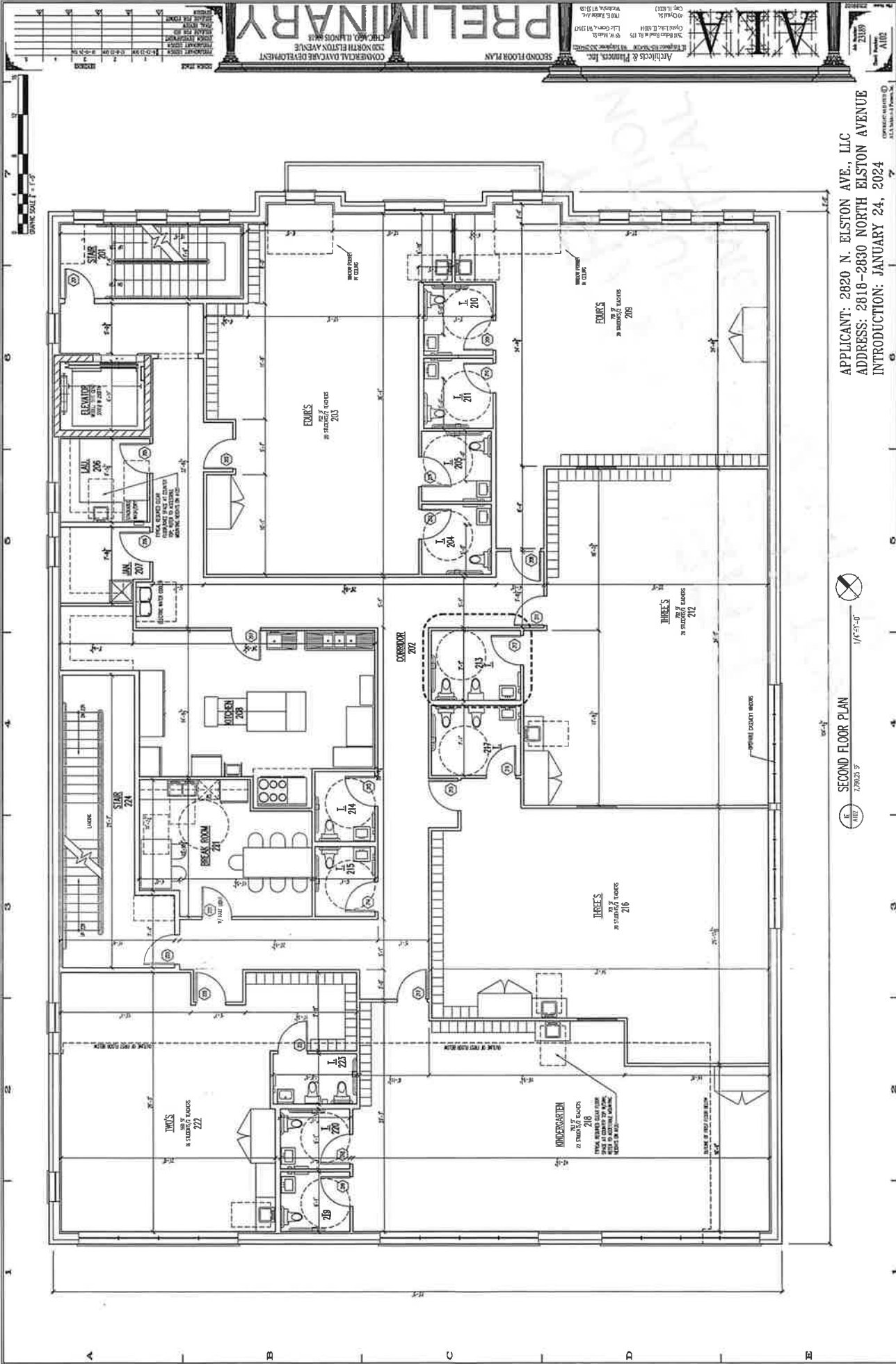


CONCEPTUAL LANDSCAPE PLAN
1/8" = 1'-0"



APPLICANT: 2820 N. ELSTON AVE., LLC
 ADDRESS: 2819-2830 NORTH ELSTON AVENUE
 INTRODUCTION: JANUARY 24, 2024

FIRST FLOOR PLAN
 6,233 SF
 1/4" = 1'-0"

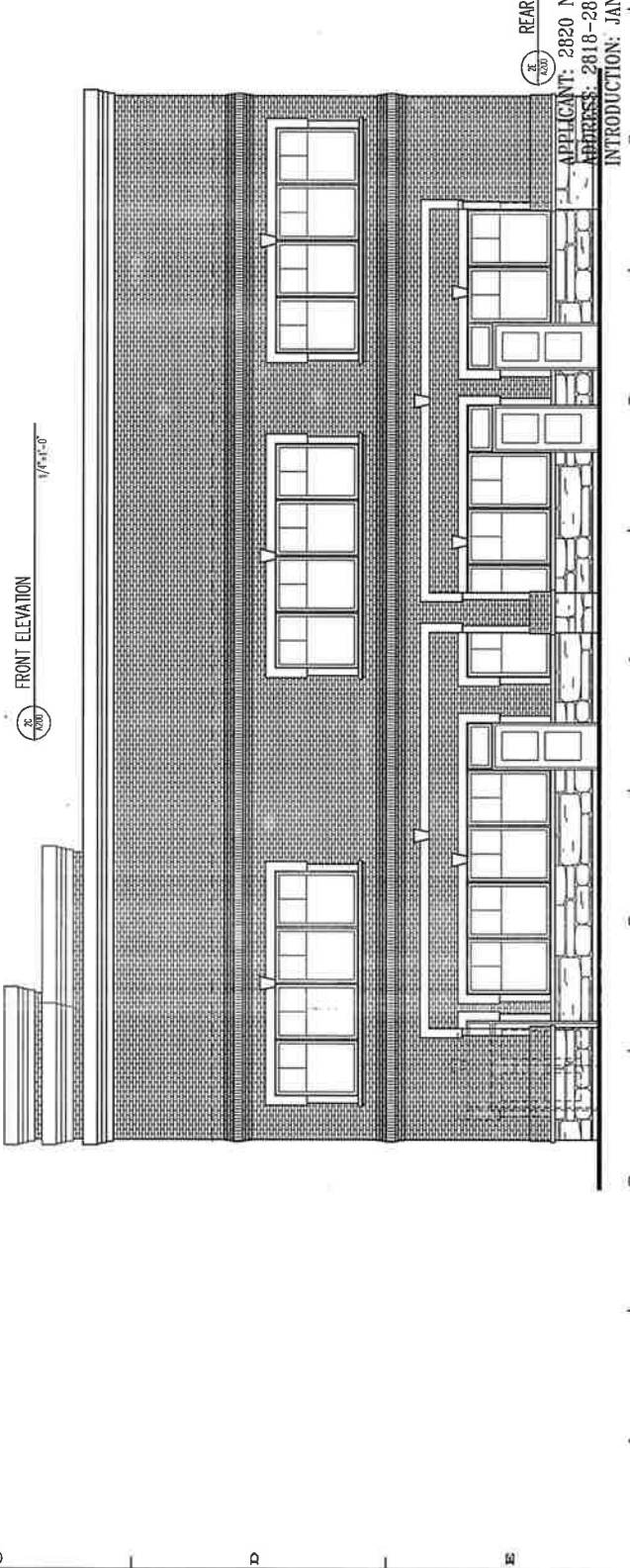
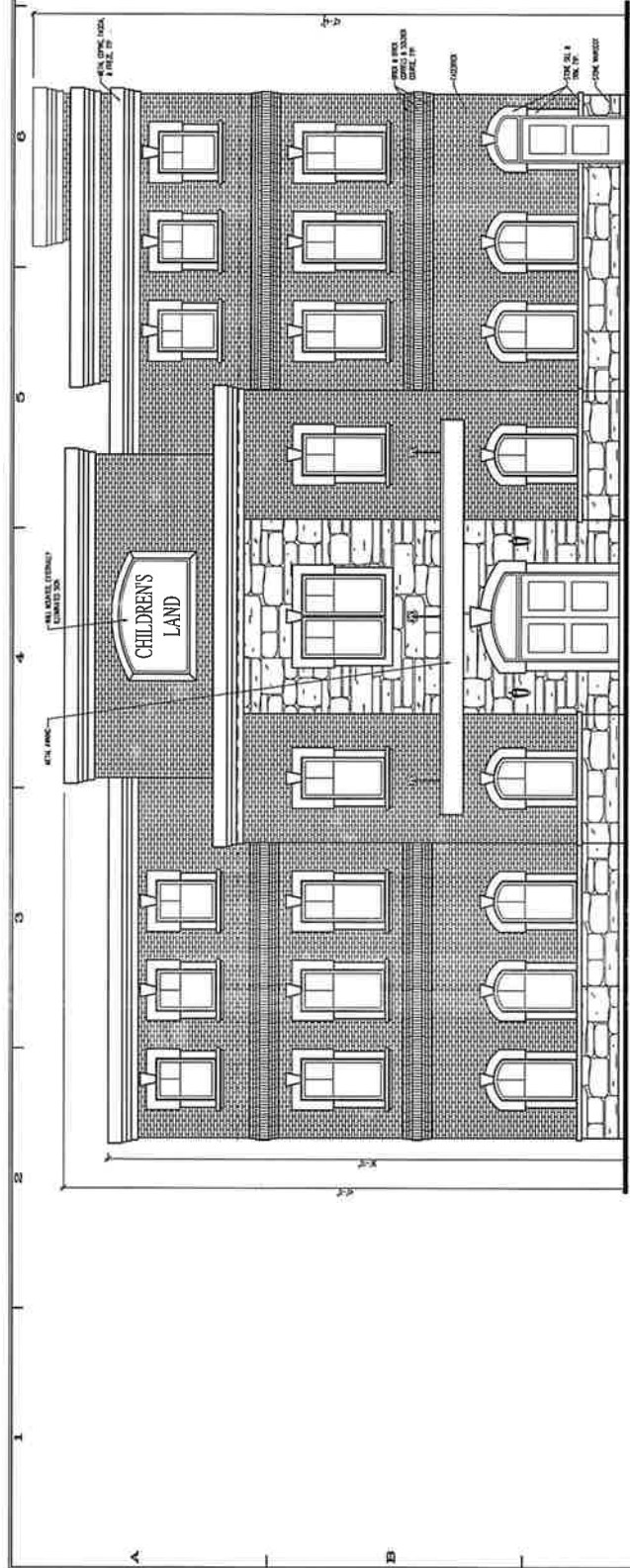


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 INTRODUCTION: JANUARY 24, 2024

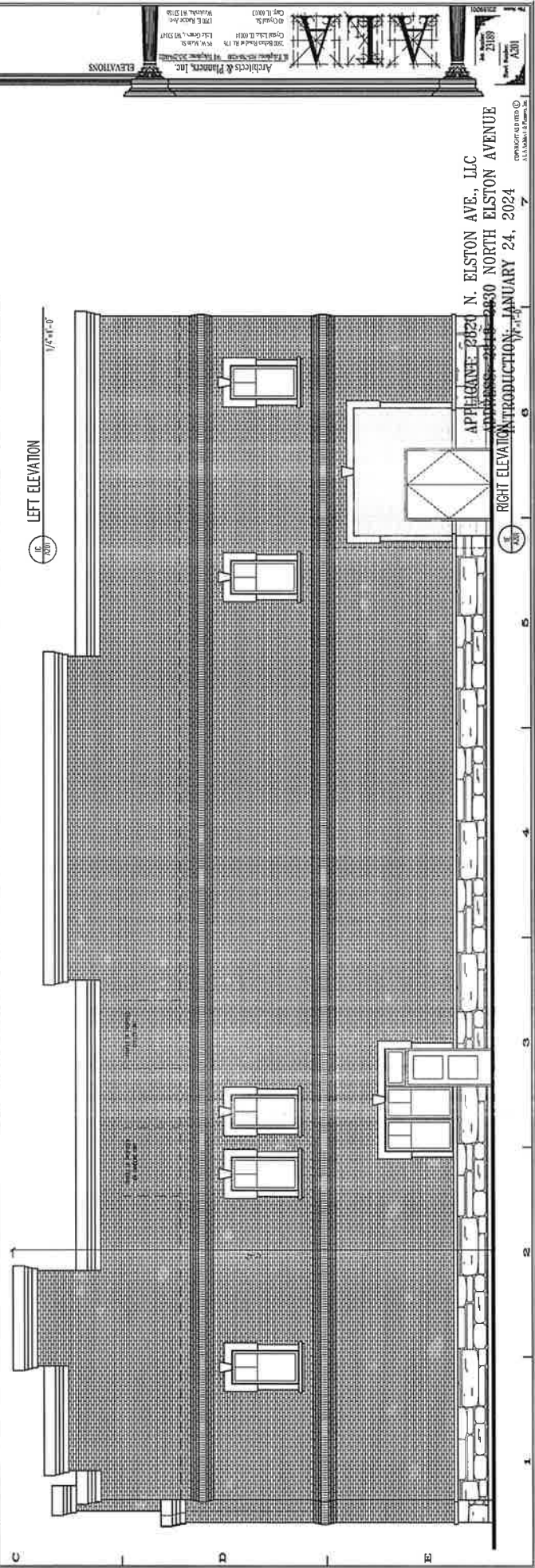
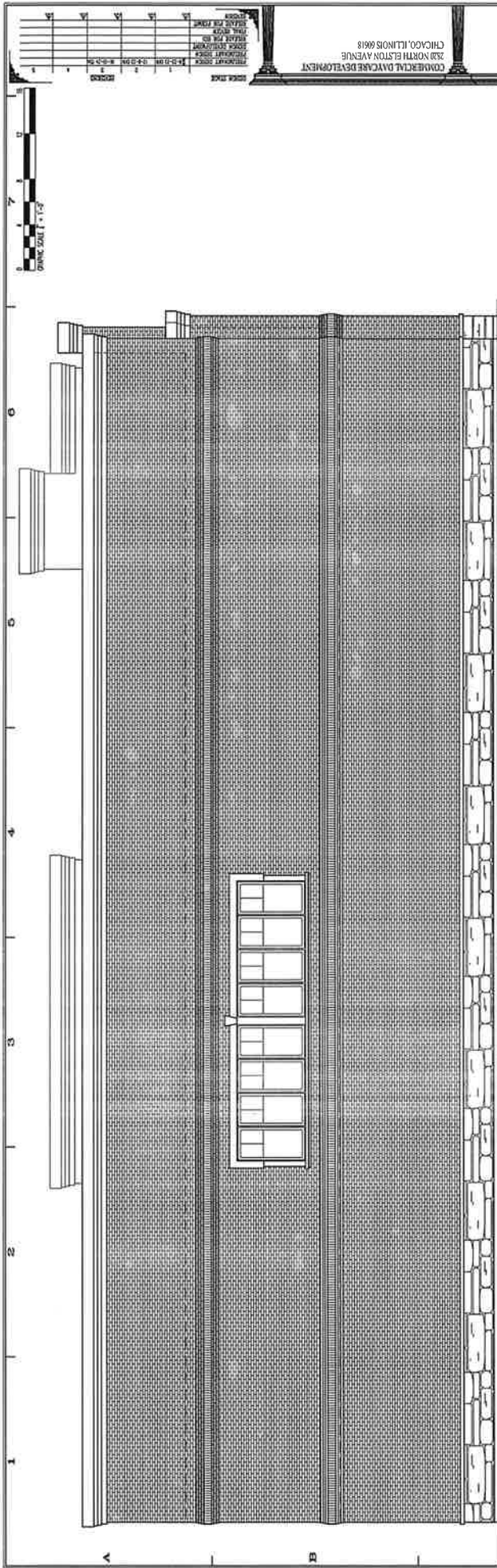
SECOND FLOOR PLAN
 7.7000.00
 1/4" = 1'-0"

PRELIMINARY
 ARCHITECTS & PLANNERS, INC.
 200 NORTH ELSTON AVENUE
 CHICAGO, ILLINOIS 60610
 TEL: 773.442.1100
 FAX: 773.442.1101
 WWW.A&P-ARCHITECTS.COM

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	01/24/24
2	REVISED PER COMMENTS	01/24/24
3	REVISED PER COMMENTS	01/24/24
4	REVISED PER COMMENTS	01/24/24
5	REVISED PER COMMENTS	01/24/24
6	REVISED PER COMMENTS	01/24/24
7	REVISED PER COMMENTS	01/24/24
8	REVISED PER COMMENTS	01/24/24
9	REVISED PER COMMENTS	01/24/24
10	REVISED PER COMMENTS	01/24/24



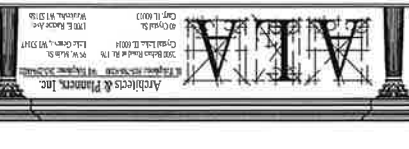
REAR ELEVATION
 1/8"=1'-0"
 APPLICANT: 2820 N. ELSTON AVE., LLC
 ADDRESS: 2818-2830 NORTH ELSTON AVENUE
 INTRODUCTION: JANUARY 24, 2024



NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY DESIGN	11-15-20	AS	AS
2	FINAL DESIGN	11-15-20	AS	AS
3	FINAL DESIGN	11-15-20	AS	AS
4	FINAL DESIGN	11-15-20	AS	AS
5	FINAL DESIGN	11-15-20	AS	AS
6	FINAL DESIGN	11-15-20	AS	AS
7	FINAL DESIGN	11-15-20	AS	AS
8	FINAL DESIGN	11-15-20	AS	AS
9	FINAL DESIGN	11-15-20	AS	AS
10	FINAL DESIGN	11-15-20	AS	AS

CONCRETE DRYCAST DEVELOPMENT
 230 NORTH ELSTON AVENUE
 CHICAGO, ILLINOIS 60618

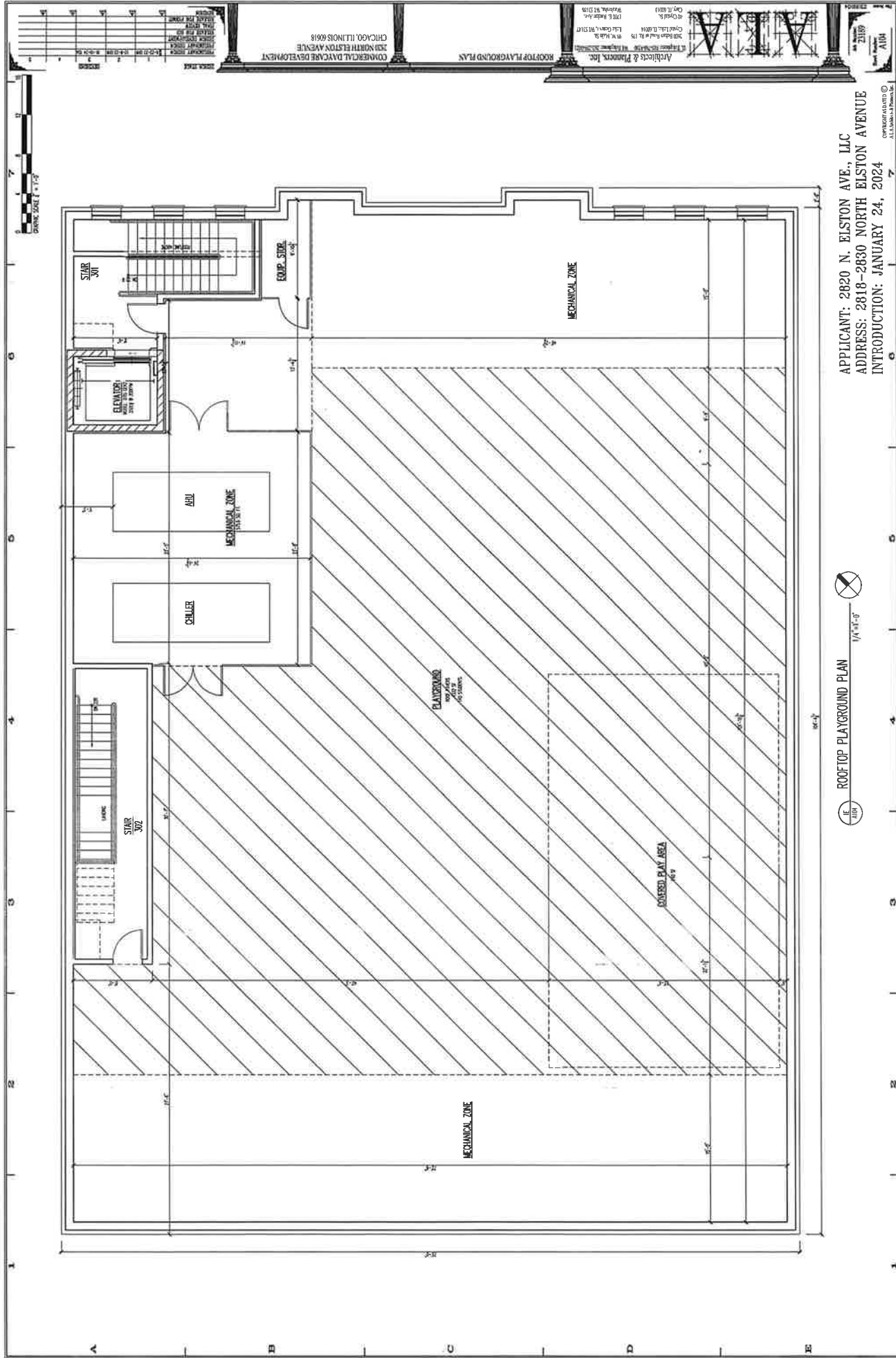
ELEVATIONS
 Architects & Planners, Inc.
 170 E. Lake Ave.
 Woodstock, IL 60090



2188
 ASH

APPLICANT: 2020 N. ELSTON AVE., LLC
 ADDRESS: 2020 N. ELSTON AVE.
 RIGHT ELEVATION INTRODUCTION - JANUARY 24, 2024

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APPLICANT: 2820 N. ELSTON AVE., LLC
 ADDRESS: 2818-2830 NORTH ELSTON AVENUE
 INTRODUCTION: JANUARY 24, 2024

ROOFTOP PLAYGROUND PLAN
 1/4" = 1'-0"

CONSULTANTS ©
 ARCHITECTS & PLANNERS, INC.

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 1110 N. LaSalle St., Suite 1000
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COMMERCIAL DVA CARE DEVELOPMENT
 230 NORTH ELSTON AVENUE
 CHICAGO, ILLINOIS 60618

ROOFTOP PLAYGROUND PLAN

SHEET NO. 2189
 DATE: 01/24/24

NO.	DATE	DESCRIPTION
1	01/24/24	INTRODUCTION