

**SUBSTITUTE
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 16,150 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 25 parking spaces including 2 ADA. The height of the building will be approximately 44'-8" 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.: 0.86
Approximate Building Area: 16,150 square feet
- B) Bulk and Density Requirements: (MLA) = N/A (No Residential)
- C) Parking: On-Site Accessory Parking: 25 spaces
Loading Spaces: 0
Bike Parking: 4
- D) Building Height: Approximately 44'-8" feet
- E) Setbacks:
 - Front: 8"
 - Side: 6"
 - 1'
 - Rear: 0'

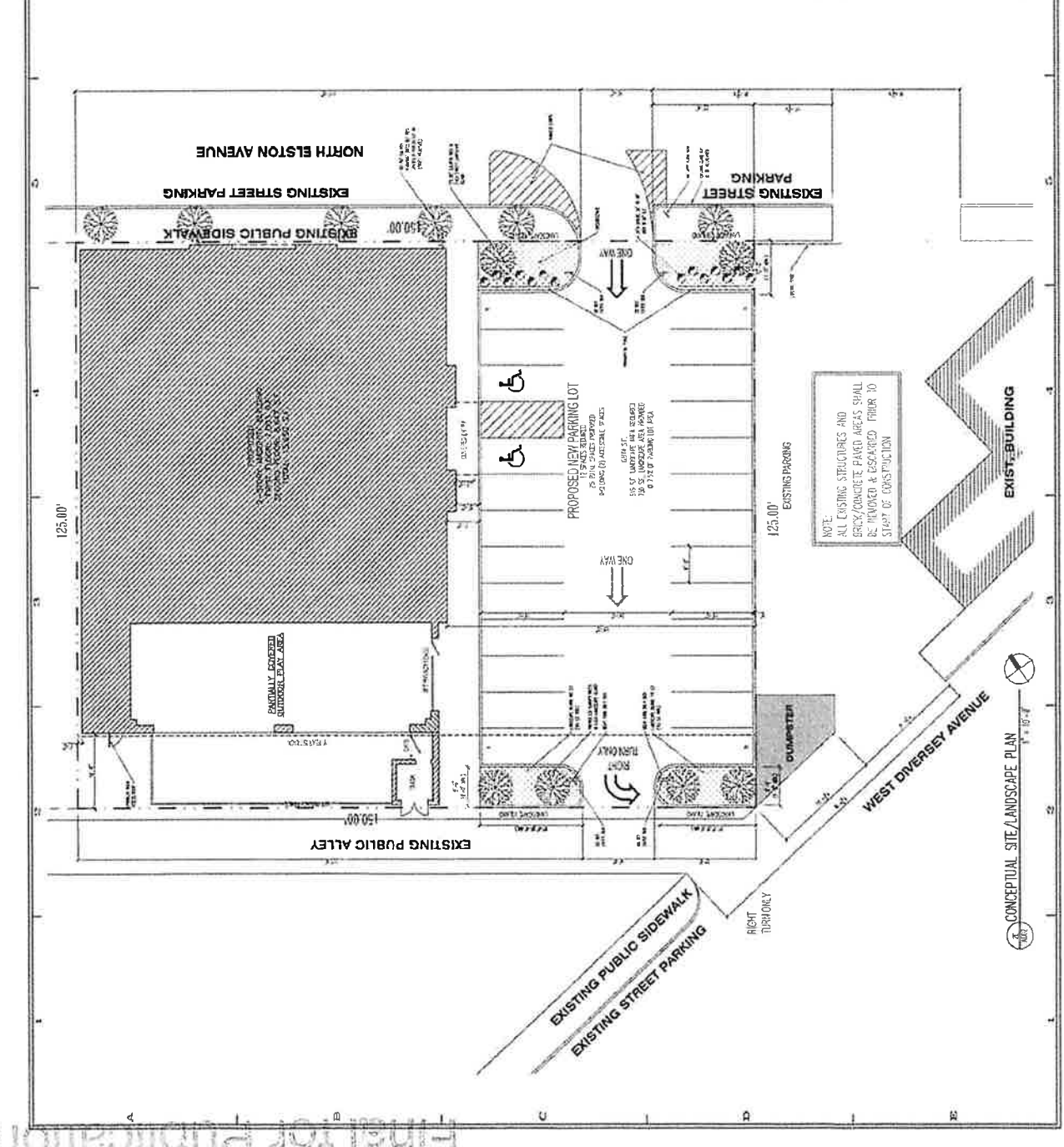
TSL: The subject property is a Transit Served Location based on proximity to CTA bus line corridor at North Western Avenue and North Diversey Street (122.5 feet) and may reduce required parking by 100%. The project will comply with the CZO Section 17-3-0308 specific criteria for TSL below.

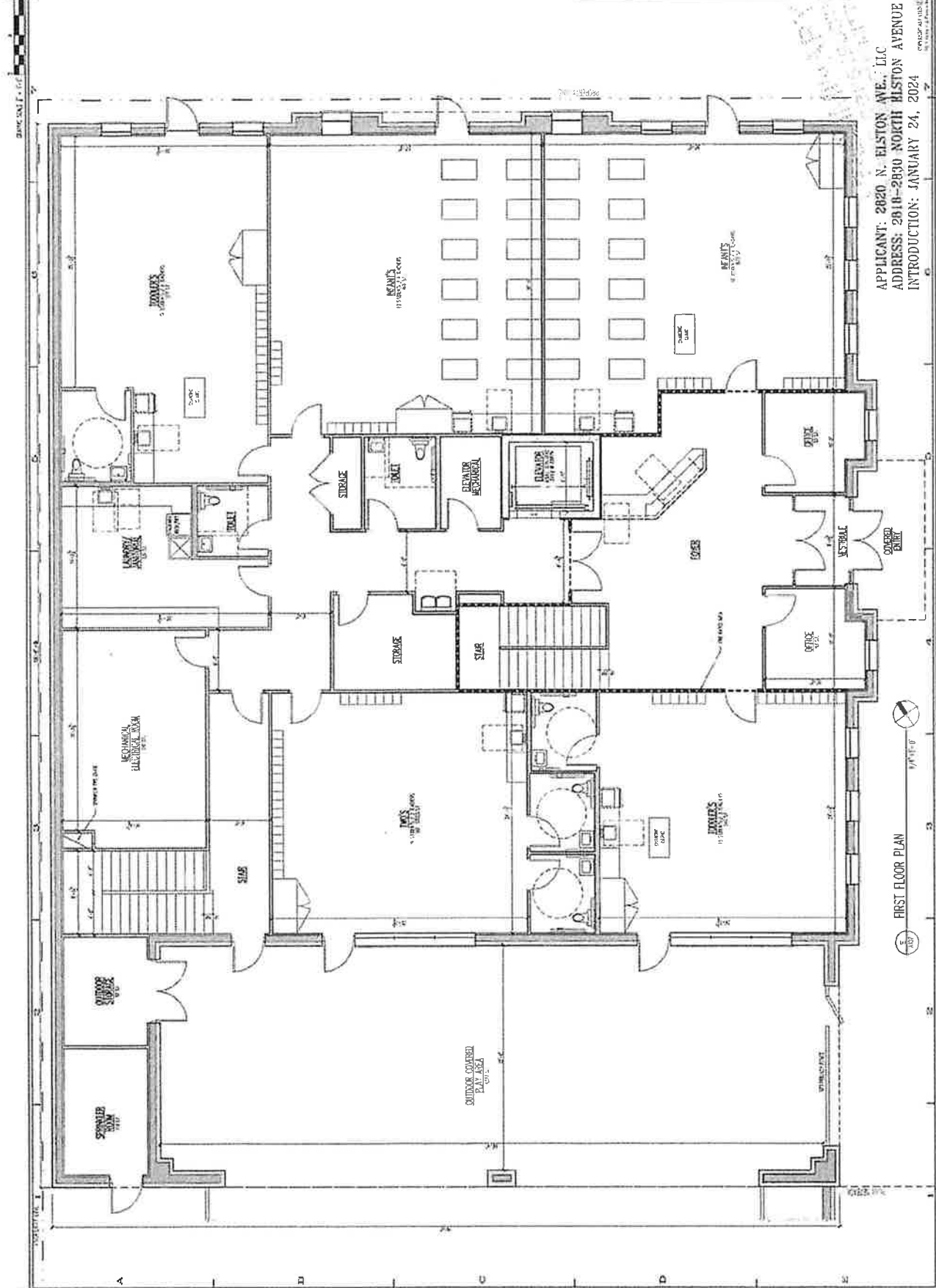
1. The project complies with Section 17-10-0102-B as follows:
 - a. The project is within 1,320 feet of a CTA bus line corridor segment listed in Table 17-17-0400-B
 - b. One bicycle parking space is provided per 10 parking spaces
 - c. The 1,320 foot distance per Table 17-17-0400-B
 - d. The building 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

NOTE:
 DIMENSIONS TO ADJACENT PROPERTIES INCLUDING ROADS, CURB CUTS AND ALLEY ARE ESTIMATED BASED ON THE CHICAGO ZONING MAP. THIS IS FOR DESIGN PURPOSES ONLY.

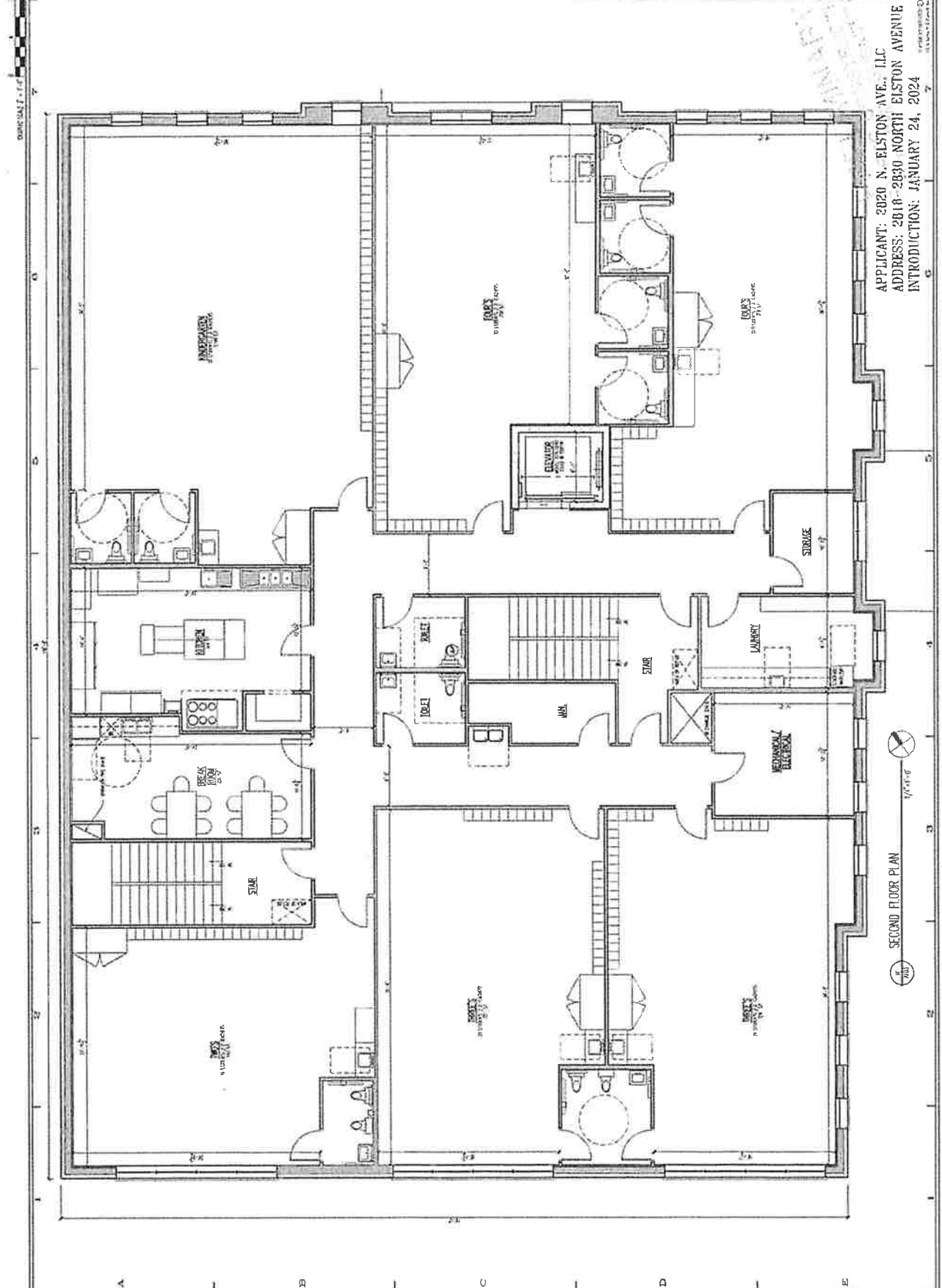




APPLICANT: 2820 N. ELSTON AVE., LLC
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FIRST FLOOR PLAN
 1/4" = 1'-0"

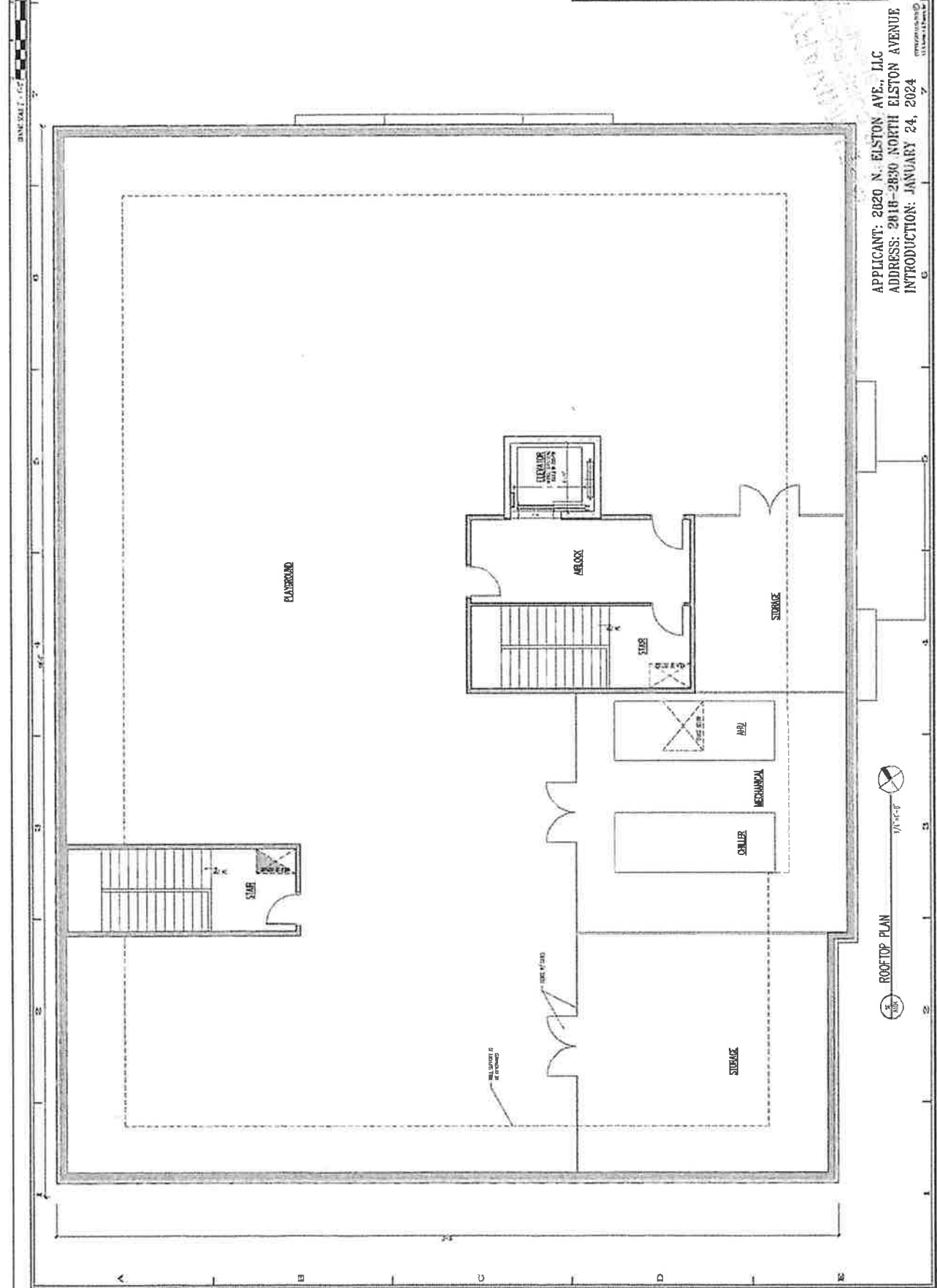
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APPLICANT: 2020 N. ELSTON AVE., LLC
 ADDRESS: 2010-2030 NORTH ELSTON AVENUE
 INTRODUCTION: JANUARY 24, 2024

SECOND FLOOR PLAN
 1/8" = 1'-0"

Final for Publication



APPLICANT: 2020 N. ELSTON AVE., LLC
 ADDRESS: 2818-2830 NORTH ELSTON AVENUE
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ROOFTOP PLAN
 1/4" = 1'-0"

Final for Publication



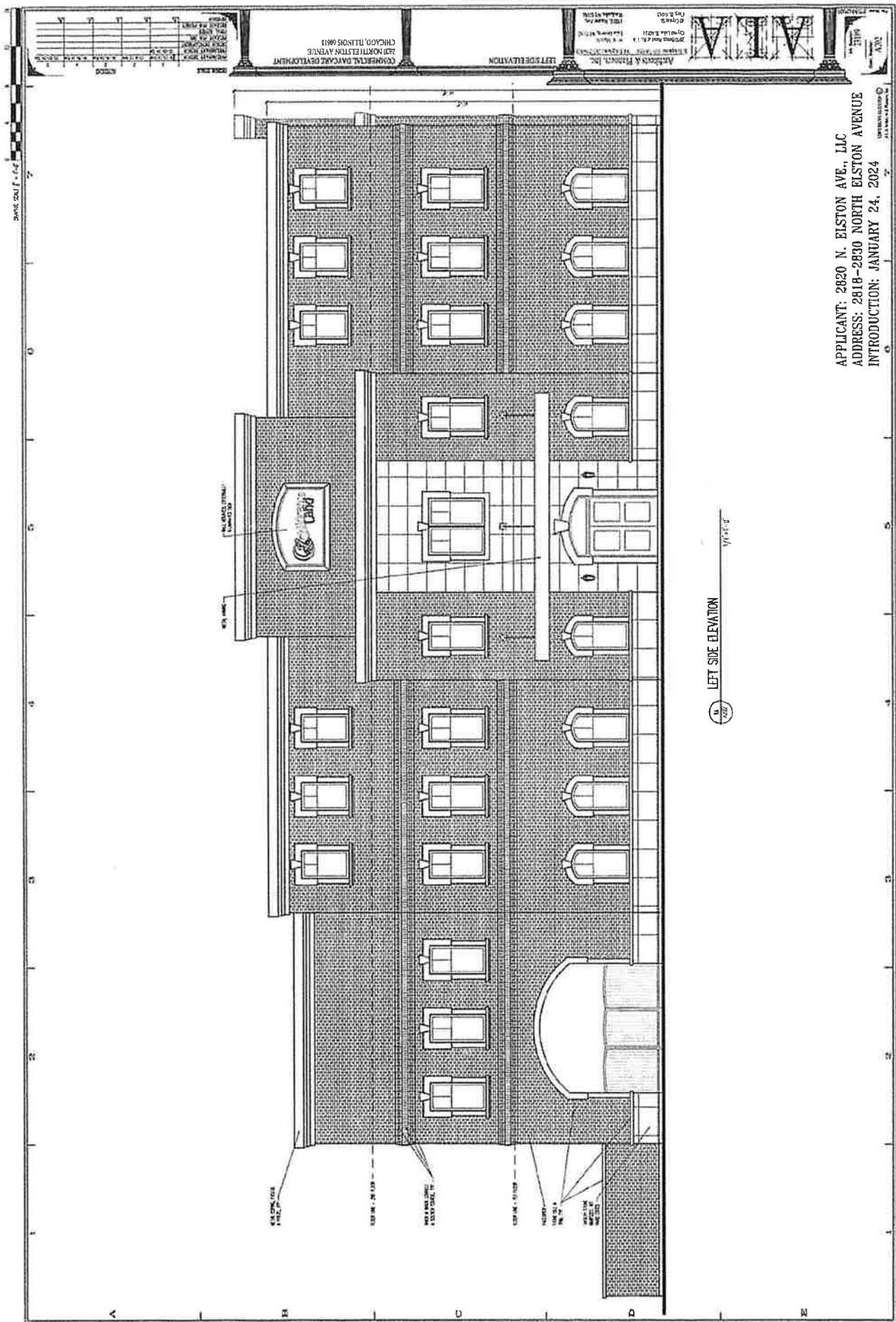
APPLICANT: 2820 N. ELSTON AVE., LLC
 ADDRESS: 2818-2830 NORTH ELSTON AVENUE
 INTRODUCTION: JANUARY 24, 2024

<p>DATE: 1/24/24 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: [Number]</p>	<p>CONCEPT, DESIGN & DEVELOPMENT 2818-2830 NORTH ELSTON AVENUE CHICAGO, ILLINOIS 60647</p>	<p>ARCHITECTS & PLANNERS, LLC 1000 N. LAKE ST. SUITE 1000 CHICAGO, IL 60610 TEL: 312.467.1000 WWW.A&P-LLC.COM</p>	<p>DATE: 1/24/24 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: [Number]</p>
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LEFT SIDE ELEVATION

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

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Commercial Development
 2818 North Elston Avenue
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DATE: 01/24/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

DATE: 1/24/24

PROJECT: 2820 N. ELSTON AVE., LLC

ADDRESS: 2816-2830 NORTH ELSTON AVENUE

INTRODUCTION: JANUARY 24, 2024

SCALE: 1/8" = 1'-0"

1/8" = 1'-0"

APPLICANT: 2820 N. ELSTON AVE., LLC
ADDRESS: 2816-2830 NORTH ELSTON AVENUE
INTRODUCTION: JANUARY 24, 2024

Architects: Hooton, Inc.
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Project No. 2023-001
Date: 1/24/24
Scale: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"

1/8" = 1'-0"

Final for Publication