



CHICAGO PLAN COMMISSION

Department of Planning and Development

AMENDMENT TO PD #833

3201-3423 W. Ogden Ave., 1800-1812 S. Kedzie Ave., 1800-1813 S. Sawyer Ave., 1800-1813 S. Spaulding Ave., 1800-1813 S. Christiana Ave., 1839-1847 S. Homan Ave. (24th Ward/Ald. Michael Scott, Jr.)

Applicant: Ald. Michael Scott, Jr.

1/20/2022



Project Description

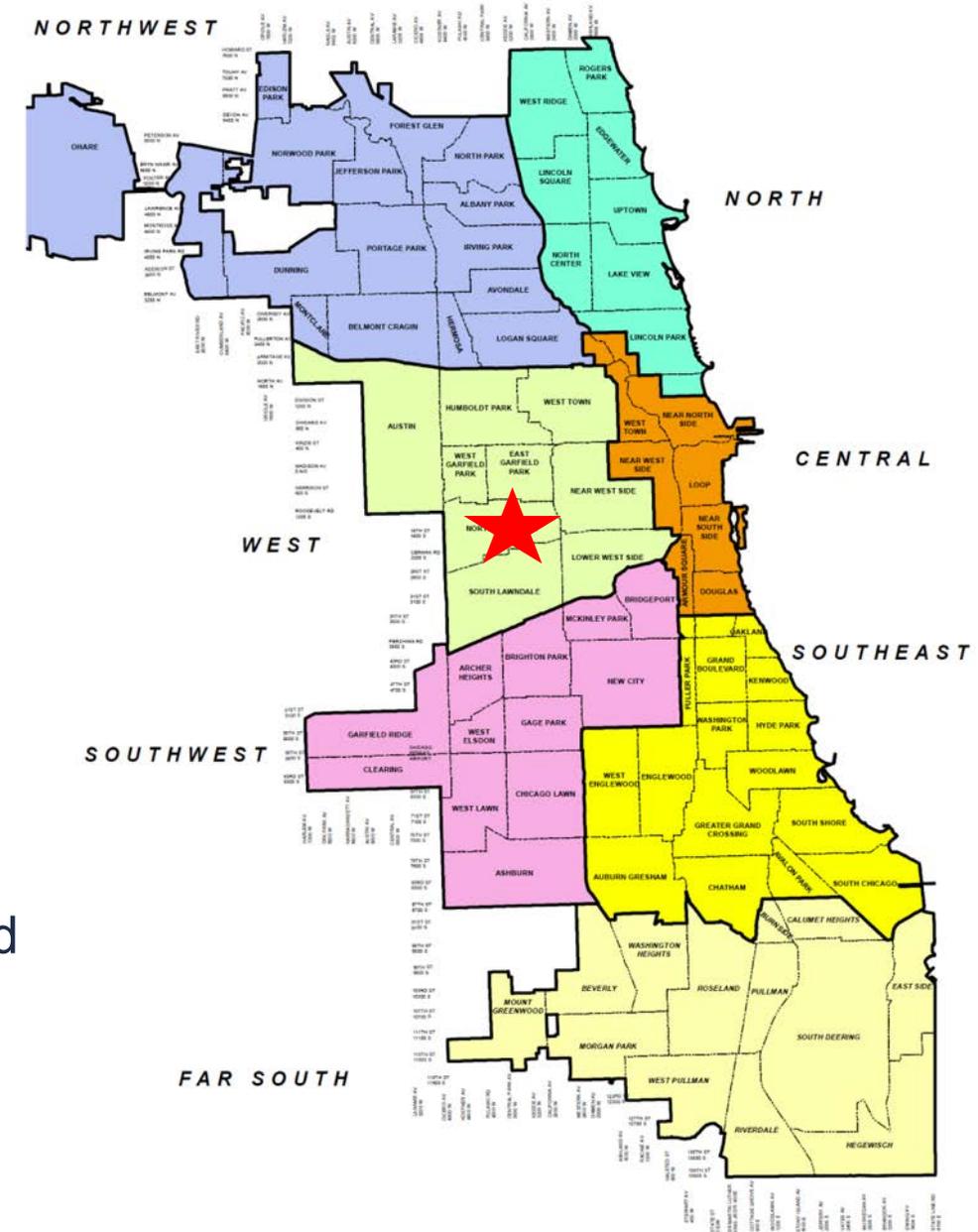
The Applicant is proposing the following:

- The applicant is proposing to **remove 26,792 square feet from the existing boundary of Planned Development #833**, which is the location of the Chicago Police Department's 10th District station.
- This PD amendment is proposed to establish a new planned development on an auxiliary parking lot for the 10th District to allow for the development of 65 units of affordable, multi-family housing with retail, community space and amenities on the ground floor.

★ Community Area Profile

NORTH LAWDALE:

- 34,794 residents (2020)
 - 3.1% decline from 2010-20
 - 16.7% decline from 2000-10
- 85.8% Black, 9.6% Latino, 3.6% White (2019)
- Educational attainment: 32.1% high school graduate, 25.3% some college, 23.2% less than high school
- Median household income: \$28,327
- Housing: 75.4% renter-occupied, 24.6% owner-occupied



Site Conditions:

- Current use: 10th District parking
- Current PD net site area: 4.37 acres



Site to be removed

PD 833 Boundary

London (Louis) Park

Legacy Charter School Chicago



ZONING MAP



EXISTING CONDITIONS – SITE TO BE REMOVED FROM PD



EXISTING CONDITIONS – 10TH DISTRICT/OGDEN STATION

Site Conditions:

- Future use: 10th District parking
- Future PD net site area: 3.85 acres



**Updated
PD 833
Boundary**

London (Louis) Park

Legacy Charter
School Chicago

AMENDED PD BOUNDARY

Amended Site Plan:

- Net site area reduced from 4.37 acres to 3.85 acres
- Total parking reduced from 300 to 268 stalls
- No improvements or changes proposed to 10th District facility or remaining parking lots



Amended Areas:

- Net site area reduced from 4.37 acres to 3.85 acres
- Total parking reduced from 300 to 268 stalls
- No improvements or changes proposed to 10th District facility or remaining parking lots



INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
 ■ AREA CLOSED TO VEHICULAR TRAFFIC
 ■ AREA PROPOSED TO BE VACATED
 Ⓐ 37873 S.F.
Ⓑ 37142 S.F.
Ⓒ 9216 S.F.
Ⓓ 37185 S.F.
Ⓔ 37064 S.F.



DPD Recommendations

DPD Recommendation: Approve zoning map amendment to rezone 3400-18 W. Ogden Ave. to the B3-3 zoning district and establish a new Residential Business Planned Development

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD recommends approval for the amendment for the following justifications:

- Encourages unified planning and development (17-8-0102)
- Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1)
- Provides safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas (17-8-0904-B-6)
- Minimizes and mitigates traffic congestion associated with the proposed development (17-8-0904-A-5)
- Provides adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-7).

It is the recommendation of the Department of Planning and Development that the application for a zoning map amendment for 3400-18 W. Ogden Ave. be approved and recommended for passage to the City Council Committee on Zoning, Landmarks and Building Standards.