



CHICAGO PLAN COMMISSION

Department of Planning and Development

AMENDMENT TO PD 796

Technical Amendment to Permit Non-Retail Uses

6111-6199 N. Lincoln Avenue and 6231-6257 N. McCormick
Boulevard (50th Ward)

TCB-Lincoln Village, LLC and TCB-LV GL, LLC

02/17//2022

North Park Snapshot

General Population Characteristics, 2020

	North Park	City of Chicago	CMAP Region
Total Population	17,559	2,746,388	8,577,735
Total Households	6,658	1,142,725	3,266,741
Average Household Size	2.6	2.4	2.6
Percent Population Change, 2010-20	-2.1	1.9	1.7
Percent Population Change, 2000-20	-5.2	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2015-2019

	North Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	9,128	48.3	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	3,807	20.1	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	523	2.8	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	4,764	25.2	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	692	3.7	59,510	2.2	182,620	2.2

Source: 2015-2019 American Community Survey five-year estimates.

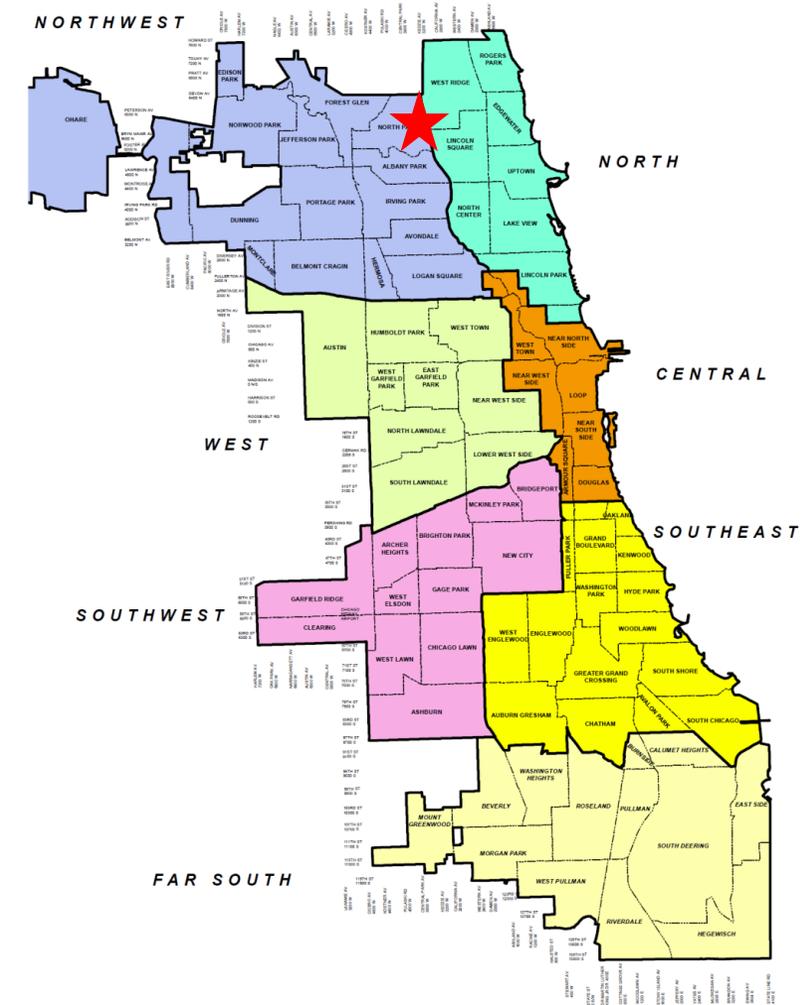
Universe: Total population

Age Cohorts, 2015-2019

	North Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	1,434	7.6	171,323	6.3	518,065	6.1
5 to 19	3,310	17.5	462,093	17.1	1,644,152	19.4
20 to 34	3,852	20.4	739,281	27.3	1,794,152	21.1
35 to 49	3,562	18.8	546,045	20.2	1,701,494	20.1
50 to 64	3,012	15.9	453,823	16.7	1,635,766	19.3
65 to 74	1,895	10.0	195,049	7.2	691,947	8.2
75 to 84	1,034	5.5	100,949	3.7	346,833	4.1
85 and Over	815	4.3	40,971	1.5	150,858	1.8
Median Age	38.7		34.6		37.5	

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

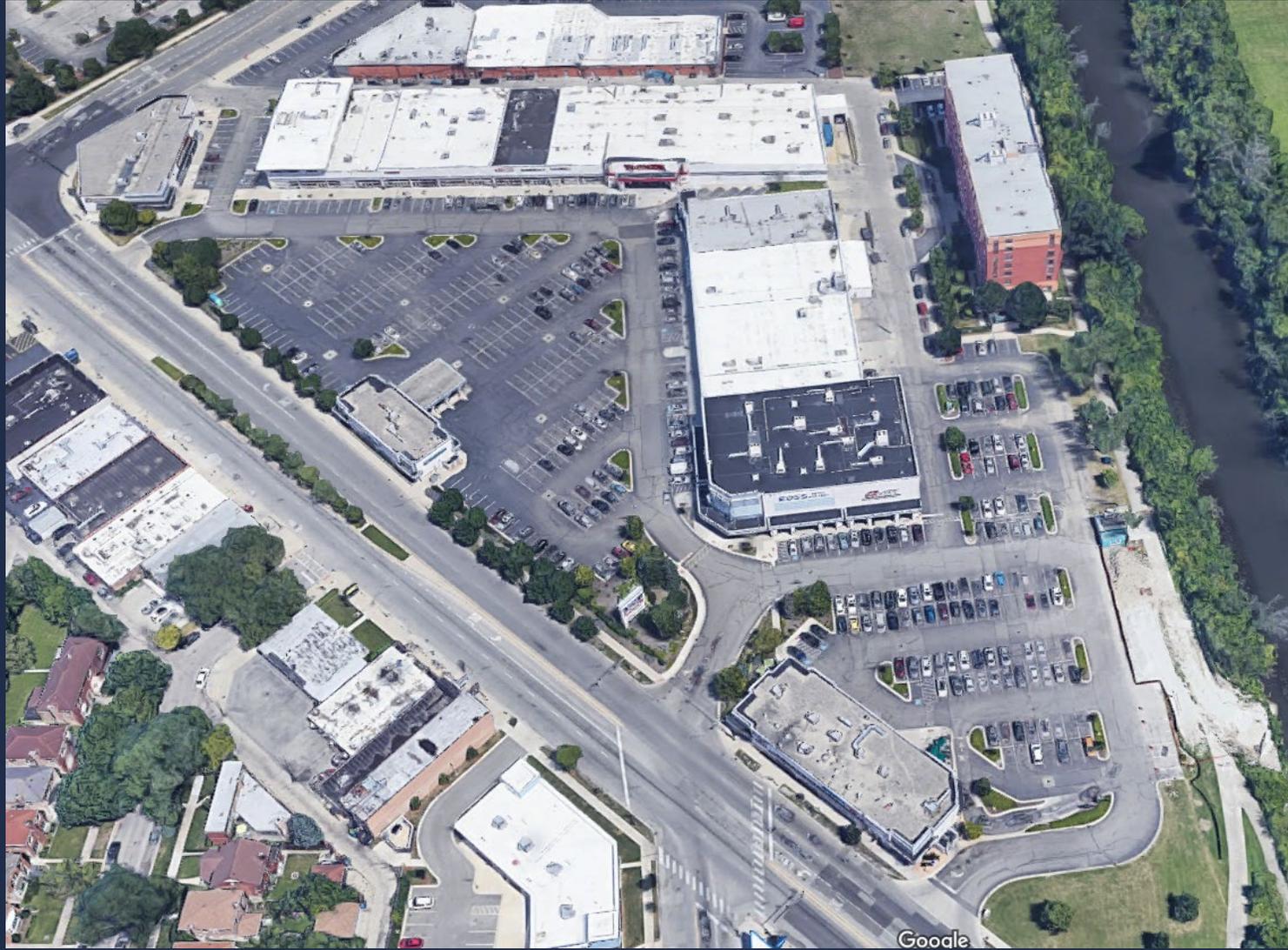




McCormick Road

Lincoln Avenue

SITE CONTEXT PLAN



AERIAL VIEW FROM THE SOUTH



AERIAL VIEW FROM LINCOLN AVENUE LOOKING NORTH

Project Timeline and Summary

- Lincoln Village Shopping Center opened in 1951
- Planned Development 796 approved in 2001
- Underlying zoning is B5-2 (now B3-2)
- PD 796 permits 109 senior dwelling units on land leased from MWRD and “**all retail uses**” in the underlying zoning district
- Non-retail uses include:
 - Banks
 - Restaurants
 - Medical uses and physical therapy
 - Nail salon
- All of these uses have existed and continue to exist within the PD



DPD Recommendations

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

- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103)
- The proposal is compatible with the character of the surrounding area (17-13-0609-B)