



# CHICAGO PLAN COMMISSION

Department of Planning and Development

**Proposed Amendment to Planned Development No. 136, as amended (Subarea A)**

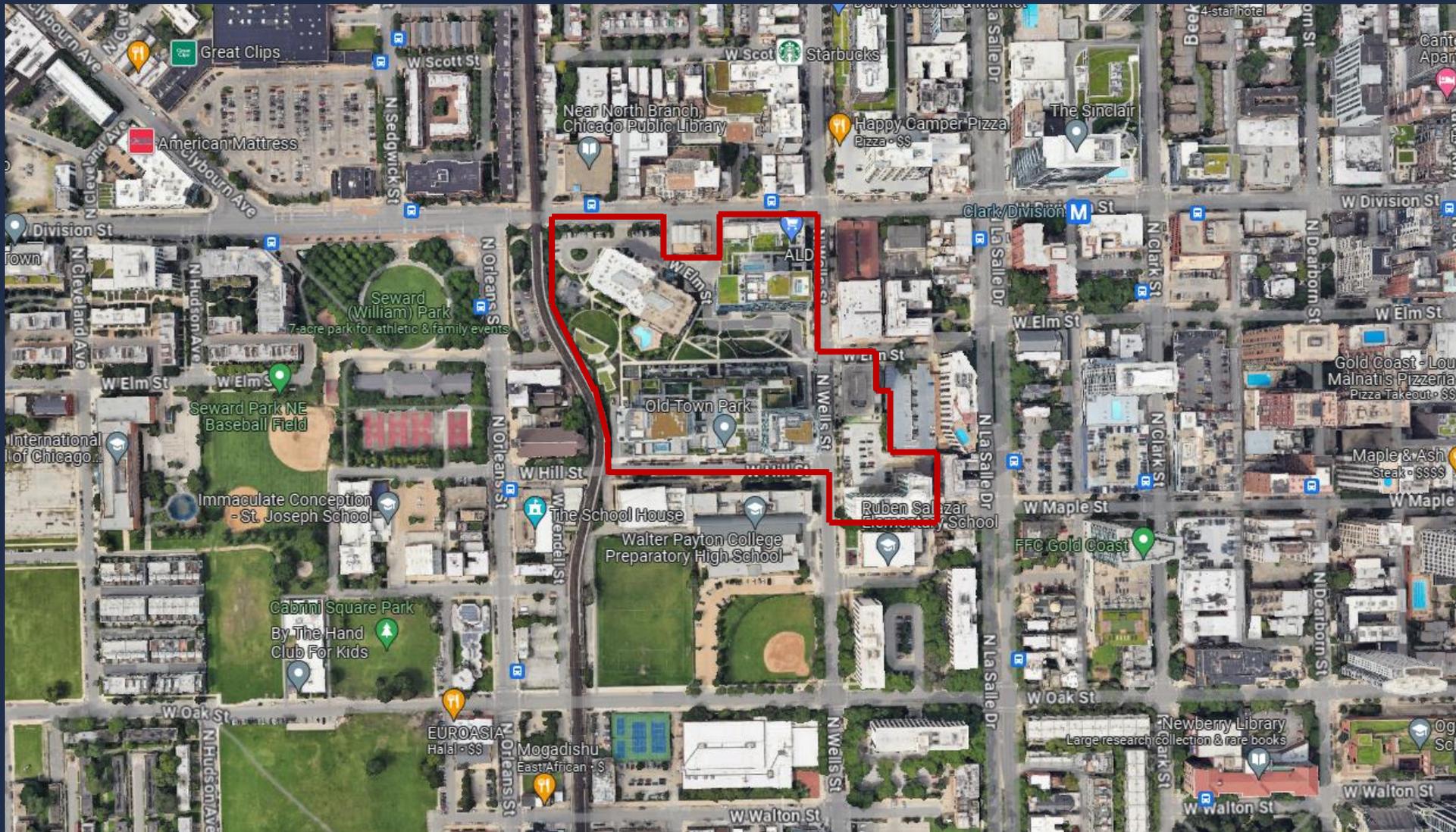
**Old Town Park**

**Onni Atrium Development No. 1 Limited Partnership**

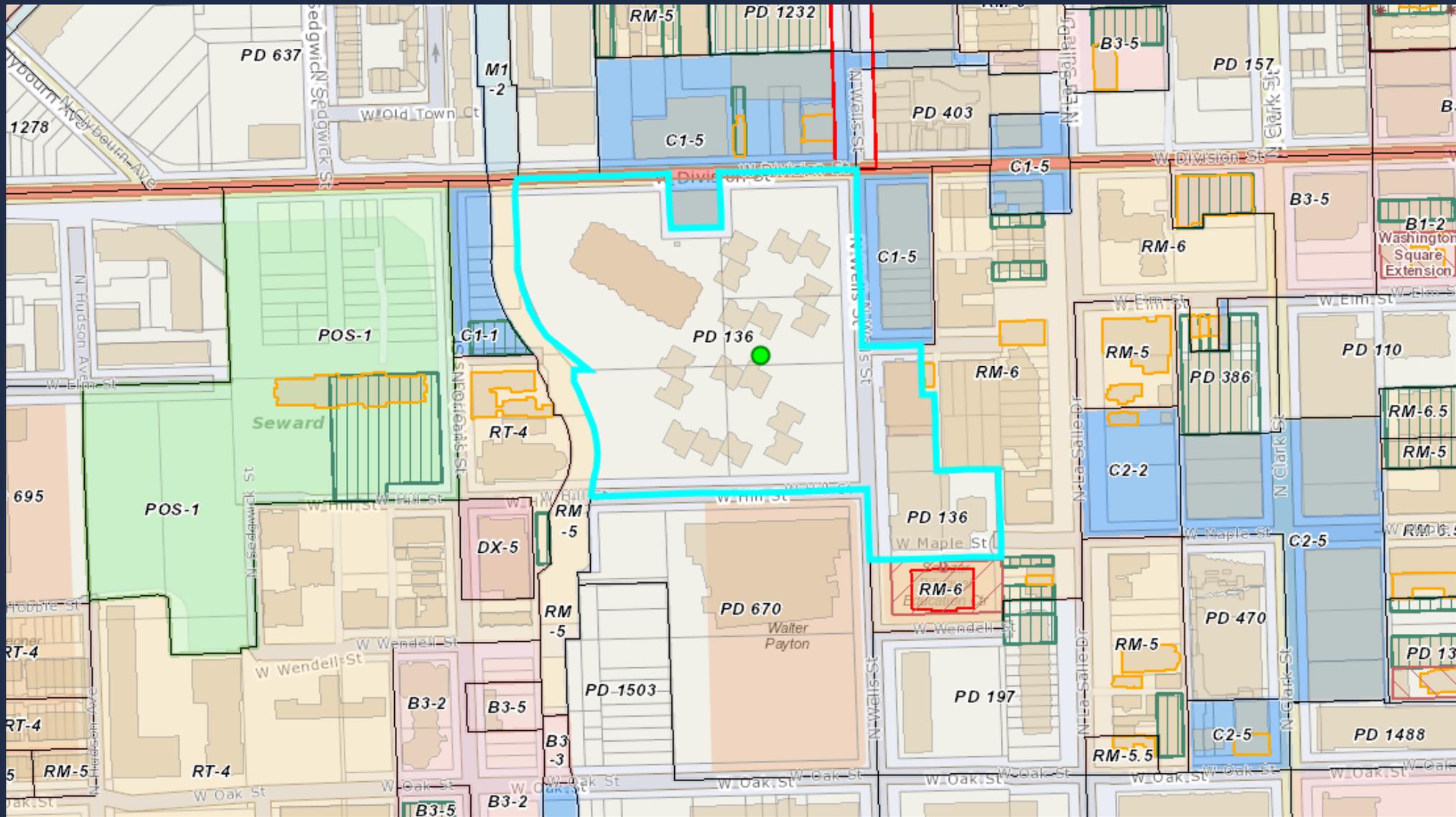
**303 W. Division / 1140 N. Wells / 202 W. Hill (27<sup>th</sup> Ward)**

April 18, 2024





# SITE CONTEXT PLAN



ZONING MAP

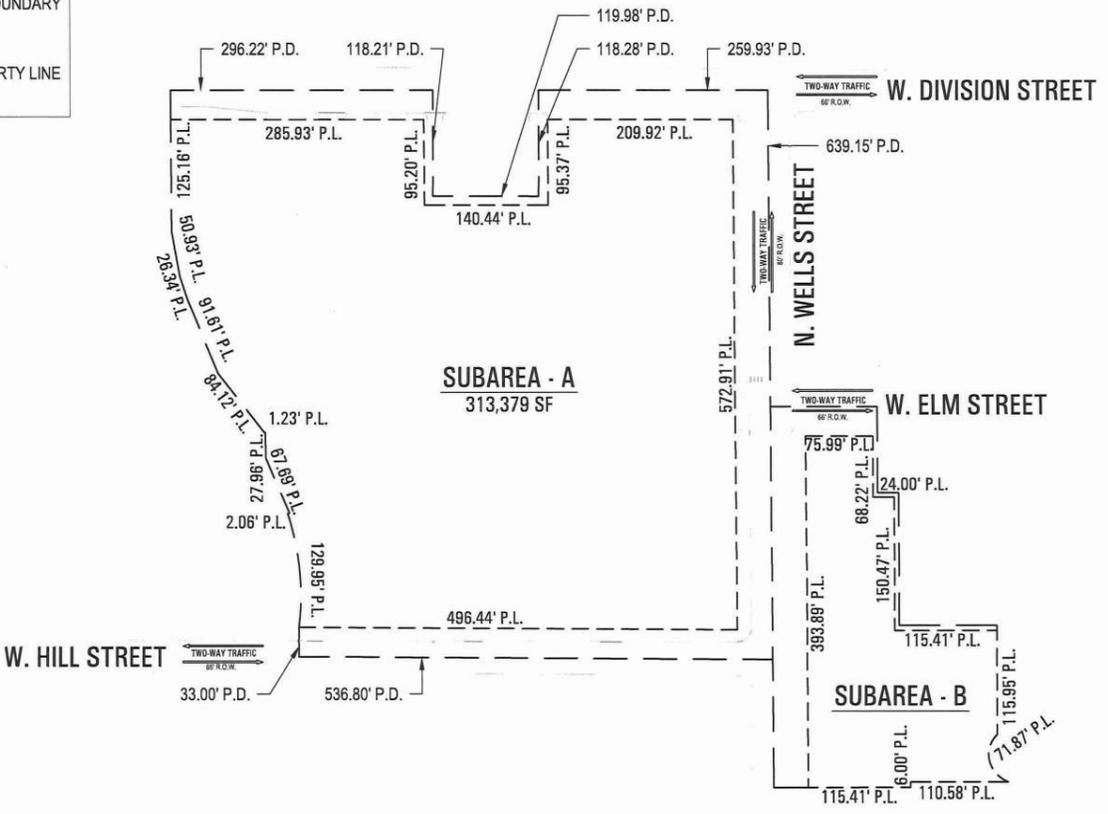


**LAND USE MAP**

**LEGEND**

[---] P.D. = P.D. BOUNDARY

[---] P.L. = PROPERTY LINE



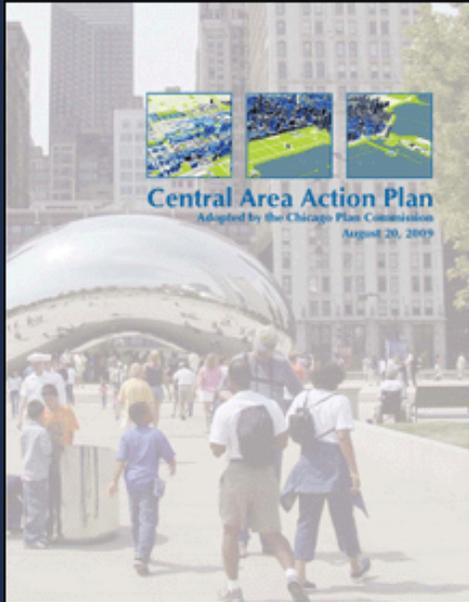
North

P.D. BOUNDARY / PROPERTY LINE



**AERIAL VIEW FROM SOUTHWEST DIRECTION**

# ★ Planning Context

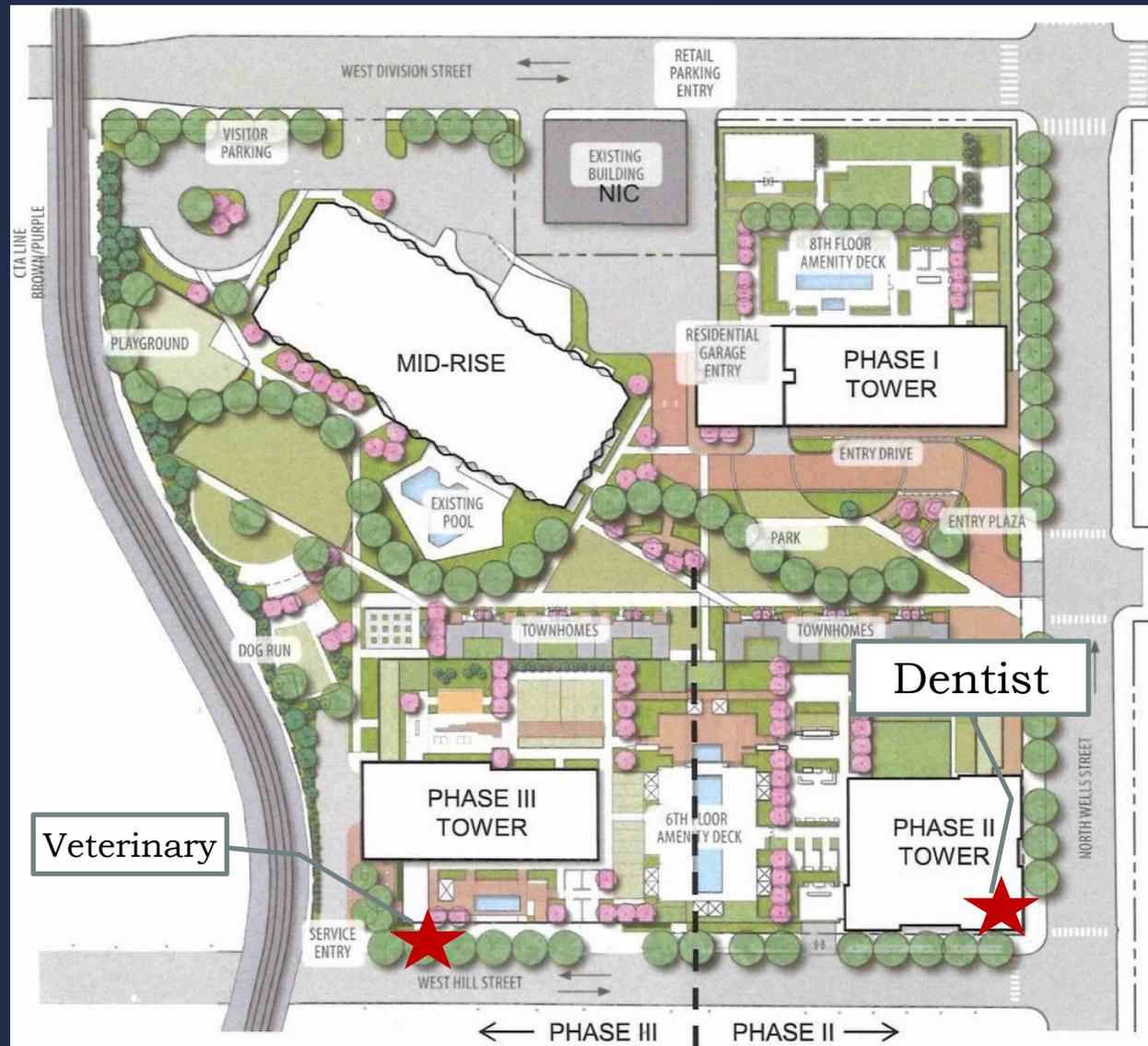


## Central Area Action Plan

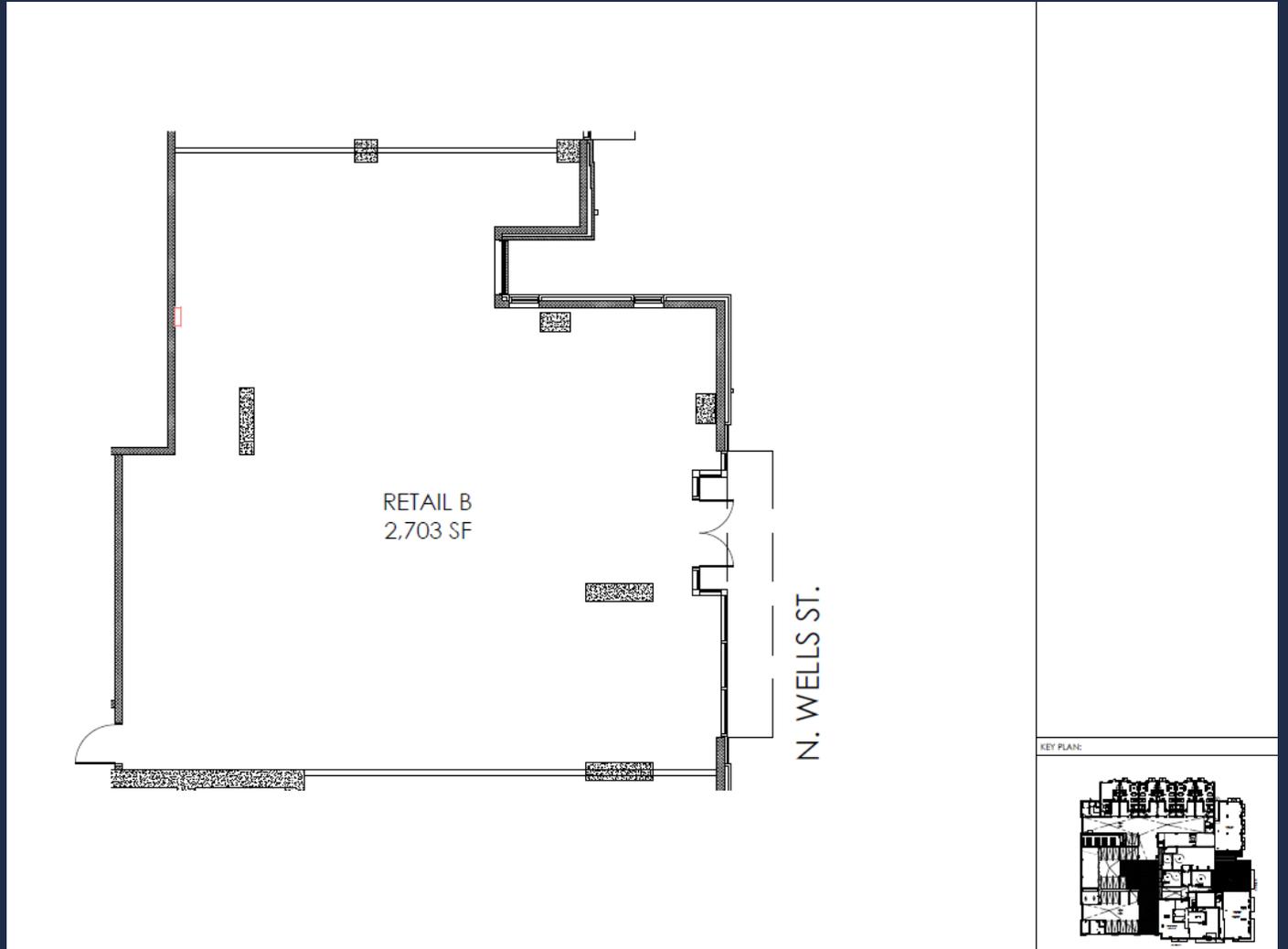
- Adopted in August 2009 by the Chicago Plan Commission
- Maintain Chicago's position as the economic engine of the region
- Support dense residential growth to enhance urban vibrancy and utilize urban infrastructure

# Project Description:

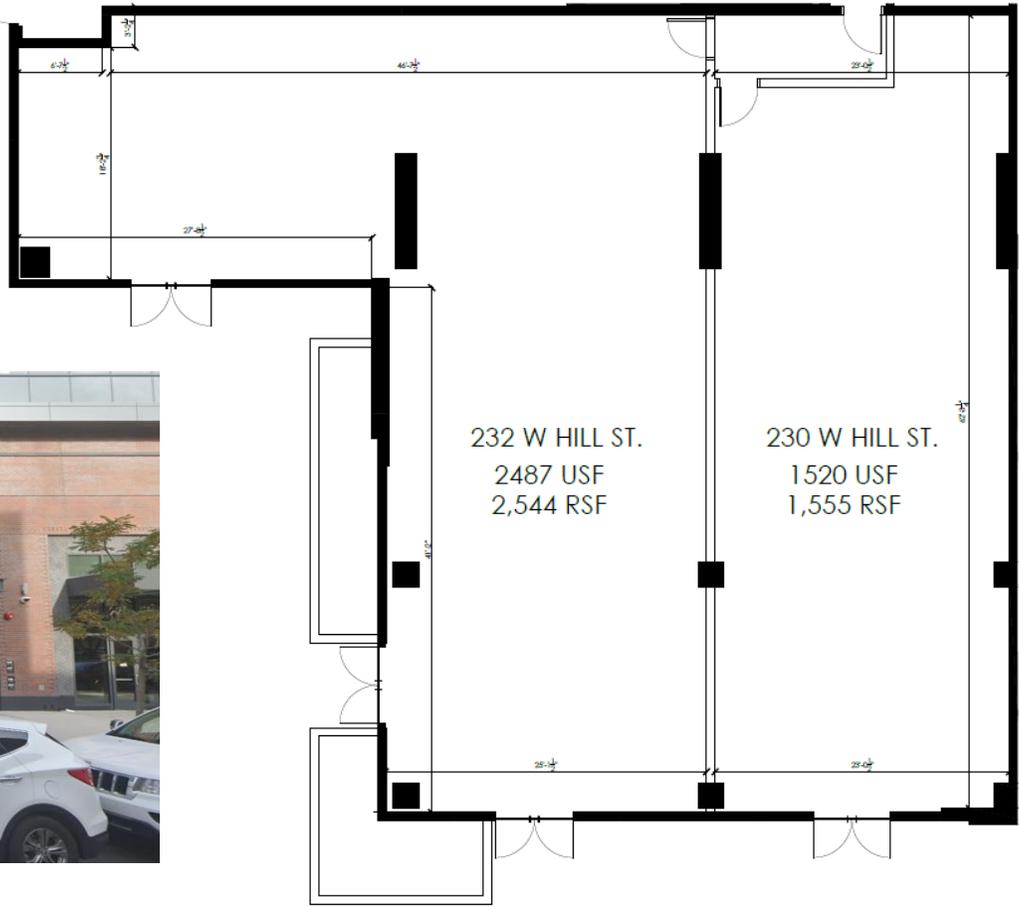
- Old Town Park is generally located at the southwest corner of West Division Street and North Wells Street. Old Town Park is fully built-out and consists of four residential buildings containing 1,500 dwelling units, with ground floor commercial space with over two-acres of open space onsite. The complex contains 300 affordable units spread out among four buildings. There are approximately 1,000 parking spaces onsite to serve the four buildings.
- The proposed amendment would add two additional uses: (1) medical service; and (2) animal services. There is no new construction or other physical change to the existing buildings.



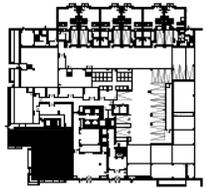
SITE PLAN



FLOOR PLAN – DENTIST SPACE: 202 W. HILL



KEY PLAN:



**FLOOR PLAN – VET SPACE: 230 W. HILL**

### **Identify All Public Benefits**

**Such as Jobs, Public Amenities or Programming, Neighborhood Improvements, any bonus payments, open space fees, or conversion fees**

### **The City's Participation Goals are:**

**26% Participation from Qualified Minority Business Enterprises**

**6% Participation from Qualified Women Business Enterprises**

**50% Participation from Chicago Residents**

<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>

# ★ DPD Recommendations

- The proposal is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (17-8-0103);
- The proposal is consistent with the Central Area Action Plan.
- The proposal is compatible with the character of the surrounding area in terms of uses (17-13-609-B).

