



CHICAGO PLAN COMMISSION

Department of Planning and Development

INDUSTRIAL CORRIDOR MAP AMENDMENT

4401-4431 S. KNOX (22nd Ward)

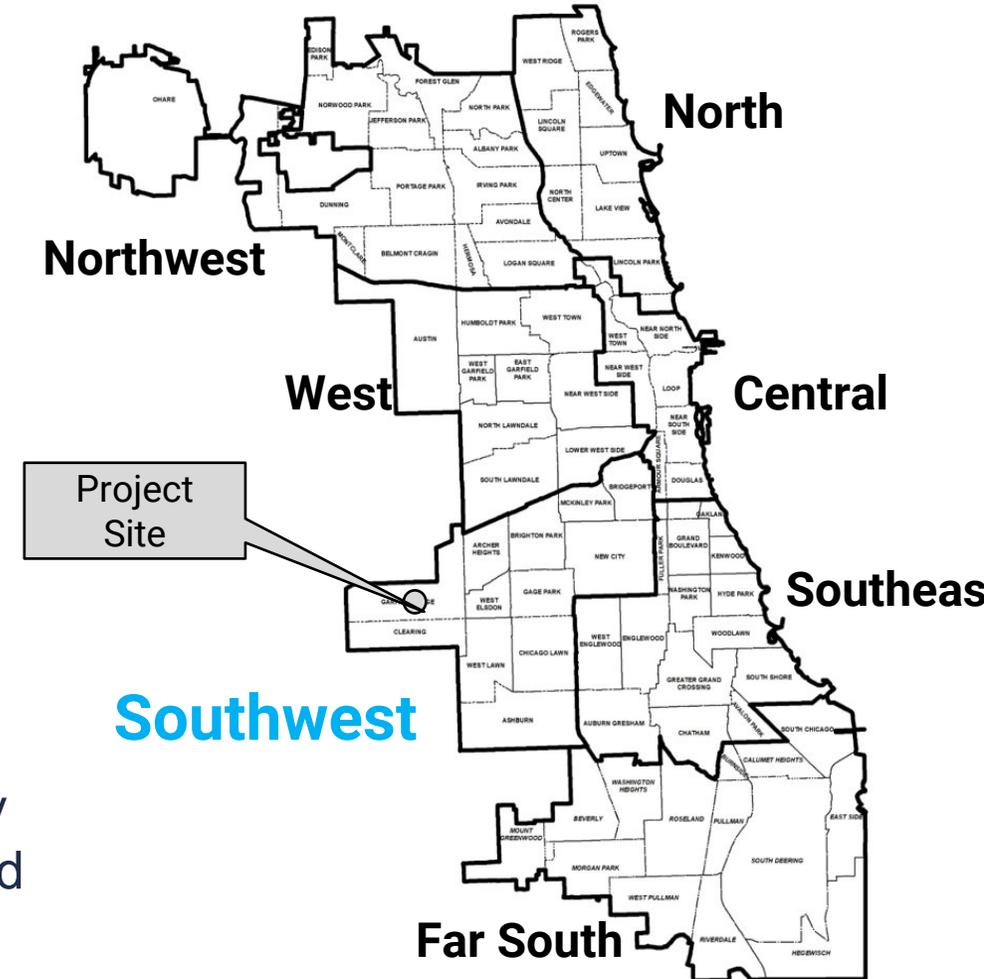
ALD. MICHAEL RODRIGUEZ

07/21/2022

★ Community Area Snapshot

COMMUNITY AREA INFORMATION:

- Garfield Ridge Population: 35,439
- Number of Households: 12,236
- Average Household Size: 2.9
- 20% ages 5 to 19
- 20% ages 35 to 49
- 21% ages 50 to 64
- 42% White, 51% Latino, 5% Black, 1% Asian
- Neighborhood of single-family homes on western boundary of city, originated from industrial development in and around the area.





Proposed ICMA: 4401-4431 S. Knox re-mapped to RS-2, Residential, Single-Unit (Detached House) District

Address: 4401-4431 S. Knox Avenue

Ward / Alderman: 22/Rodriguez

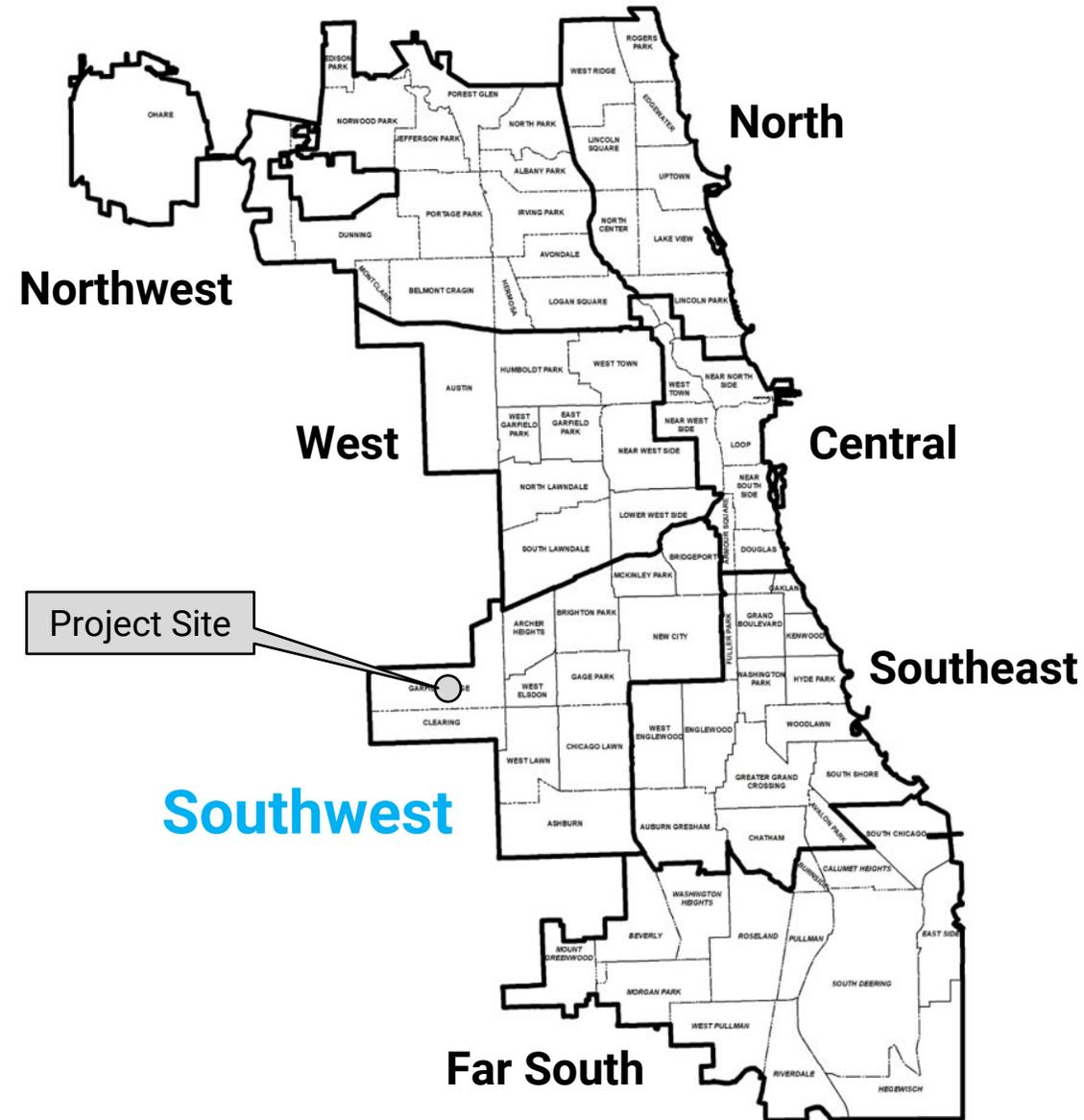
Community Area: Garfield Ridge

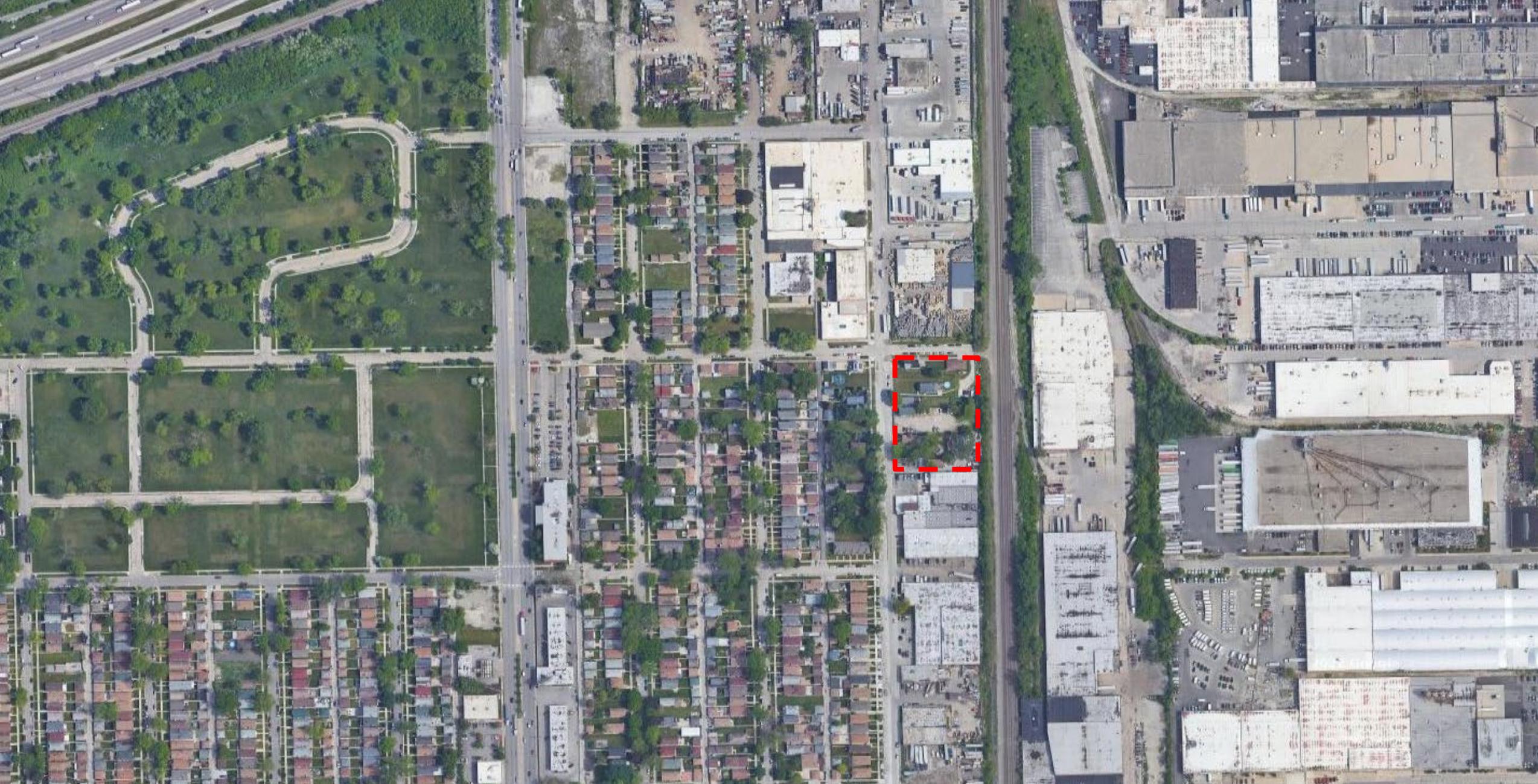
INVEST S/W: NO

TIF: Midway Industrial Corridor TIF

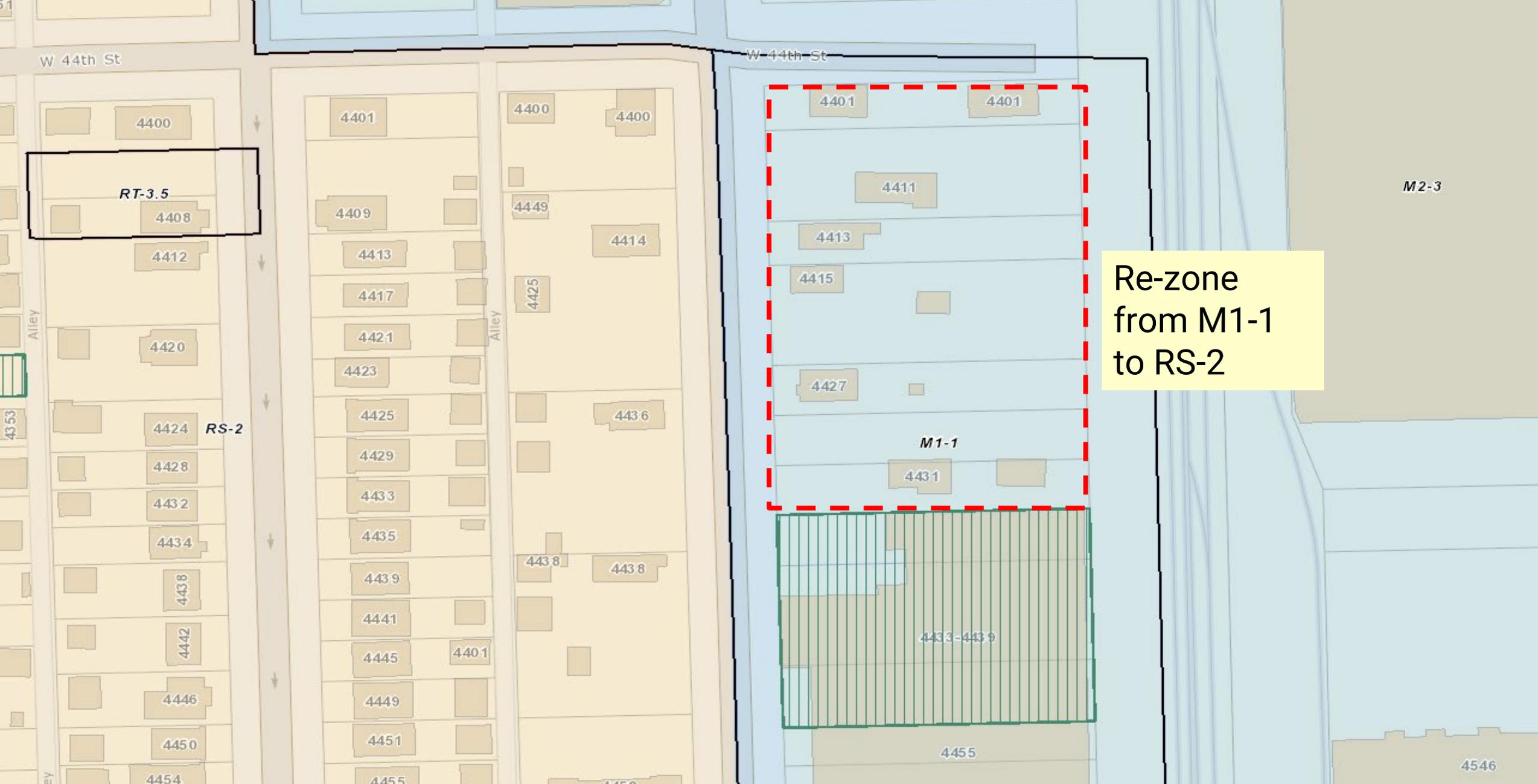
Site Area: 1.78 acres

Current Zoning: M1-1; Stevenson Industrial Corridor

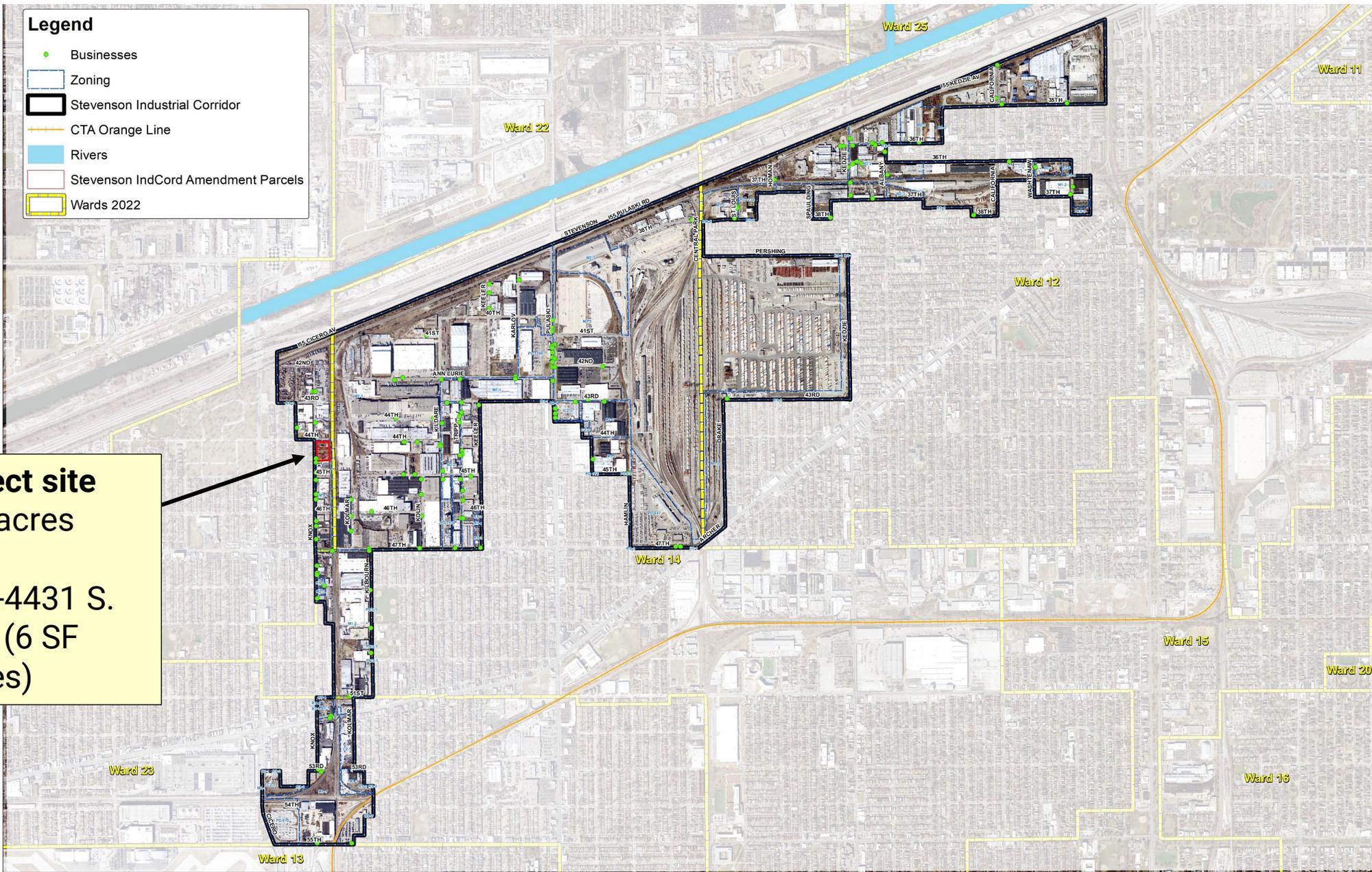




SITE CONTEXT PLAN



Re-zone
from M1-1
to RS-2



- Legend**
- Businesses
 - Zoning
 - ▭ Stevenson Industrial Corridor
 - CTA Orange Line
 - ▭ Rivers
 - ▭ Stevenson IndCord Amendment Parcels
 - ▭ Wards 2022

Subject site
 1.78 acres

4401-4431 S.
 Knox (6 SF
 homes)

STEVENSON INDUSTRIAL CORRIDOR MAP



PEDESTRIAN CONTEXT



STREET VIEW OF 4400 S. KNOX



STREET VIEW OF 4400 S. KNOX



DPD Recommendation

CPC approval of Industrial Corridor Map Amendment

Followed review by the Committee on Zoning, Landmarks and Building Standards