CHICAGO PLAN COMMISSION
Department of Planning and Development

Aldermanic Technical Amendment to Business PD 1172
3206-3348 WEST 87th STREET/
8600-8618 SOUTH KEDZIE AVENUE
Applicant: Alderman Derrick G. Curtis (18th Ward)

8/20/2020
COMMUNITY AREA INFORMATION:
- Ashburn
- Southwest Planning Region
- Site: at 87th and Kedzie Ave. intersection
- Zoning: PD 1172 (current); then to PD (as amended) then C3-1
LAND USE + ZONING MAP TO IDENTIFY:
- Site Boundary
- North Arrow
- Street and Highway Names
- Transit Lines/Stations + TSL Bus Lines
- Land Uses + Zoning Districts
- Landmark Districts/Buildings

AREA CONTEXT MAP
Project Timeline + Community Outreach

- Date of PD Filing: July 15, 2020
- Date(s) of Community Meeting(s): June 29, 2020
- Bullet Points of Project Changes Based on Feedback: NA
- Provide Before and After Renderings If Applicable
SITE + GROUND FLOOR PLAN:

- North Arrow
- Street Names
- Sidewalk Widths Dimensions
- Pedestrian Access Points
- Landscaping and Open Spaces
- Vehicular Access Points
- Loading and Parking Spaces Dimensions
- All Rooms Labelled

ZONING MAP SHOWING EXISTING PD BOUNDARIES
TYPICAL FLOOR PLANS:
- North Arrow
- Street Names
- Tower Setbacks Dimensioned
- Parking Stalls and Lanes Dimensioned
- All Rooms Labelled

SITE PLAN RENDERING OF WESTPORT COMMONS
ROOF PLAN:

- North Arrow
- Street Names
- Vegetative/Solar Panel Areas
- Roof Deck Or Structures
- Mechanical Areas

BIRD’S EYE VIEW LOOKING WEST
EXISTING CONDITIONS: SUBJECT AMENDMENT PARCEL
BIRD’S EYE VIEW LOOKING NORTHWEST
WESTPORT SHOPPING CENTER SIGNAGE

FACADE SECTIONS:
Sections or Axonometric Drawings
Typical Façade Base, Middle, and Top
Building Materials
Profiles Dimensioned
LOOKING NORTHEAST
Identify and Show Compliance with Pedestrian-Oriented and Urban Design Guidelines

Refer to Zoning Code Sections 17-80905 and 80906

LOOKING NORTH FROM 87TH STREET
Identify and Show Compliance with Open Space Guidelines

Confirm Landscaping Meets Landscape Ordinance

LOOKING NORTH
Identify Which Menu Items will be Incorporated into the Project Breakdown per Item and Points

Identify Any Additional Sustainable Features

SITE PLAN OF EXISTING PD AND SUBJECT PARCEL
SITE PLAN IDENTIFYING EXISTING SUB AREAS OF PD 1172
Identify how Project Complies with Minimum Affordable Housing Ordinance Requirements


LANDSCAPE SITE PLAN OF EXISTING PD AND SUBJECT AMENDED PARCEL
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


FUTURE BUDDY BEAR CAR WASH RENDERING
Staff Recommendations

The Department of Planning and Development recommends approval of this Technical Amendment to Planned Development No. 1172. The proposed amended planned development meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public’s health, safety or welfare:

1. Per 17-13-0308-C, the proposed amended planned development remains compatible with the surrounding residential, commercial and retail developments in terms of land use, as well as, the density and scale of the physical structure.

2. Per 17-13-0308-D, the existing underlying zoning for this amended planned development (B3) remains consistent with other zoning districts, both adjacent to this site and in the immediate area; and

3. Per 17-13-0308-E, the public infrastructure facilities and City services will continue to be adequate to serve the amended planned development and also complies with the requirements for access in case of fire and other emergencies. The proposed amended planned development continues to promote economically beneficial development patterns that are compatible with the rest of the character of the existing neighborhood (per 17-08-0103) and continues to meet the needs of the immediate community.