



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)

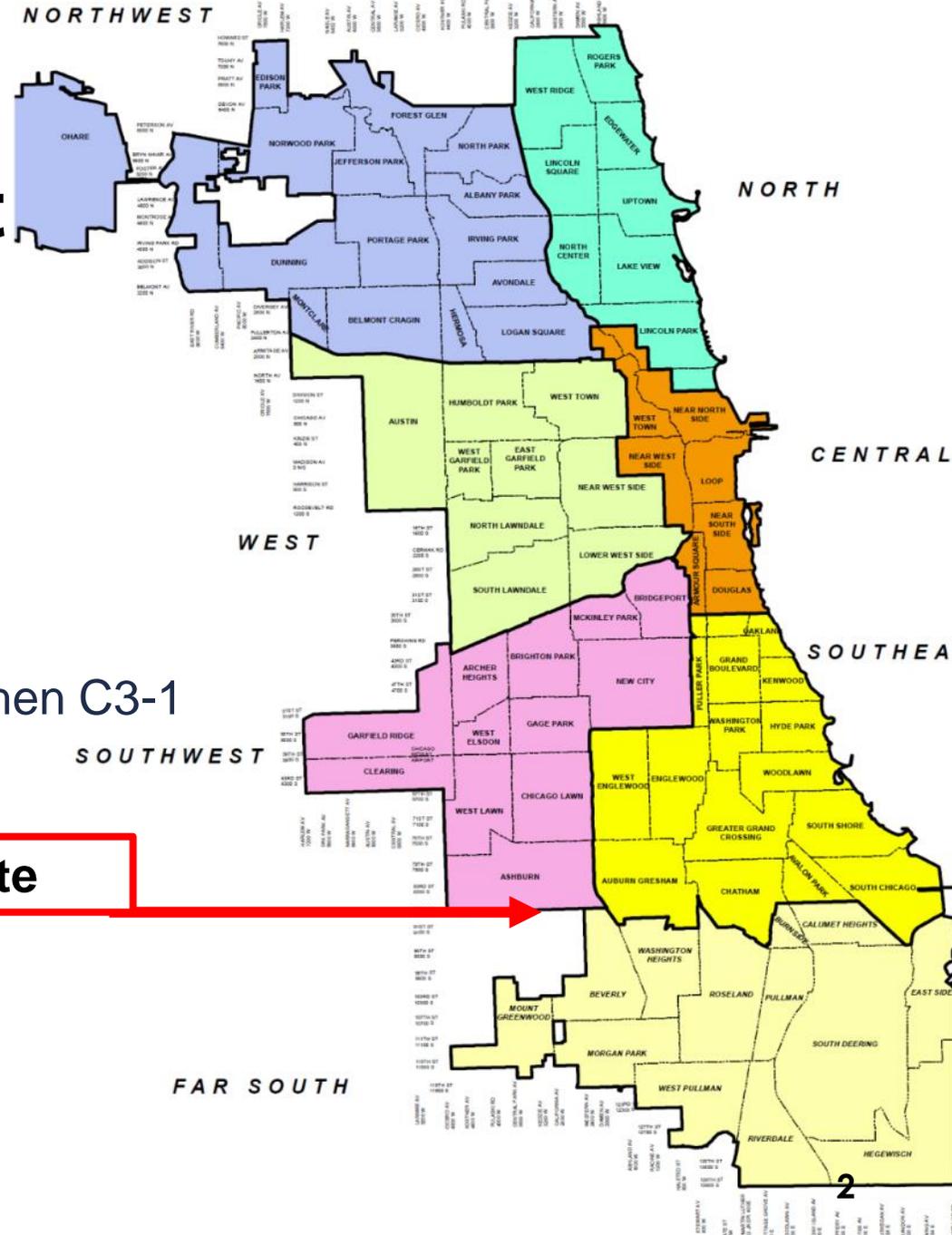
8/20/2020



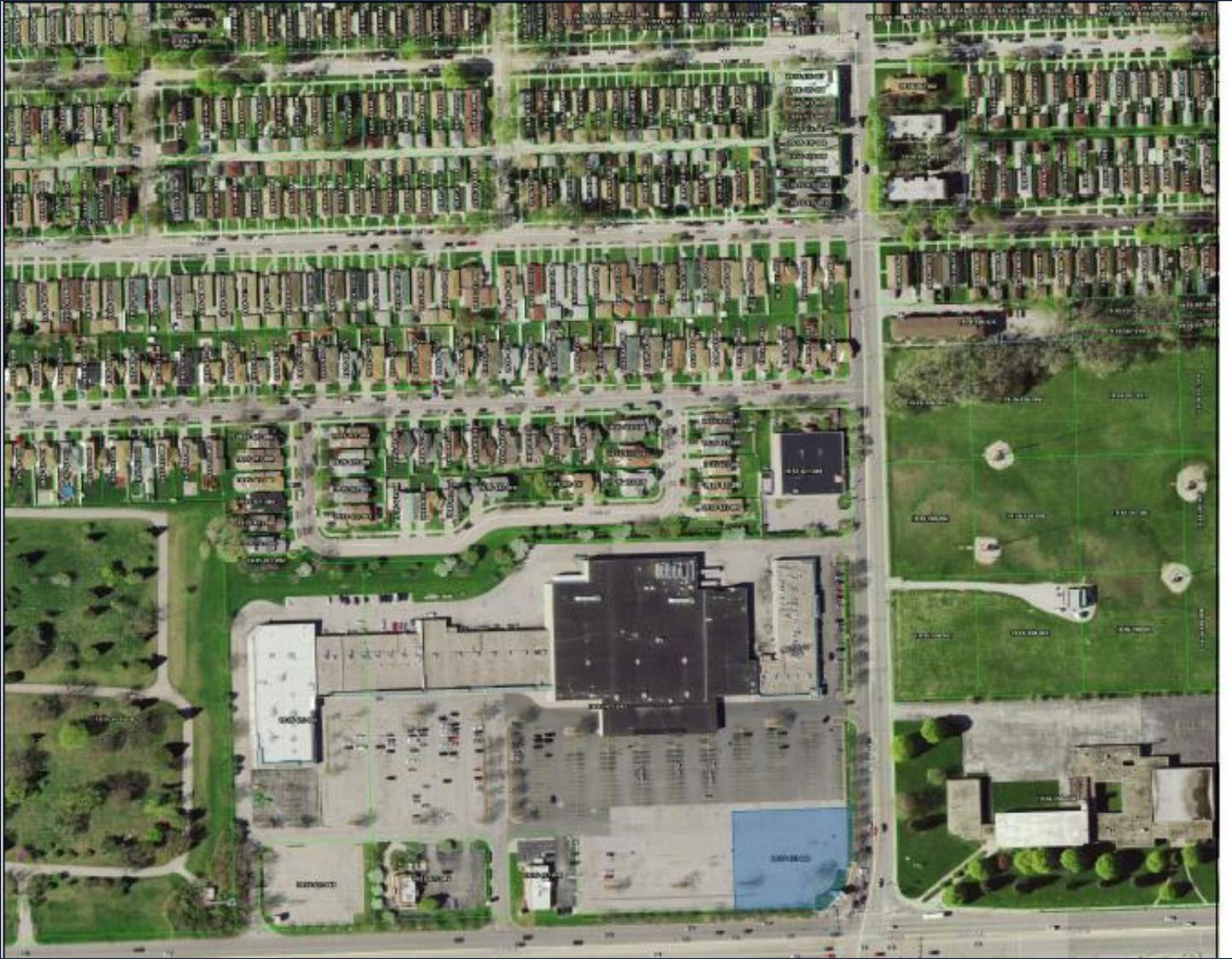
Community Area Snap Shot

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



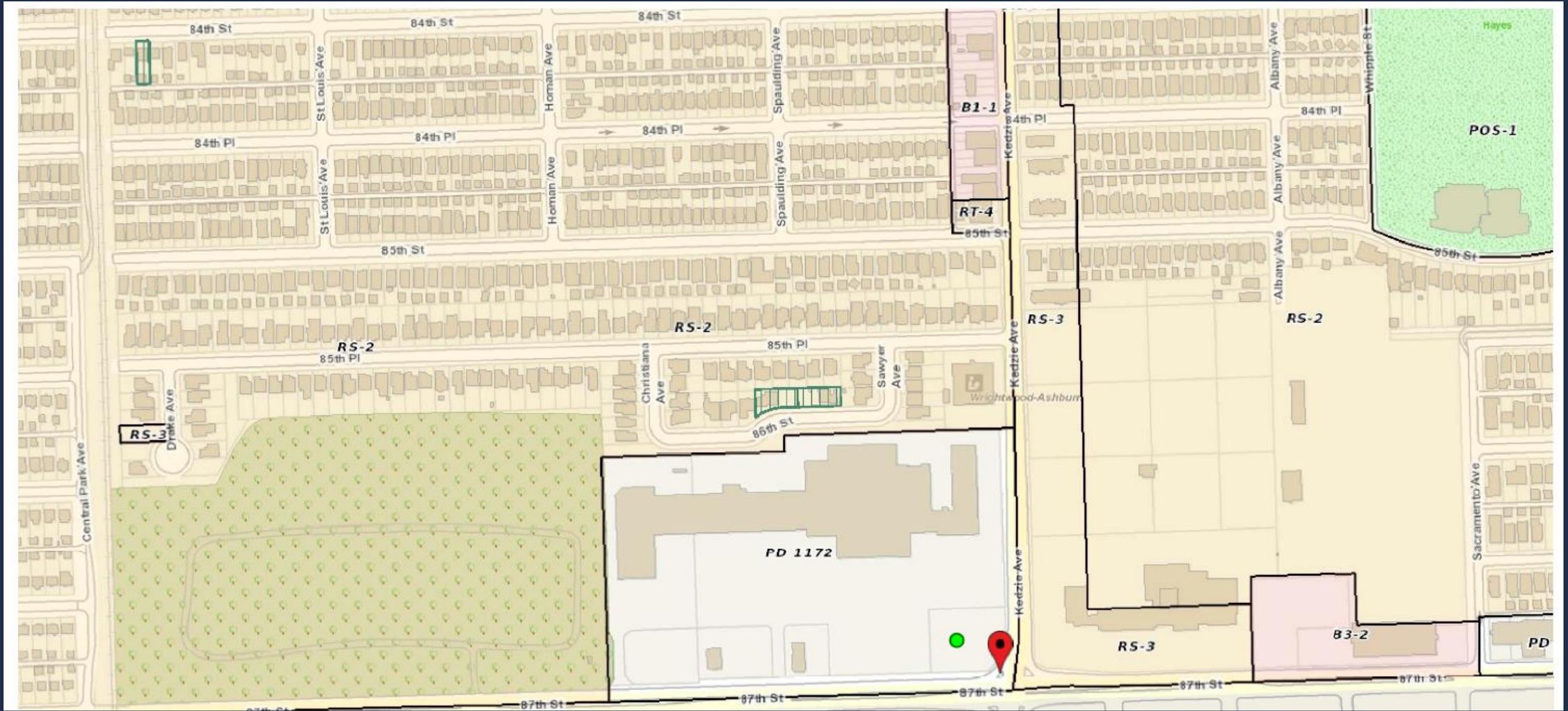
Project Site



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



ZONING MAP SHOWING EXISTING PD BOUNDARIES



SITE PLAN RENDERING OF WESTPORT COMMONS



BIRD'S EYE VIEW LOOKING WEST



EXISTING CONDITIONS: SUBJECT AMENDMENT PARCEL



BIRD'S EYE VIEW LOOKING NORTHWEST



WESTPORT SHOPPING CENTER SIGNAGE



LOOKING NORTHEAST



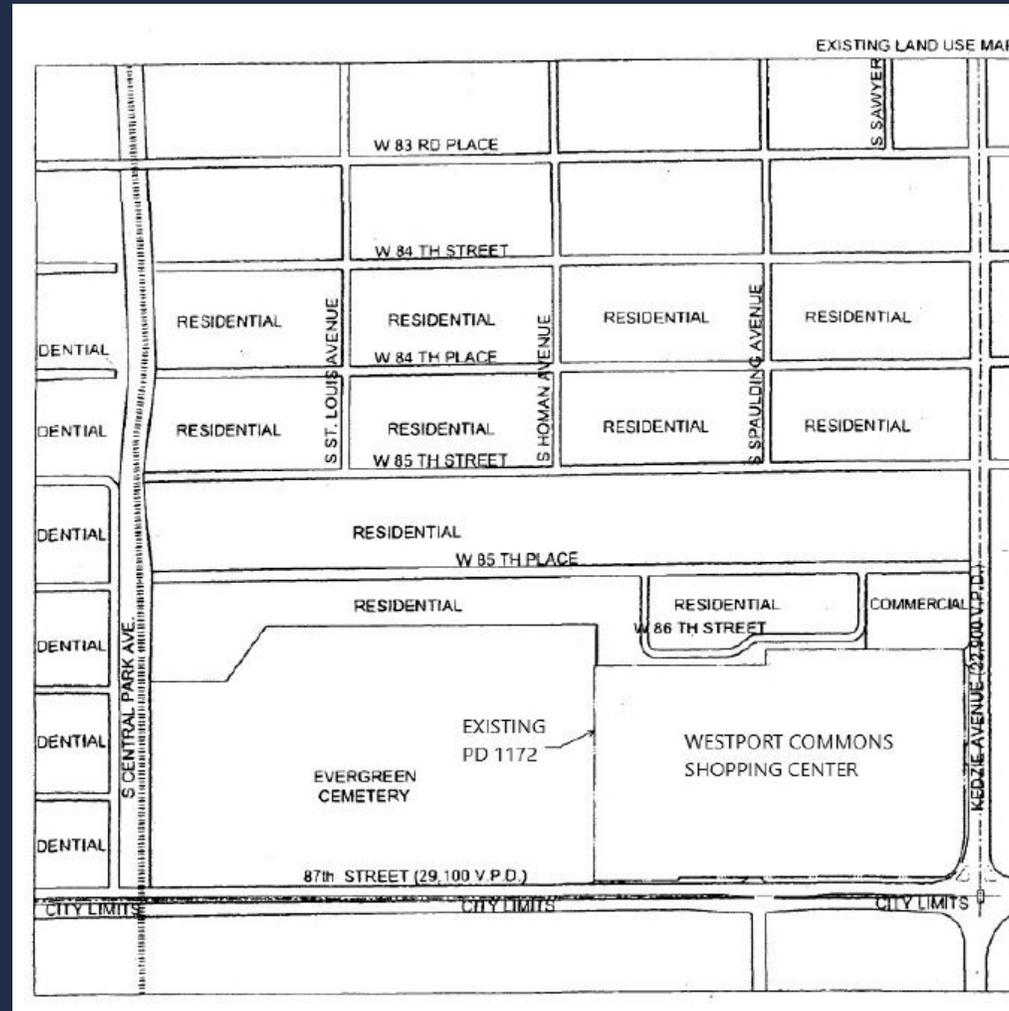
LOOKING NORTHEAST

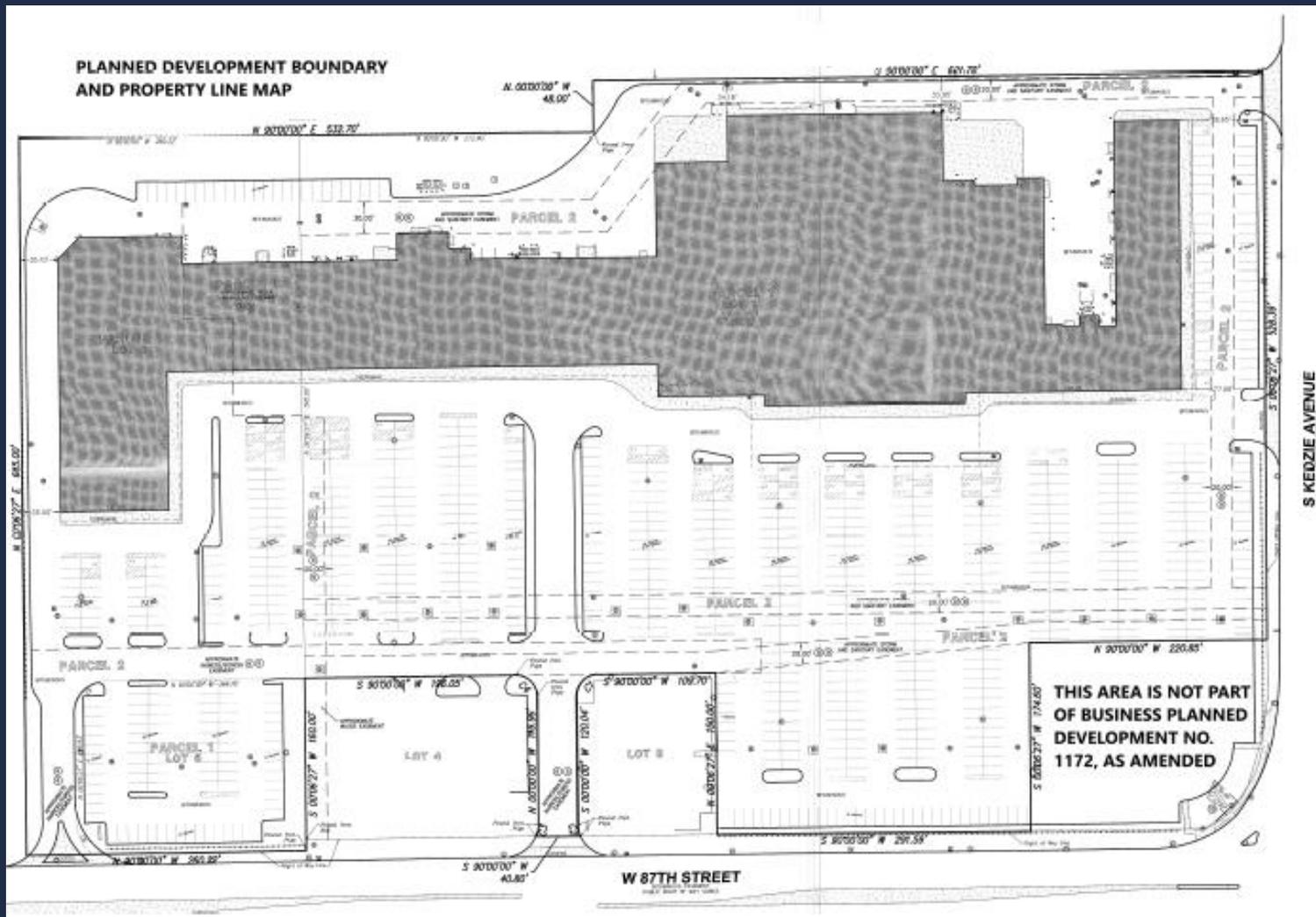


LOOKING NORTH FROM 87TH STREET

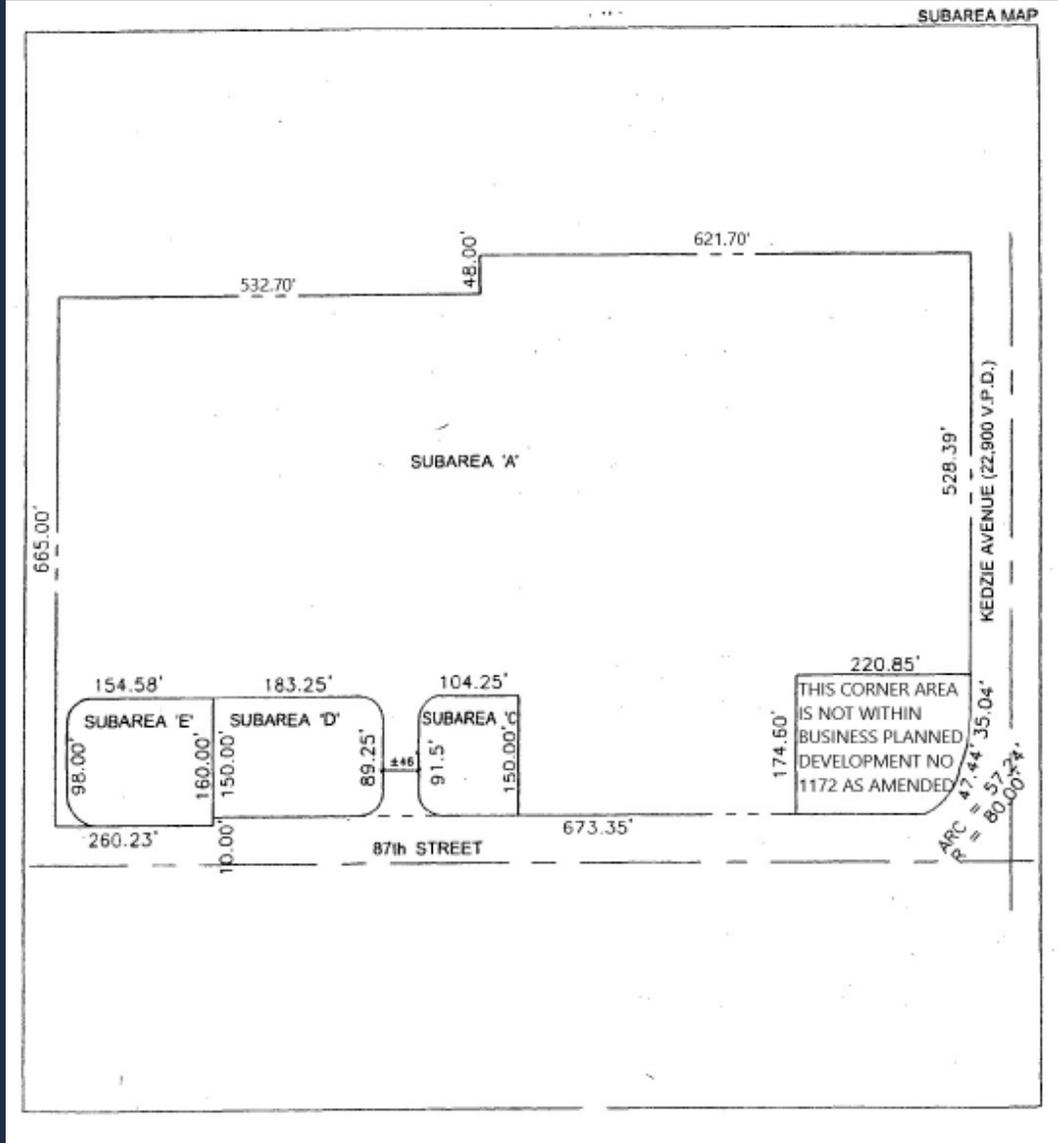


LOOKING NORTH

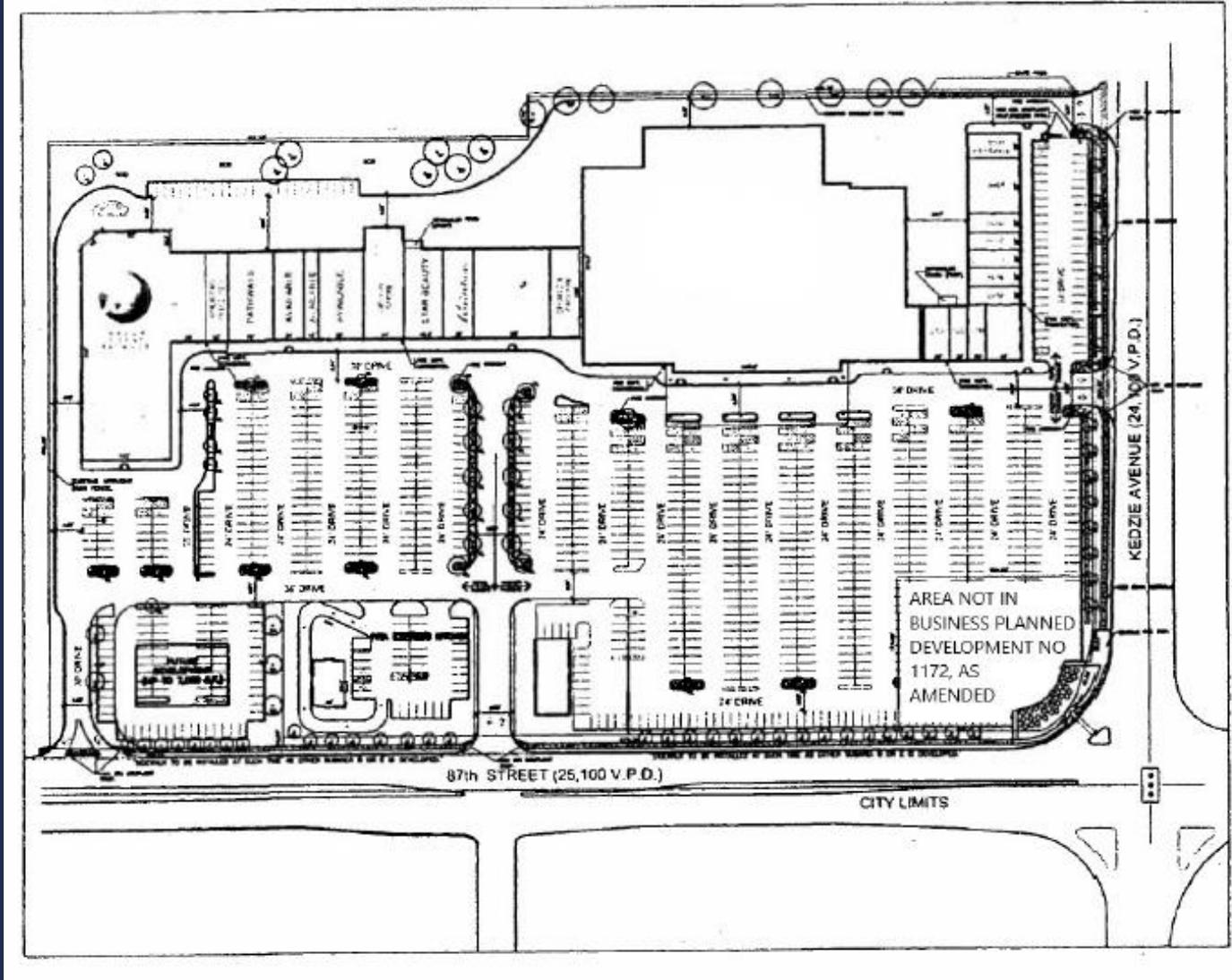




SITE PLAN OF EXISTING PD AND SUBJECT PARCEL



SITE PLAN IDENTIFYING EXISTING SUB AREAS OF PD 1172



LANDSCAPE SITE PLAN OF EXISTING PD AND SUBJECT AMENDED PARCEL



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**