



CHICAGO PLAN COMMISSION

Department of Planning and Development

Proposed Amendment to BPD #966 Out Lot B

PROJECT ADDRESS 201-357 W. 83rd Street (21st. Ward)

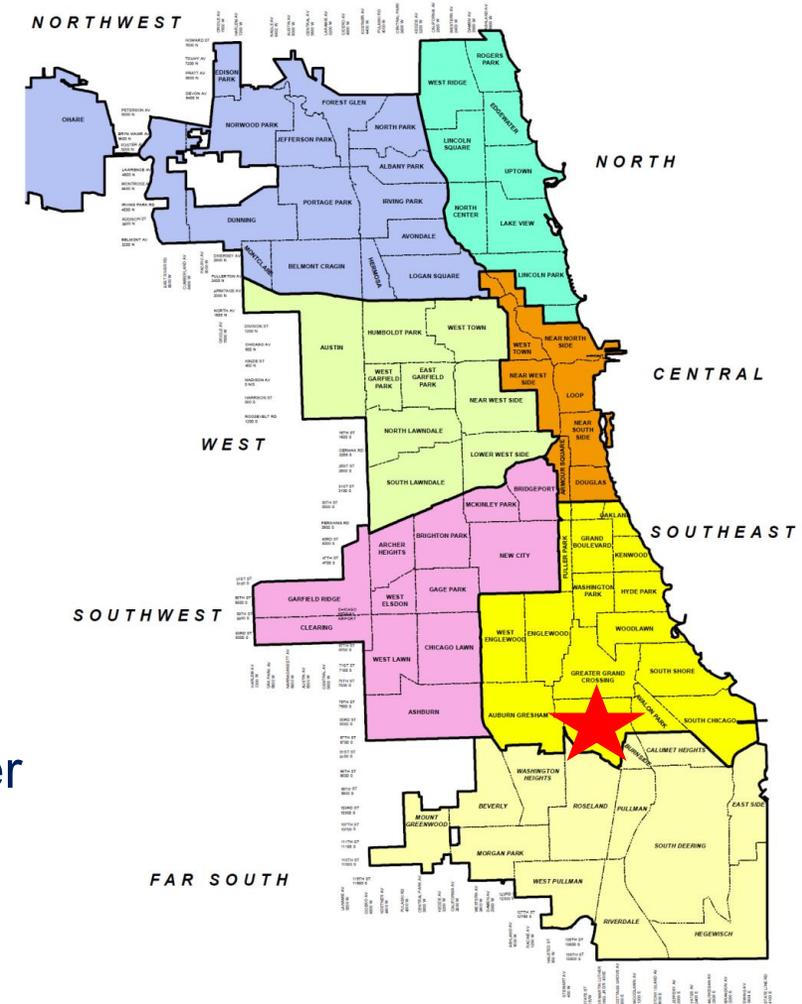
SDR Chatham, LLC

8/18/2022

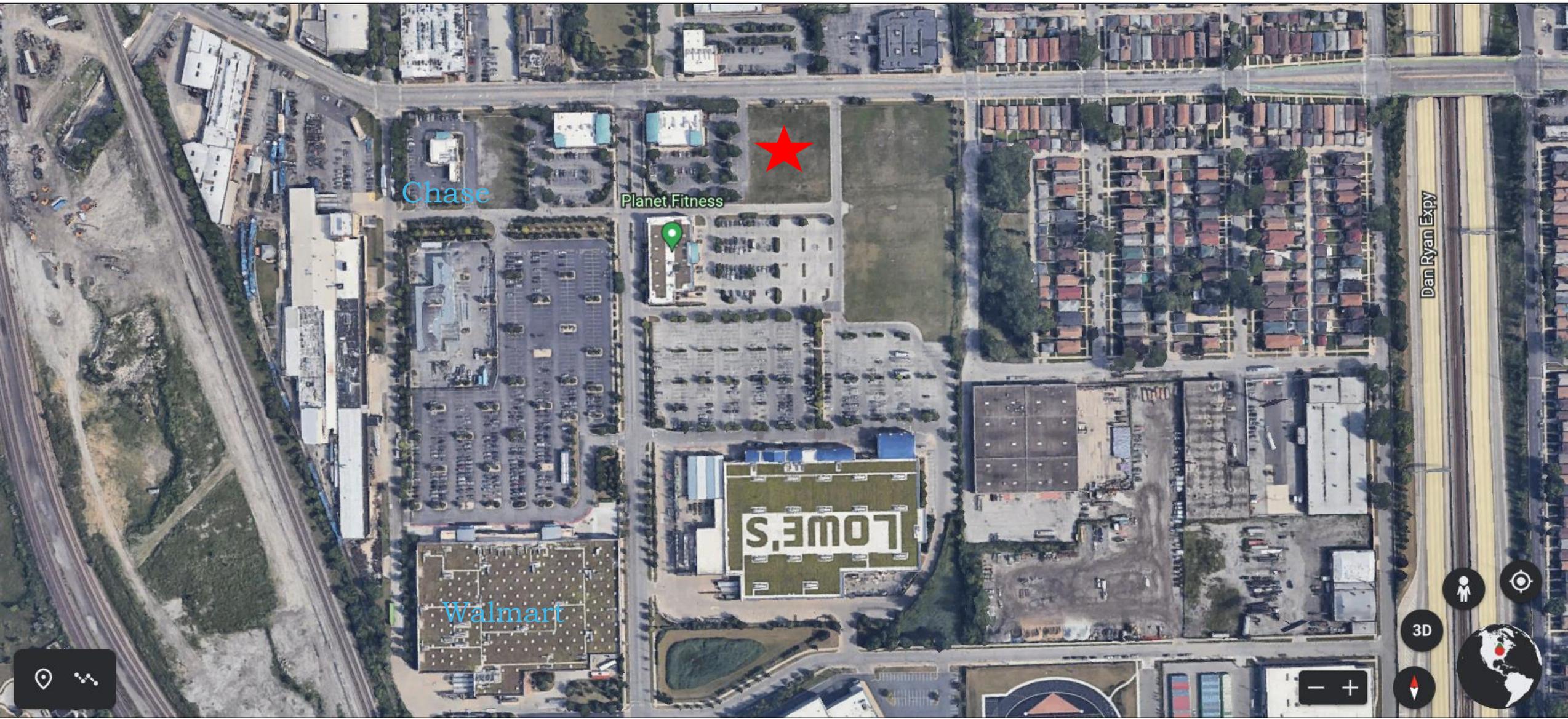
★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

- Southeast Region, Chatham Community Area
- Nexus of Auburn Gresham and Greater Grand Crossing neighborhoods
- Chatham Community Area Demographics
 - Population of 31,710, with a population decrease of 9.7% faster than the City of Chicago as a whole, 2000-2020, Census
 - 25.4% are 2-person households (vs. 29.8% in Chicago and 30.9% in the region)
 - 44.5% of households have 1 vehicle
 - 54.4% of residents drive to work



Source: Chicago Metropolitan Agency for Planning (CMAP)
Community Data Snapshot: Chatham (July 2022 Release)



SITE CONTEXT PLAN

- PD 966 was approved on September 29, 2004, with 11 Minor Changes Approved since 2004
- Proposed Amendment is to add the Use of Carwash and Cleaning Services to Out Lot B to permit the proposed Carwash facility
- No other change are proposed to PD 966



Project Timeline + Community Outreach

- Date of PD Filing April 27, 2022
- Date of Community Meeting Hosted By Alderman Brookins May 5, 2022
- Project Changes Based on Feedback
 - Added Windows to the West Elevation
 - Revised Site Plan Per CDOT's Requests
 - Revised Landscape Plan Per DPD's Requests

Buddy Bear Car Wash



TOP: EAST ELEVATION

BOTTOM: NORTH ELEVATION

Buddy Bear Car Wash

TOP: WEST ELEVATION

BOTTOM: SOUTH ELEVATION



Plate 2

1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60068 • tel 847 698 4138 / fax 847 698 9889

arsa
associates
schneider architects

- \$5 Million Dollar Investment in the Chatham Community Area
- Activating a vacant Out Lot within PD 966 fronting on 83rd Street
- Creation of approximately 100 Construction Jobs
- Creation of approximately 8 Permanent Jobs

MBE / WBE Participation Goals:

- MBE Contracts: **26%** of total construction budget
- WBE Contracts: **6%** of total construction budget
- City resident hiring: **50%** of total construction work hours



DPD Recommendations (staff to complete)

RECOMMENDATION

The Department of Planning and Development has reviewed the proposed planned development amendment materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project is composed mainly of retail uses and is accessible from public transit. Based on that analysis, DPD has concluded that this proposed planned development amendment to accommodate additional uses, including a car wash, is appropriate for this site and supports this development for the following reasons:

1. The proposed amended planned development continues to promote economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103) and continues to meet the needs of the immediate community;

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 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 remains consistent with other zoning districts, both adjacent to this site and in the immediate area;
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 amendment has been reviewed by the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

Based on the foregoing, it is the recommendation of the Zoning Administrator of the Department of Planning and Development that this application for the Amendment to Business Planned Development No. 966 be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended."

Bureau of Zoning and Land Use
Department of Planning and Development