



CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT

**DRAFT**

# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Amendment to Manufacturing Planned Development 776**

**2850 WEST COLUMBUS AVENUE**

**Applicant: Alderman Derrick G. Curtis (18<sup>th</sup> Ward)**

10/21/2021



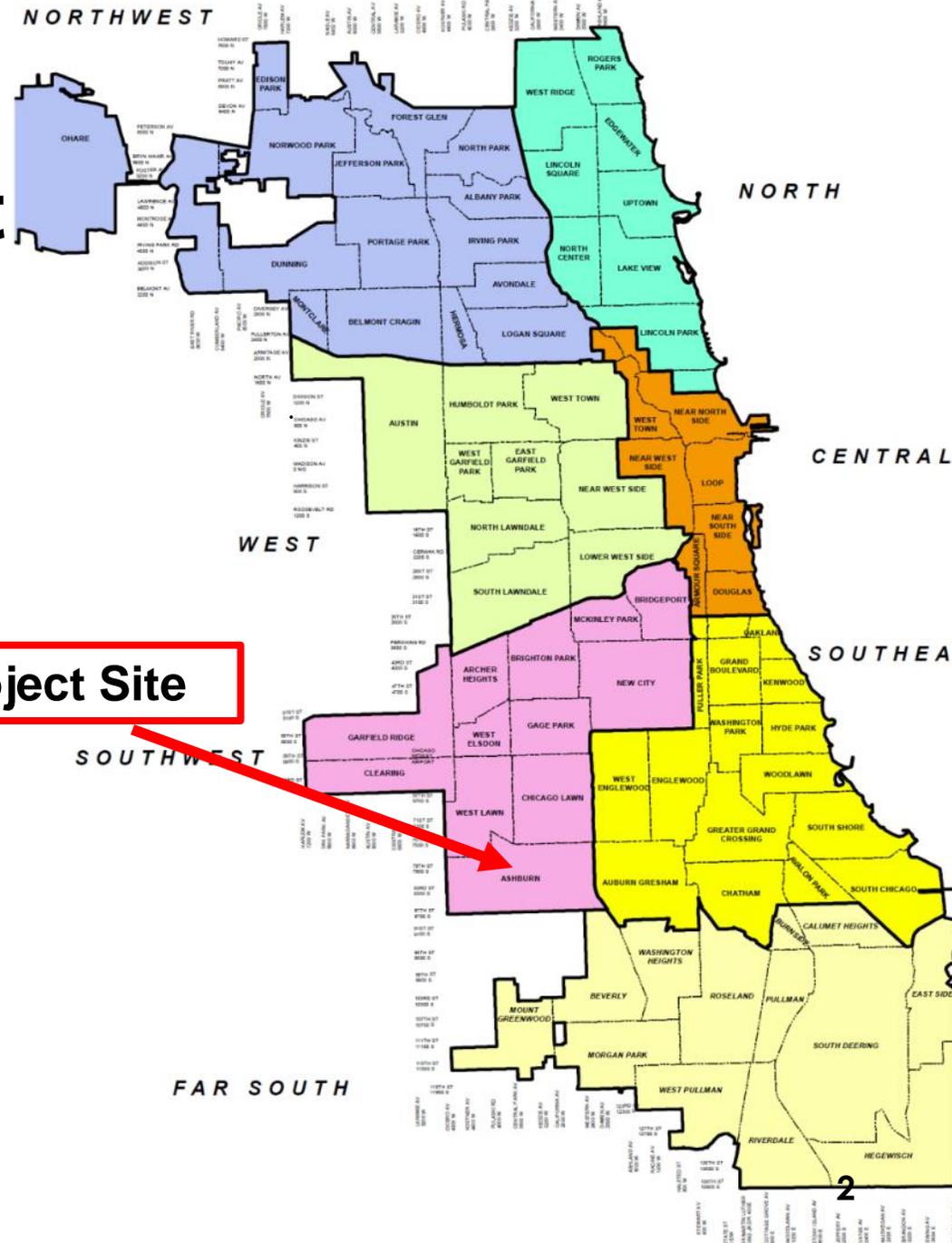
# Community Area Snap Shot

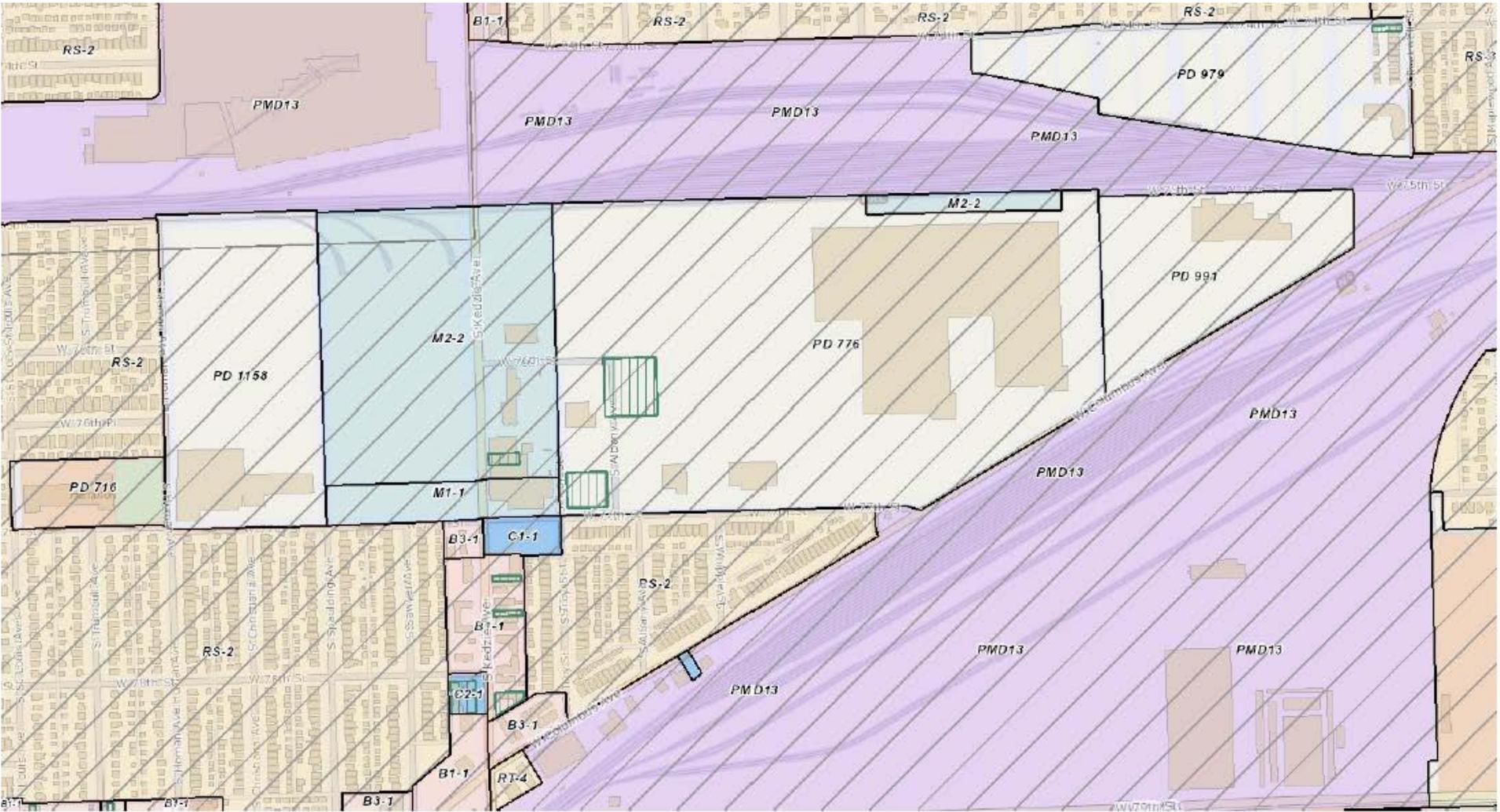
## COMMUNITY AREA INFORMATION:

- **Community Area:** Ashburn
- **Ward/Alderman:** 18 / Curtis
- **Region:** Southwest
- **ISW Corridor:** N/A
- **Related Area Plans:** N/A
- **TIF:** Greater Southwest Industrial Corridor (East)
- **Site Area:** at 76<sup>th</sup> and Kedzie Ave. intersection
- **Zoning:** PD 776 (current)
- **Site Area:** 42.6 acres

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**Project Site**





**ZONING MAP SHOWING EXISTING PD BOUNDARIES**



**AERIAL SHOWING EXISTING PD 776 BOUNDARIES**



**AERIAL SHOWING PROPOSED PD 776 BOUNDARIES**



**EXISTING PD 776 DEVELOPMENT**

# Staff Recommendations



**The Department of Planning and Development recommends approval of this Technical Amendment to Planned Development No. 776. 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. 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. The existing underlying zoning for this amended planned development (M2-2) remains consistent with other zoning districts, both adjacent to this site and in the immediate area; and**
- 3. 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**