



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

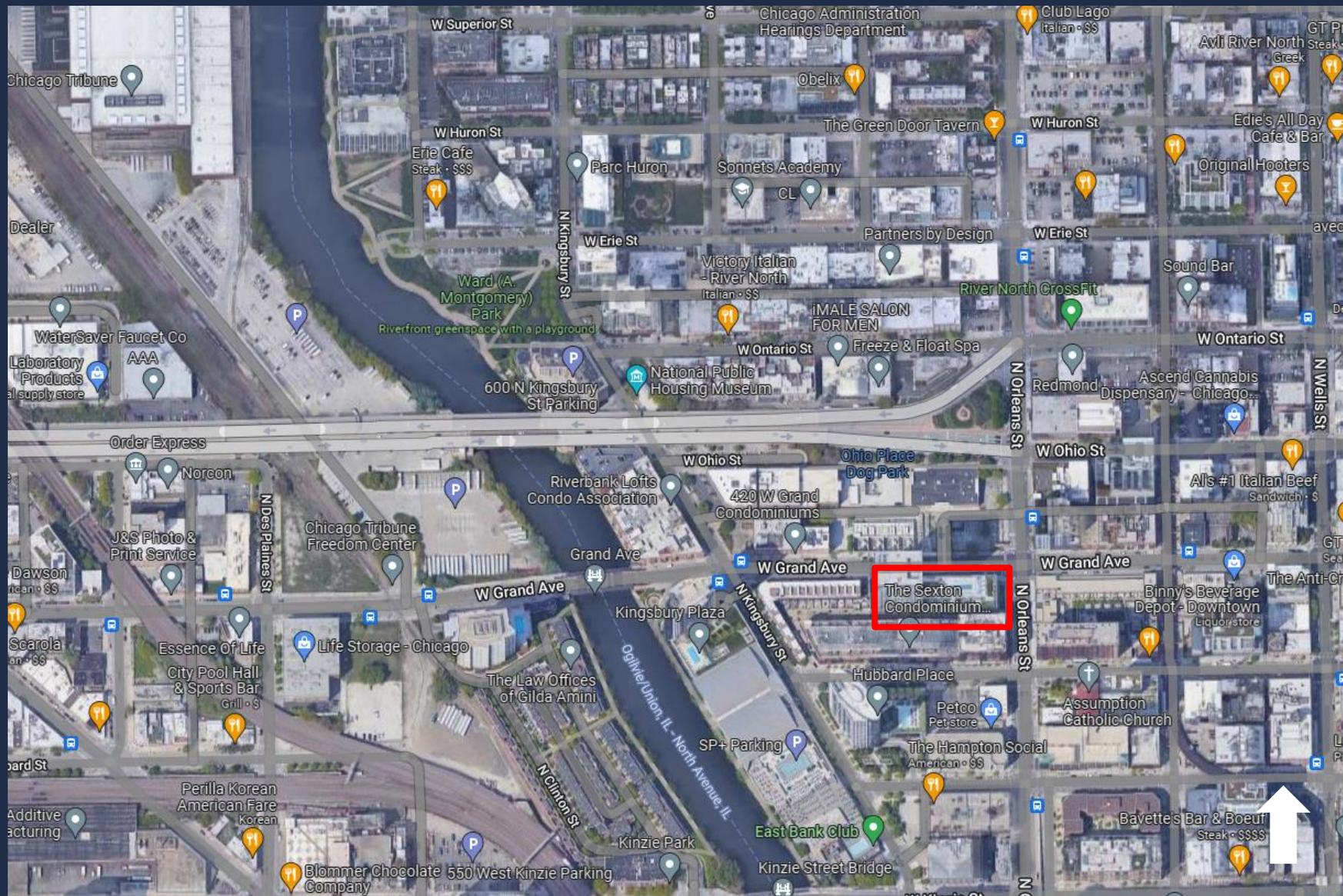
**369 Grand**

**369 W Grand Avenue (Ward No. 42)**

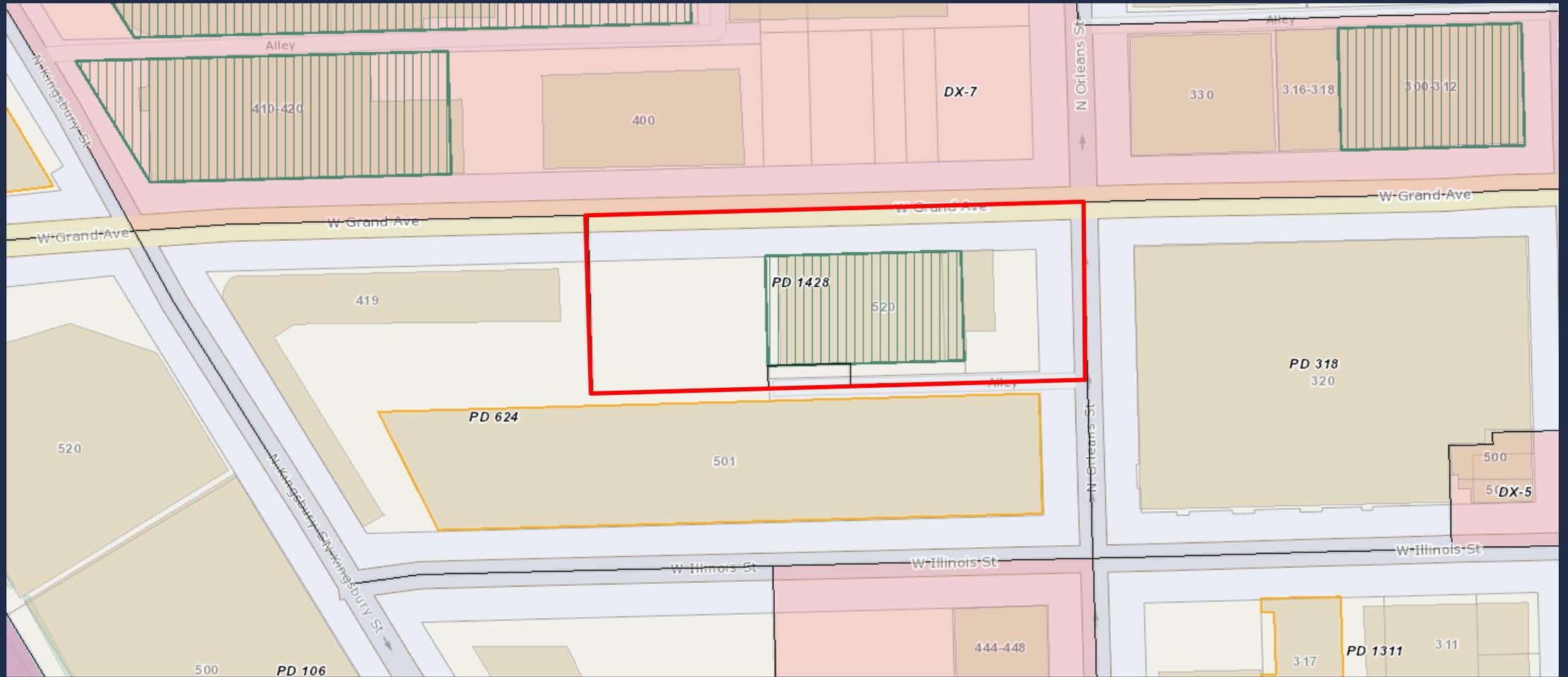
**Onni Group**

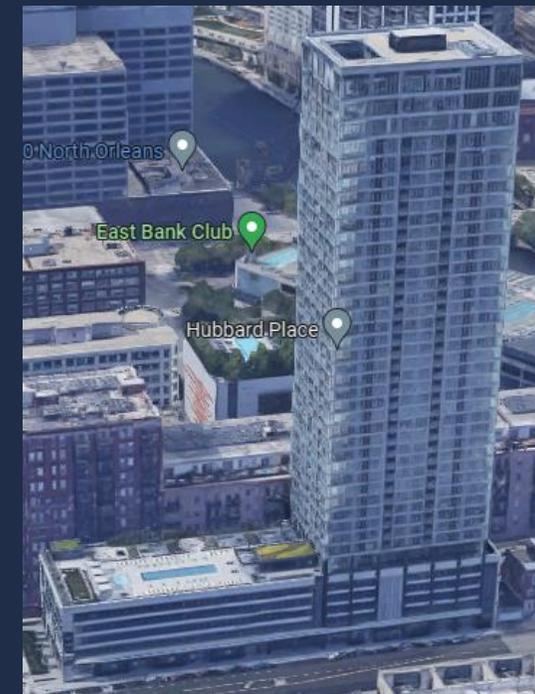
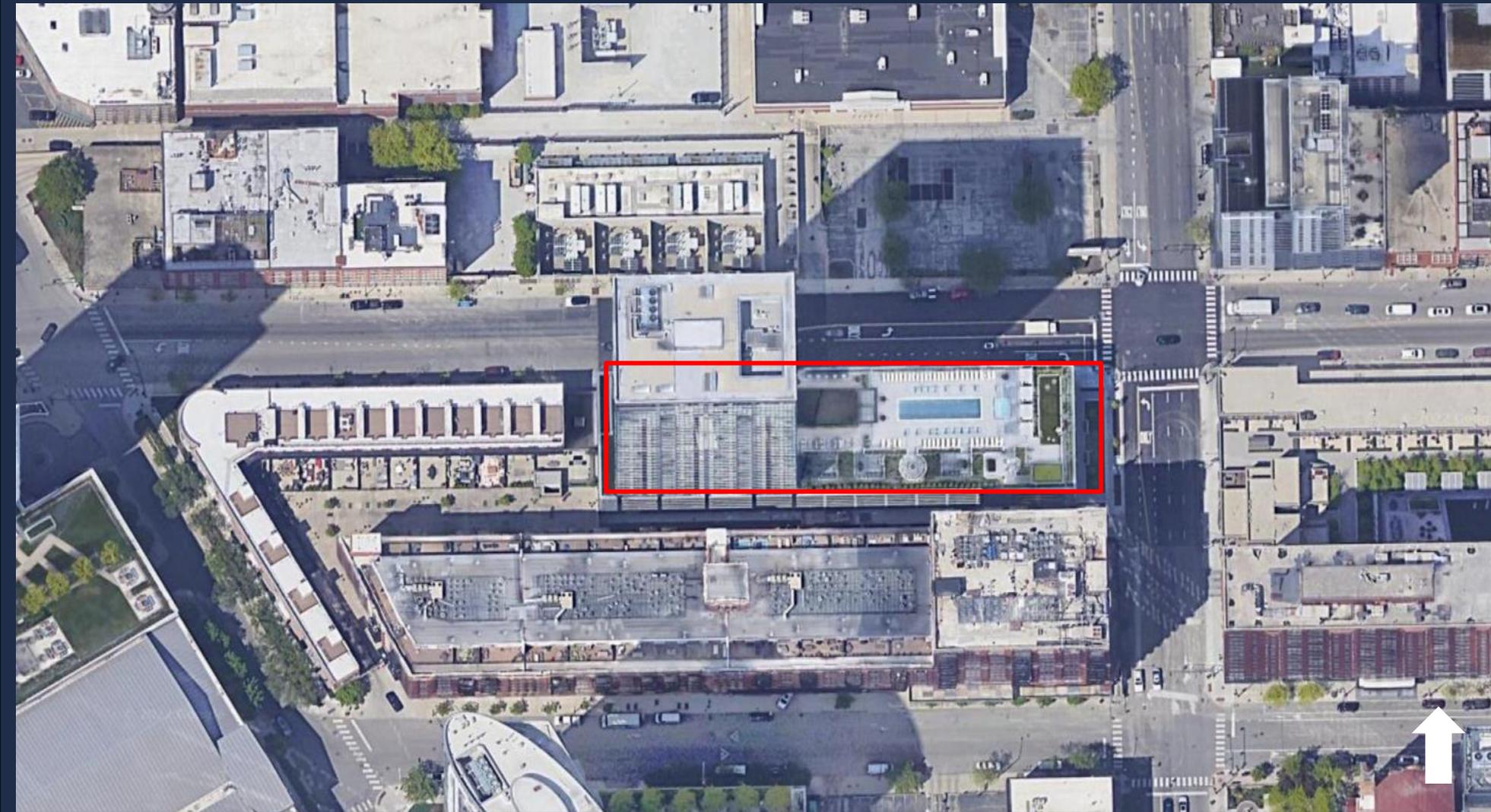
11/17/2022





# SITE CONTEXT PLAN

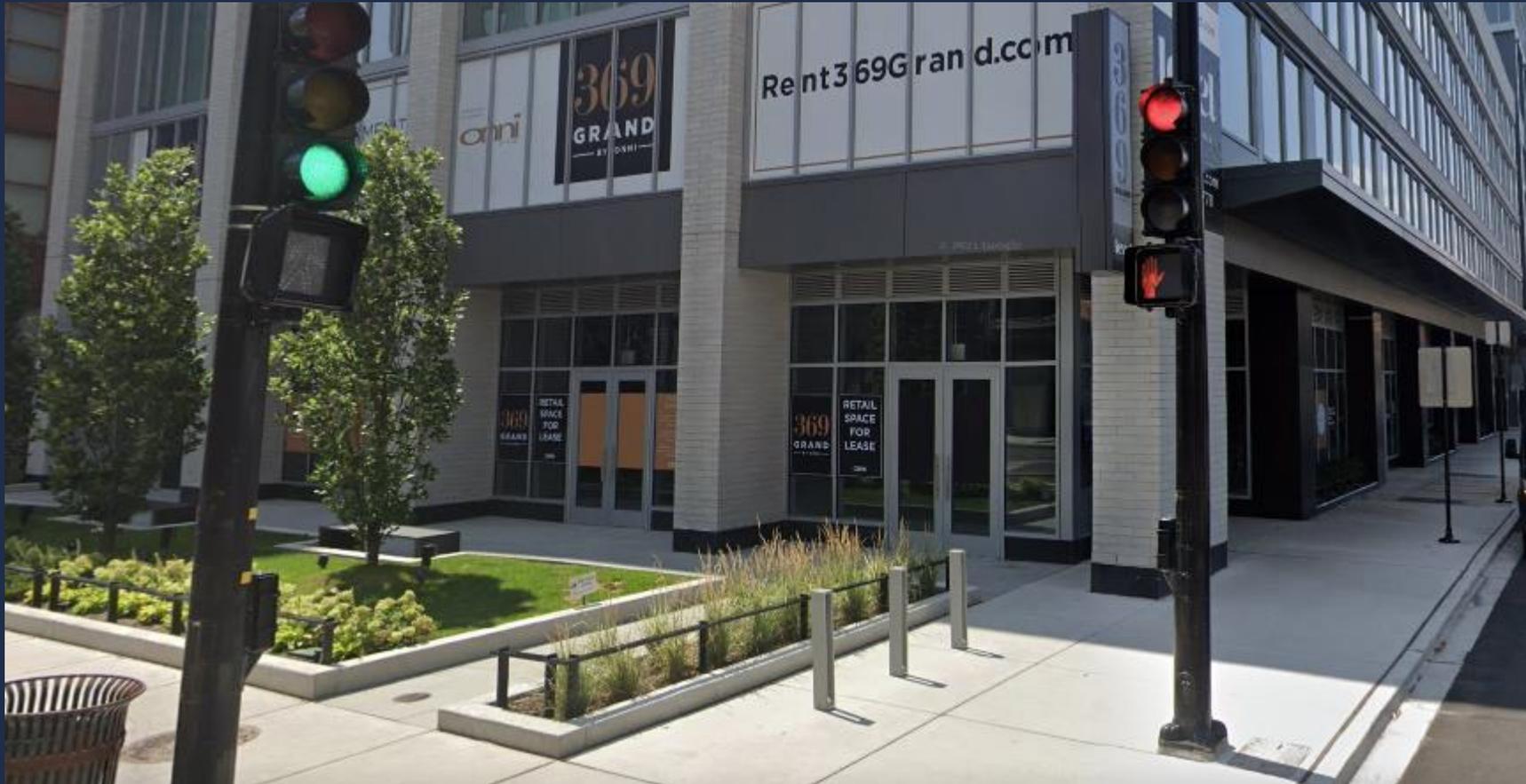




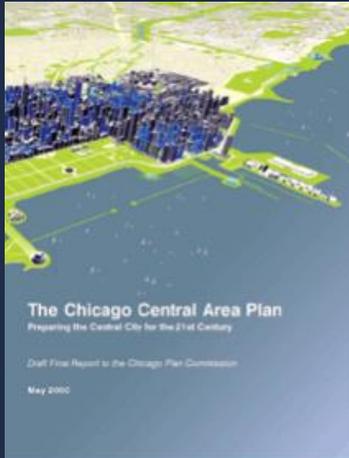
AERIAL VIEW

# Pedestrian Context

Existing street context will remain the same.

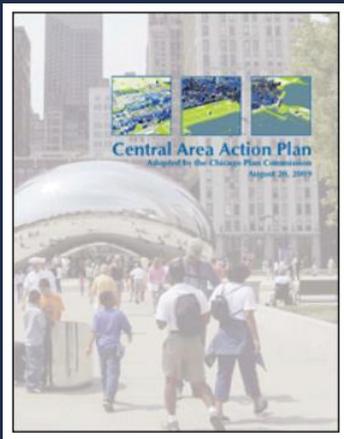


# ★ Planning Context



## The Chicago Central Area Plan

- Adopted in May 2003 by the Chicago Plan Commission
- Direct growth to create a dynamic central area made up of vibrant and diverse mixed-used urban districts.
- Develop high-density, mixed-use corridors which extend from the expanded Loop and are linked to transit
- Support a diverse collection of livable neighborhoods and special places



## Central Area Action Plan

- Adopted in August 2009 by the Chicago Plan Commission
- Maintain Chicago's position as the economic engine of the region
- Support dense residential growth to enhance urban vibrancy and utilize urban infrastructure

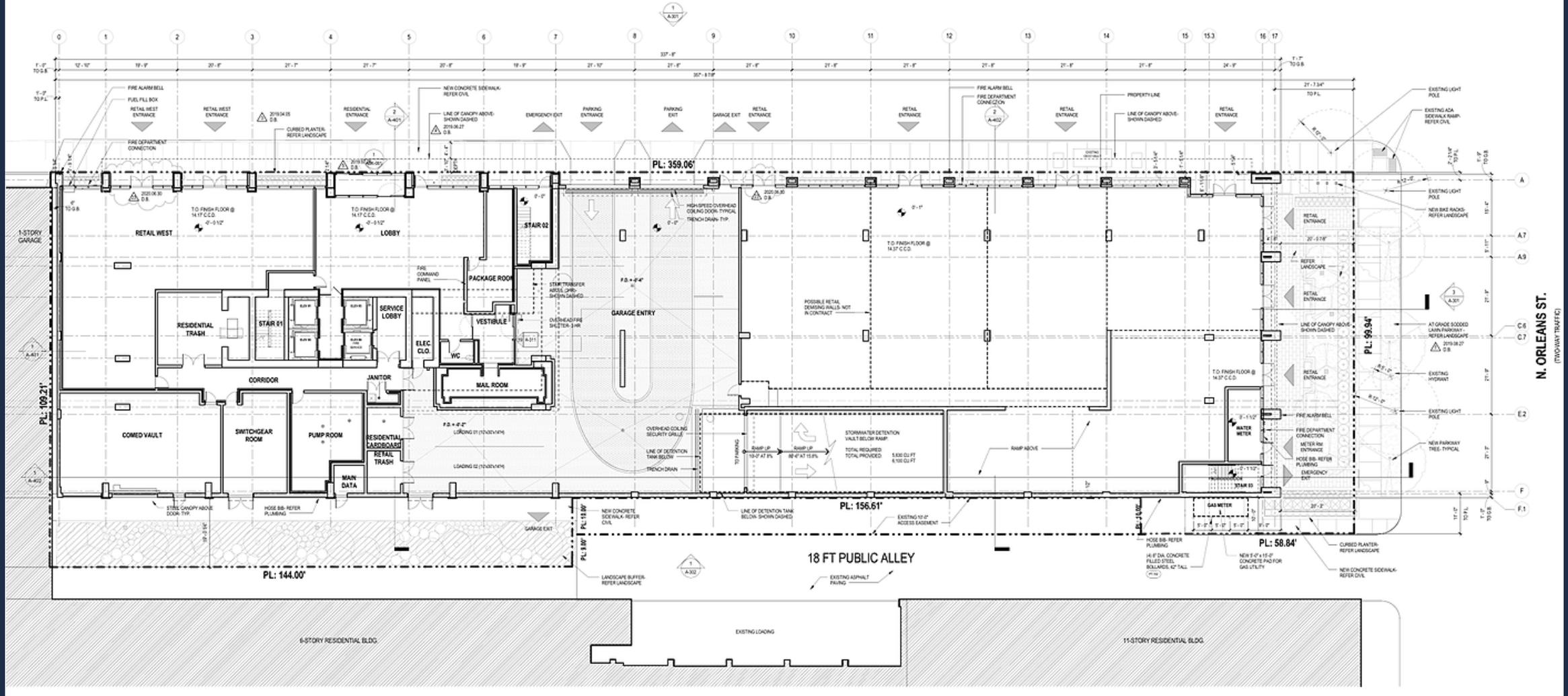
# Project Timeline

- Date of PD Amendment Filing: 9/21/22
- The project itself did not change in terms of the ground floor retail space that was built and permitted.
- This PD amendment filing was solely to have a daycare tenant to be allowed to occupy the existing vacant retail space.



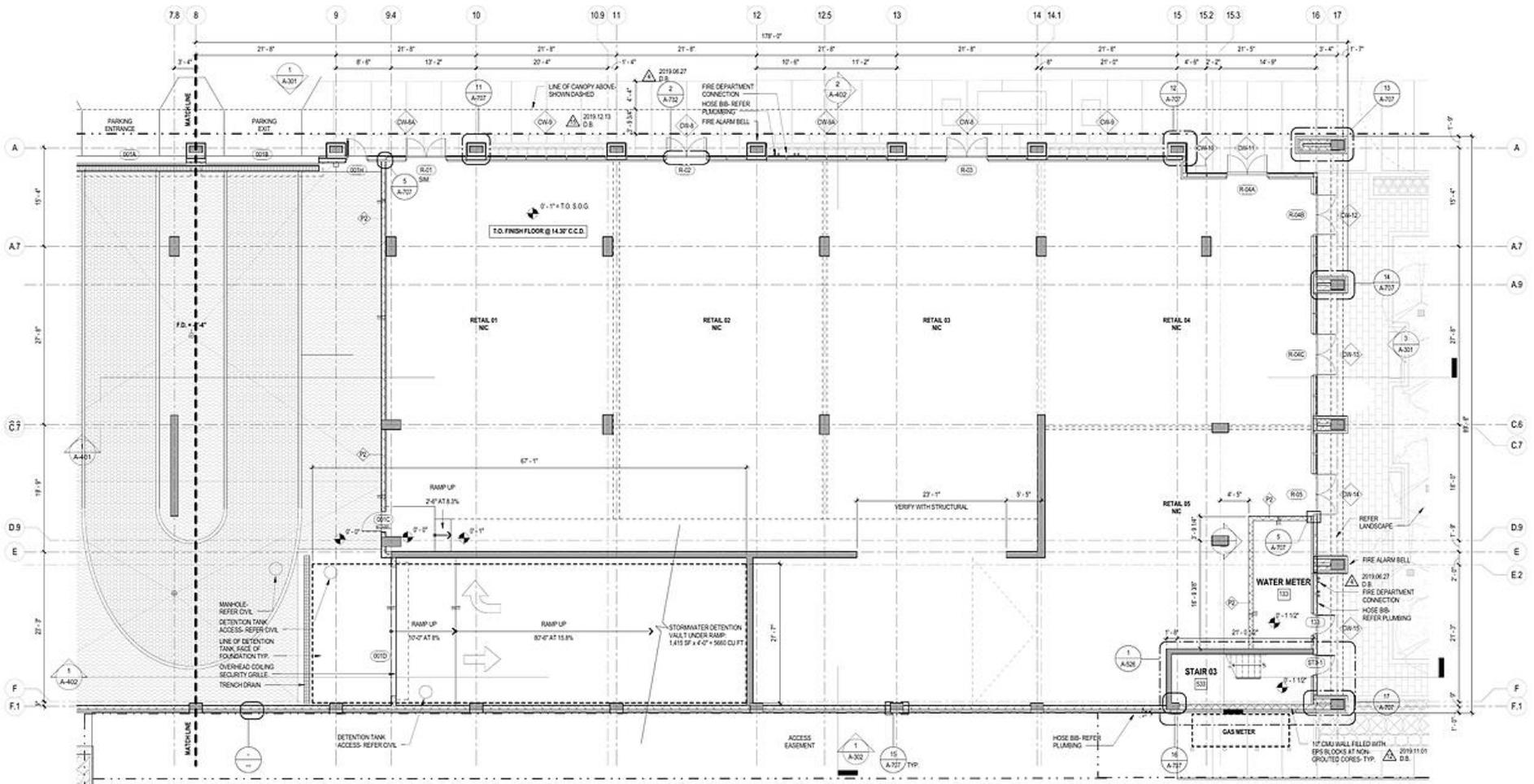
W. GRAND AVE.

(TWO-WAY TRAFFIC)



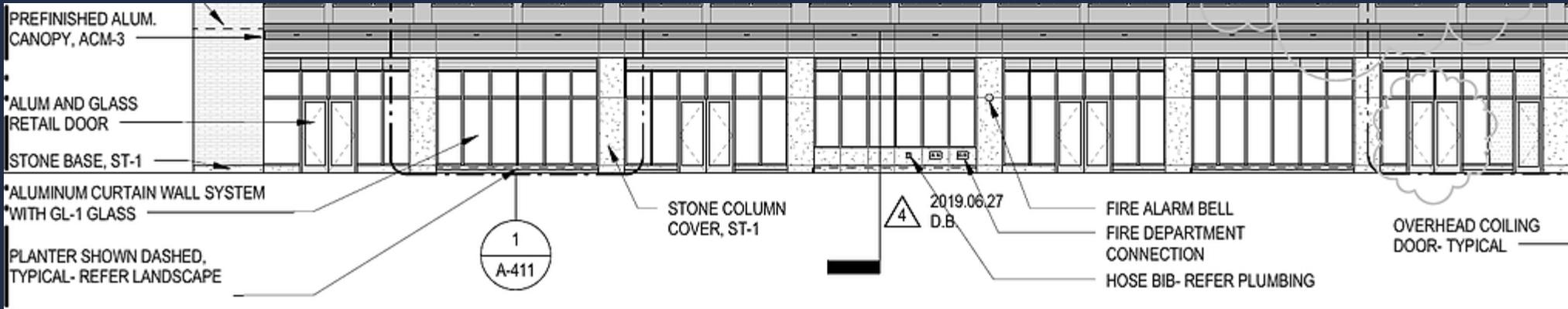
N. ORLEANS ST.  
(ONE-WAY TRAFFIC)

SITE + GROUND FLOOR PLAN



**B** **2** LEVEL 01 FLOOR PLAN - AREA B

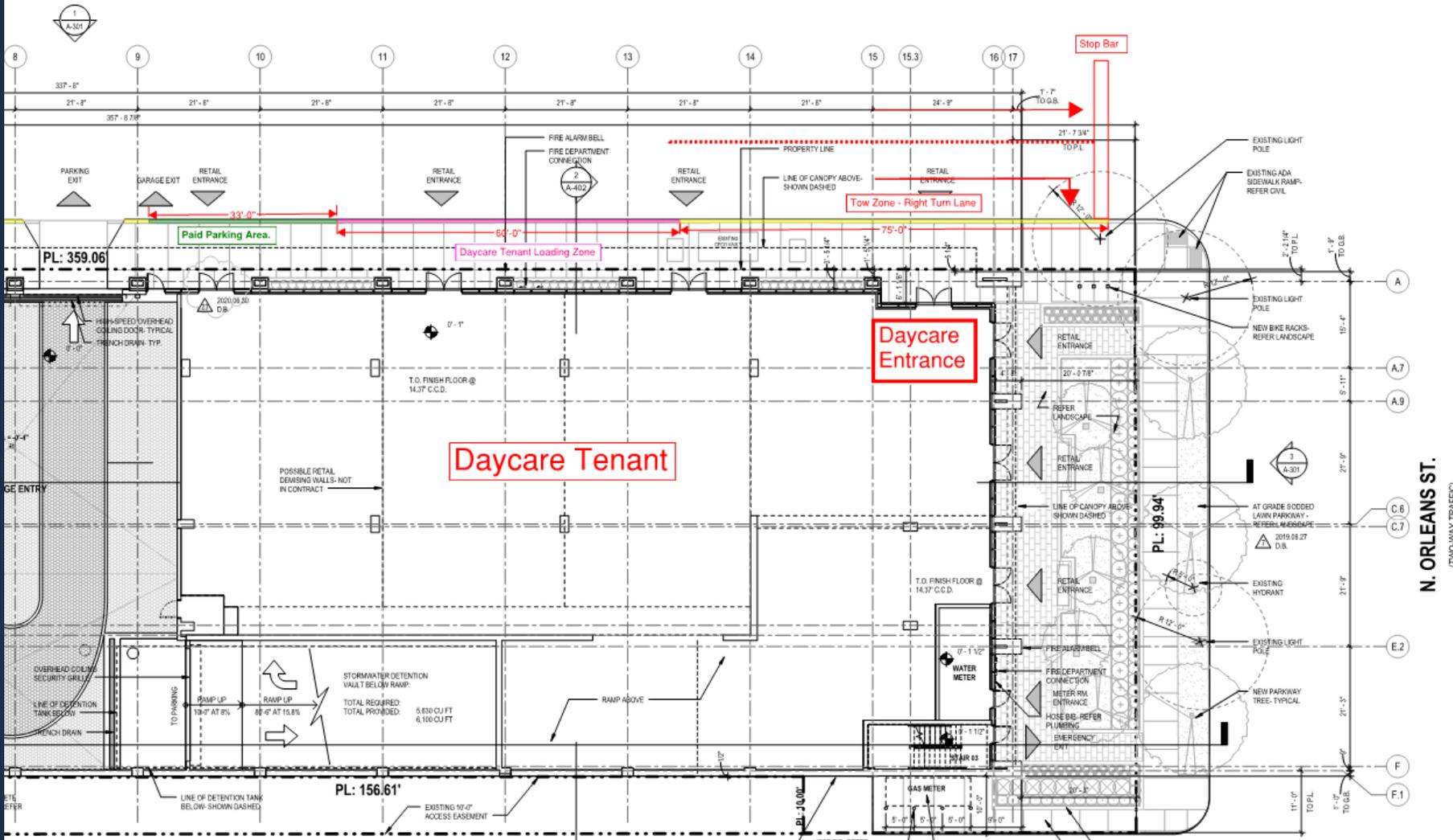
# TENANT SPACE FLOOR PLAN



**BUILDING ELEVATION (Looking South)**

# W. GRAND AVE.

(TWO-WAY TRAFFIC)



Daycare Tenant

Daycare Entrance

Stop Bar

Tow Zone - Right Turn Lane

Paid Parking Area

Daycare Tenant Loading Zone

**A daycare retail tenant will fill needs of the community and also provide full time jobs on site.  
The Project Cost is an estimated \$1.5 million.**

**The applicant's M/WBE Participation Goals are the following:**

- **26% Participation from Qualified Minority Business Enterprises**
- **6% Participation from Qualified Women Business Enterprises**
  - **50% Participation from Chicago Residents**

# ★ DPD Recommendations

- The proposal is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (17-8-0103);
- The proposal includes an active use at the street-level within the building (17-8-0905-A-2); and,
- The proposal is compatible with the character of the surrounding area in terms of uses (17-13-609-B).

