



CHICAGO PLAN COMMISSION

Department of Planning and Development

PD 1430 Amendment – Ogden Commons

2604 W. Ogden Avenue

Ogden Washtenaw JV, LLC

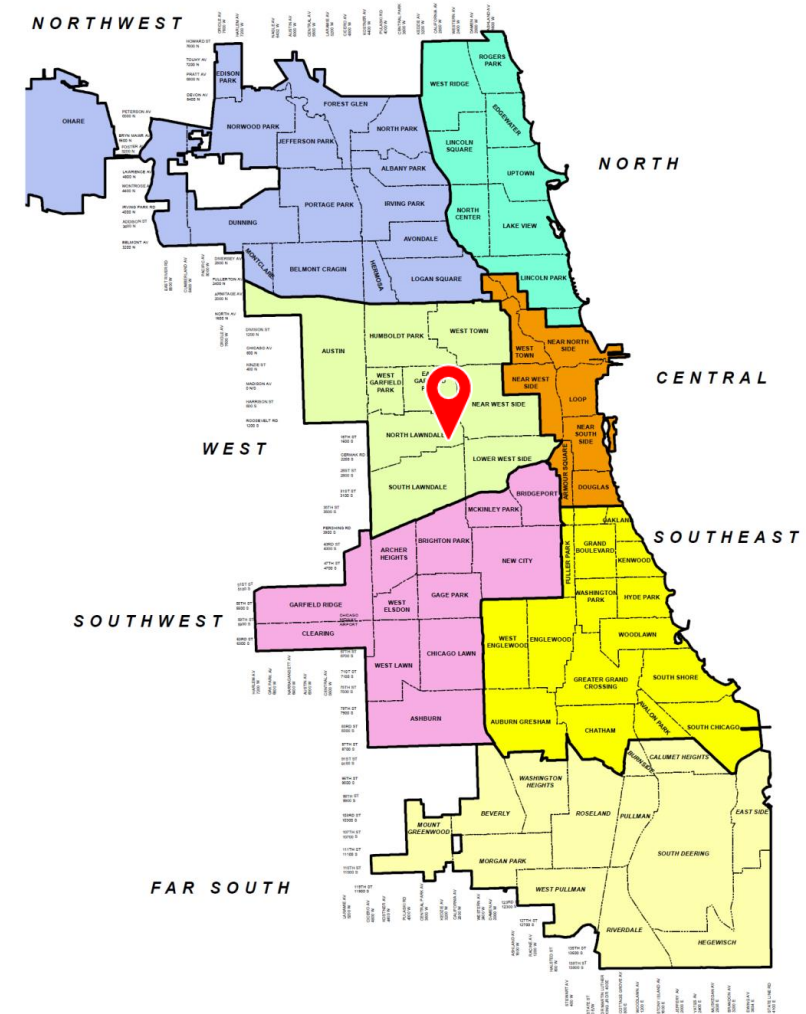
11/19/2020



★ Community Area Snap Shot

NORTH LAWDALE COMMUNITY AREA INFORMATION:

- 33,854 total population (2018)
- -18.9% population growth (2010-18)
- Race and Ethnicity:
 - 87.4% Black
 - 8.8% Latino
 - 3.0% Non-Hispanic White
- \$26,781 median household income





**Douglass
Park**

**PD
1430**

**Subject
Site**

**Cinespace Film
Production
Studio**

**Mount Sinai
Hospital**

W Roosevelt Rd

W 13th St

W 14th St

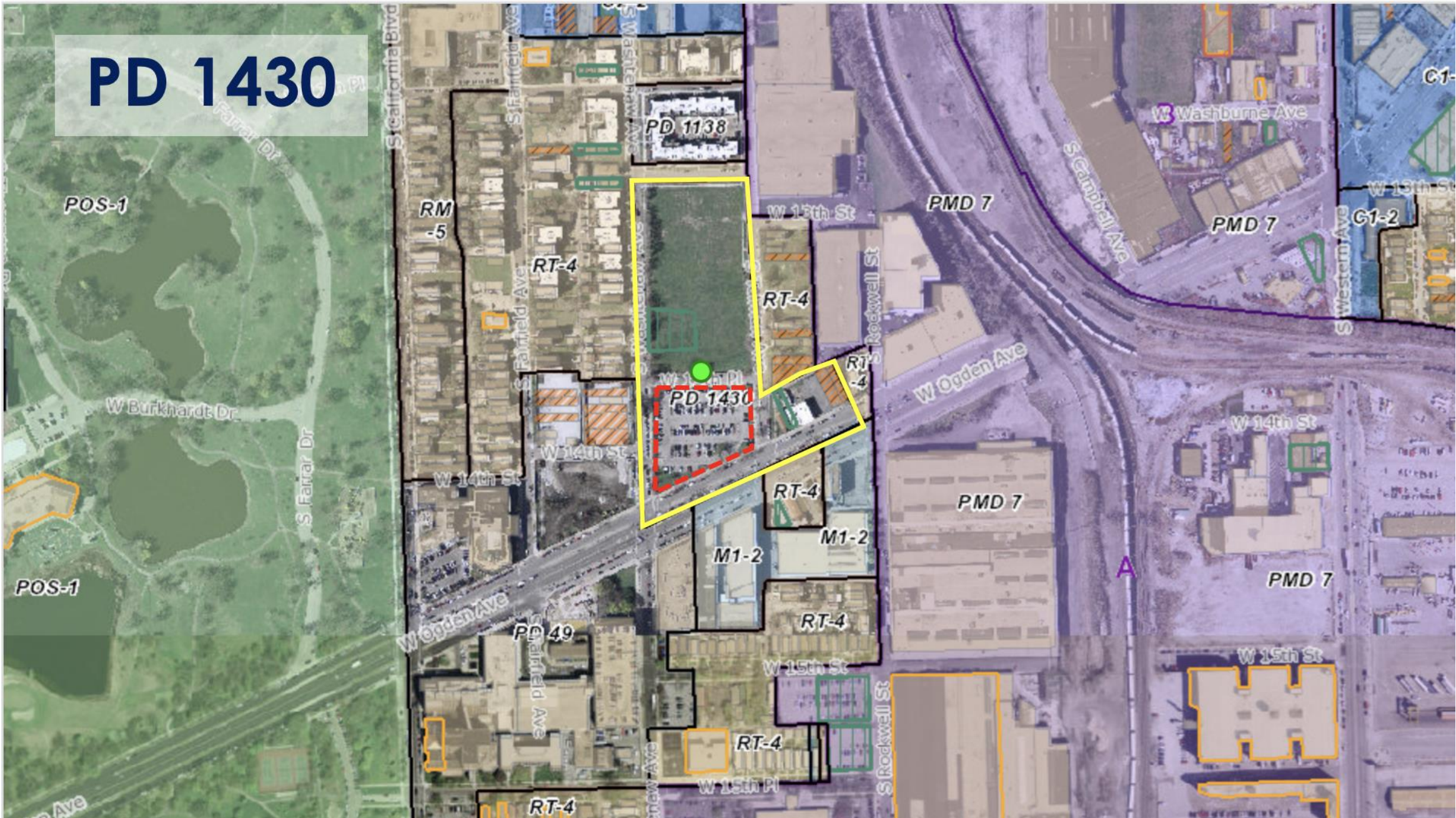
W 15th Pl

W 16th St



SITE CONTEXT PLAN

PD 1430

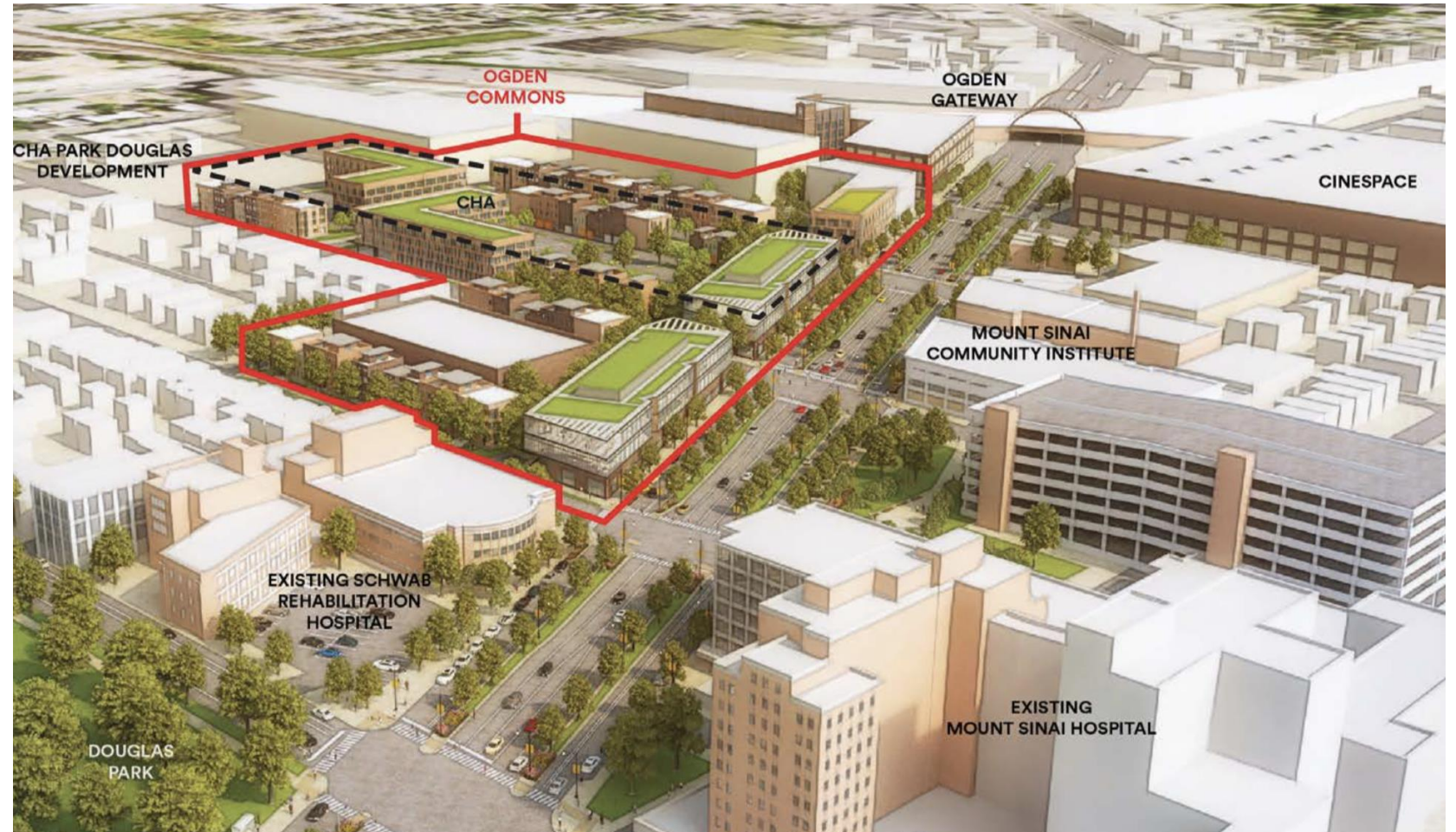




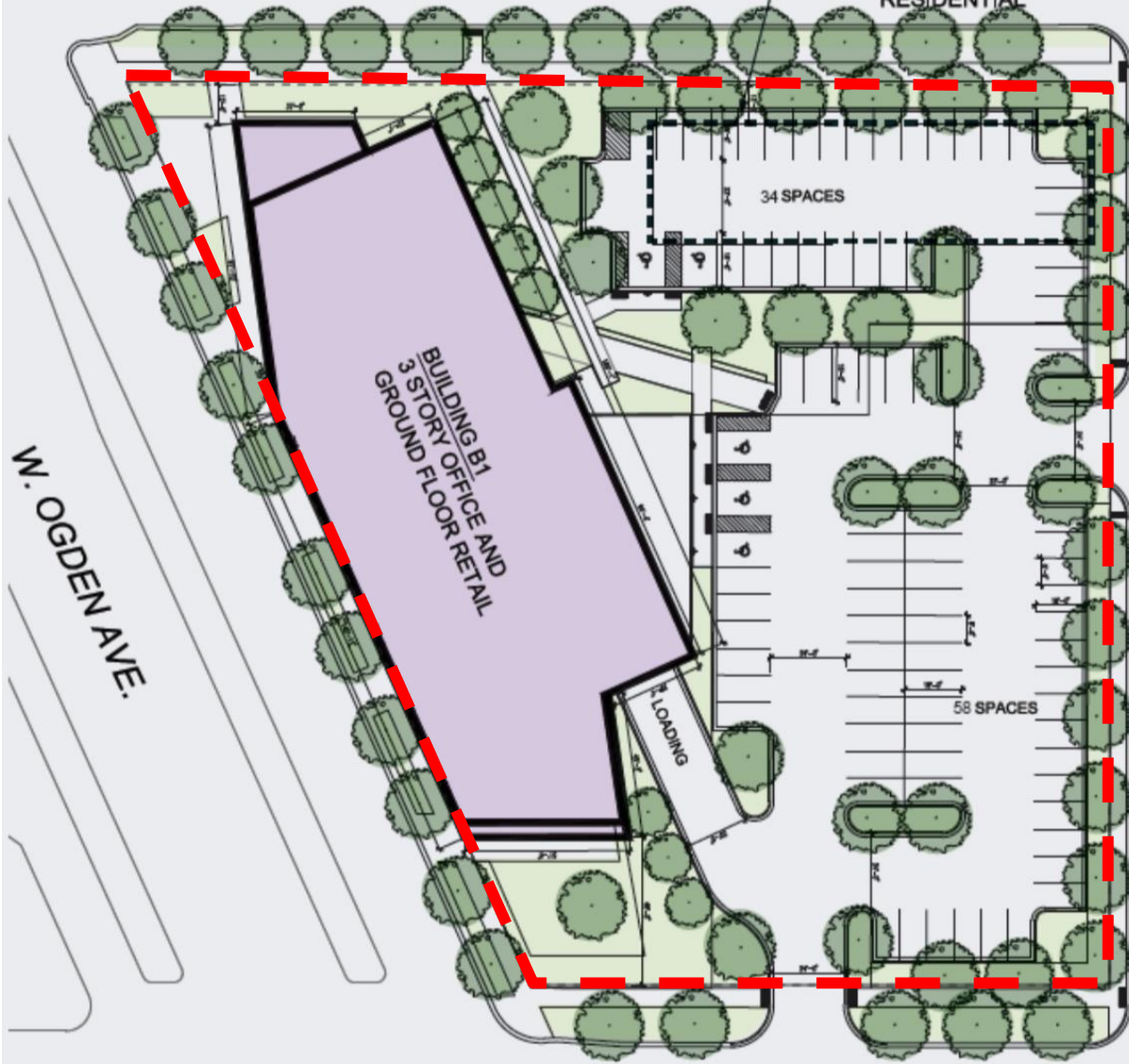
PREVIOUS SITE CONDITIONS (FROM OGDEN AVE.)

PD 1430/Ogden Commons Background

- Approved by CPC in Nov. 2018
- Mixed-use redevelopment of CHA land: office, retail mixed-income housing
- First phase currently under construction
 - Retail: Wintrust Bank, restaurants
 - Office: Sinai Ambulatory Care Center



FUTURE BUILDING B2
3 STORY MULTI-UNIT
RESIDENTIAL



S. WASHTENAW AVE



OGDEN COMMONS PHASE I PROJECT AREA



RENDERING: SOUTH ELEVATION FROM OGDEN AVE.



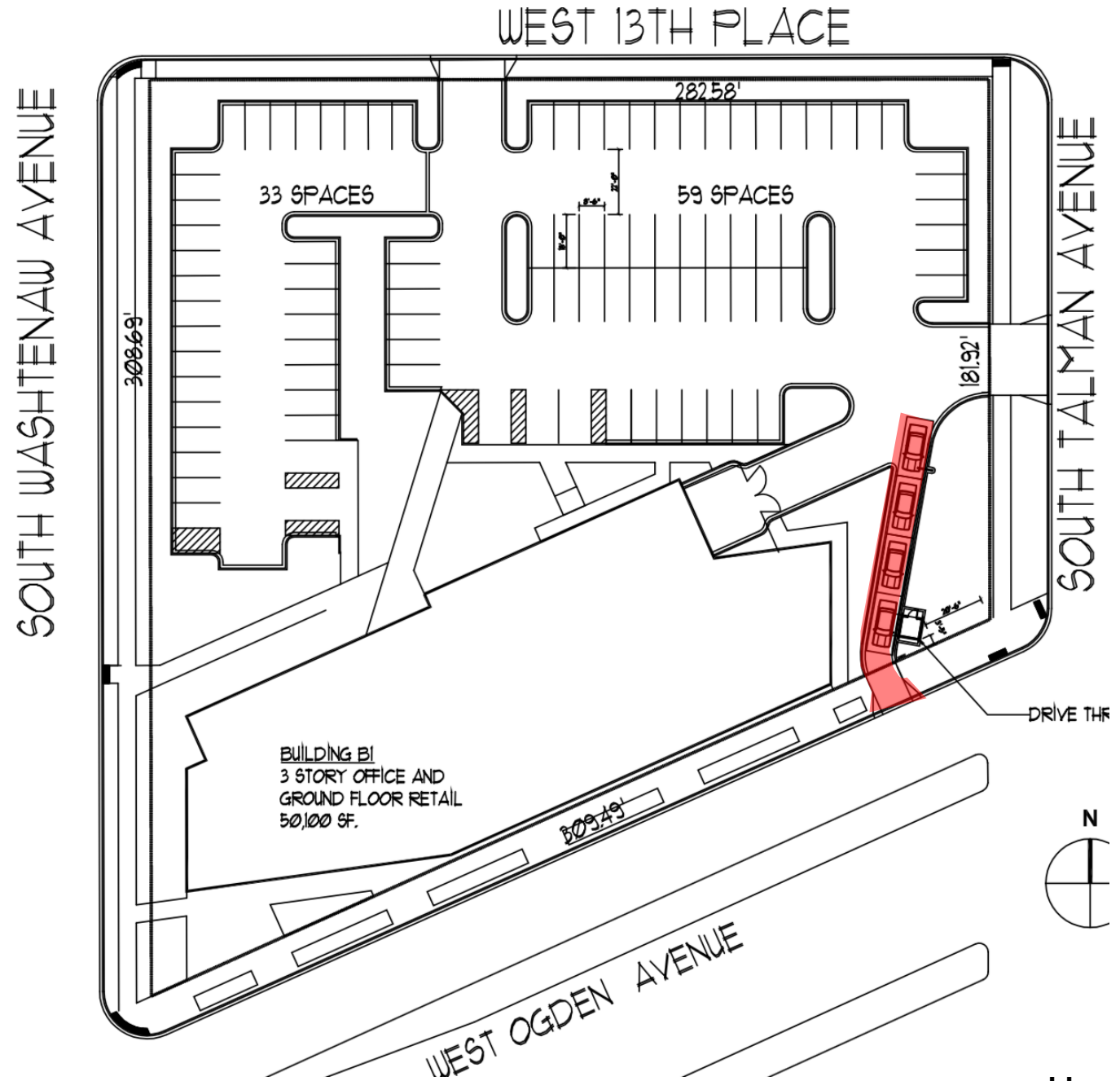
RENDERING: EAST ELEVATION FROM TALMAN AND OGDEN



RENDERING: NORTH AND WEST ELEVATIONS FROM WASHTENAW AVE.

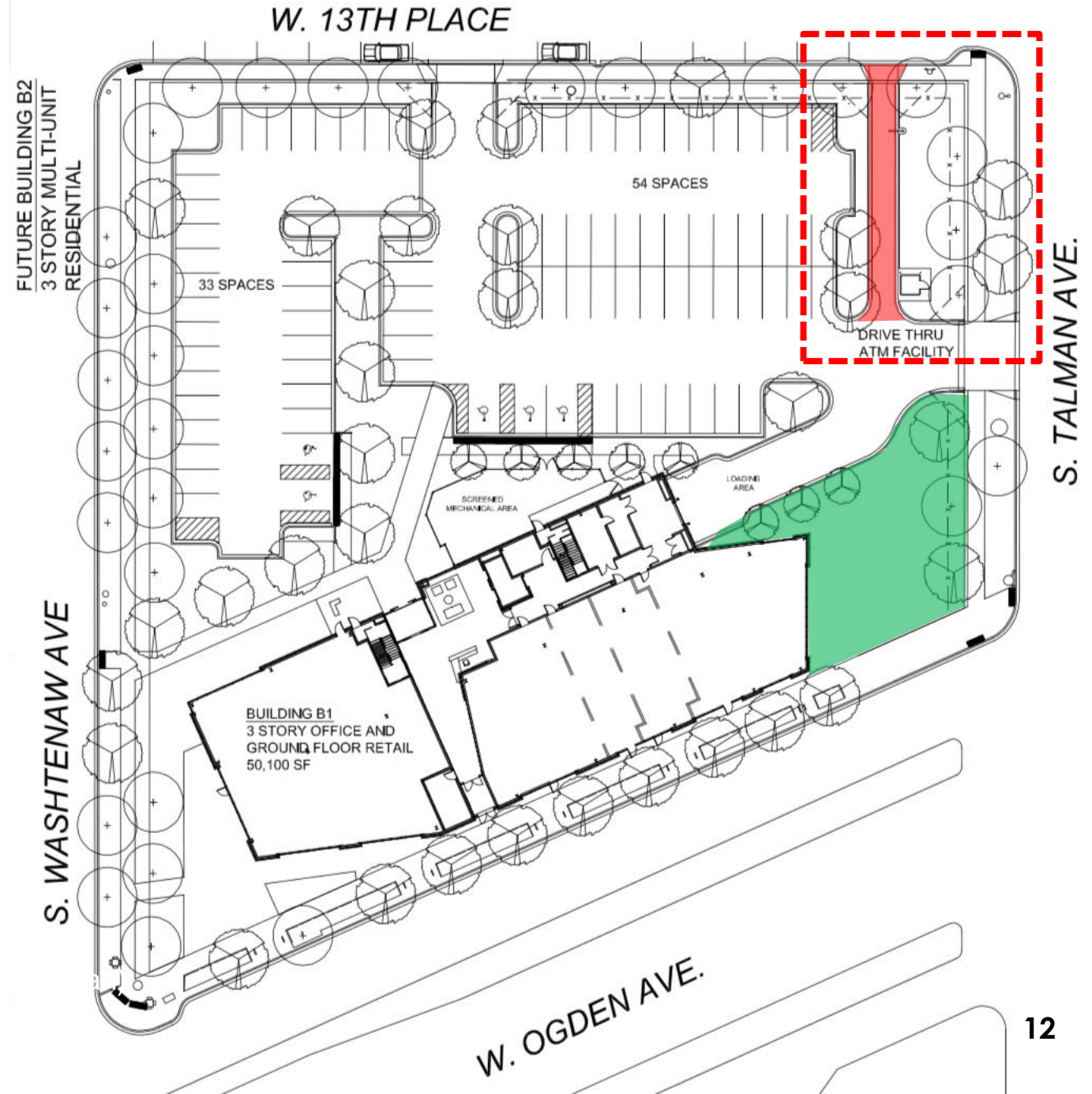
Proposed Amendment

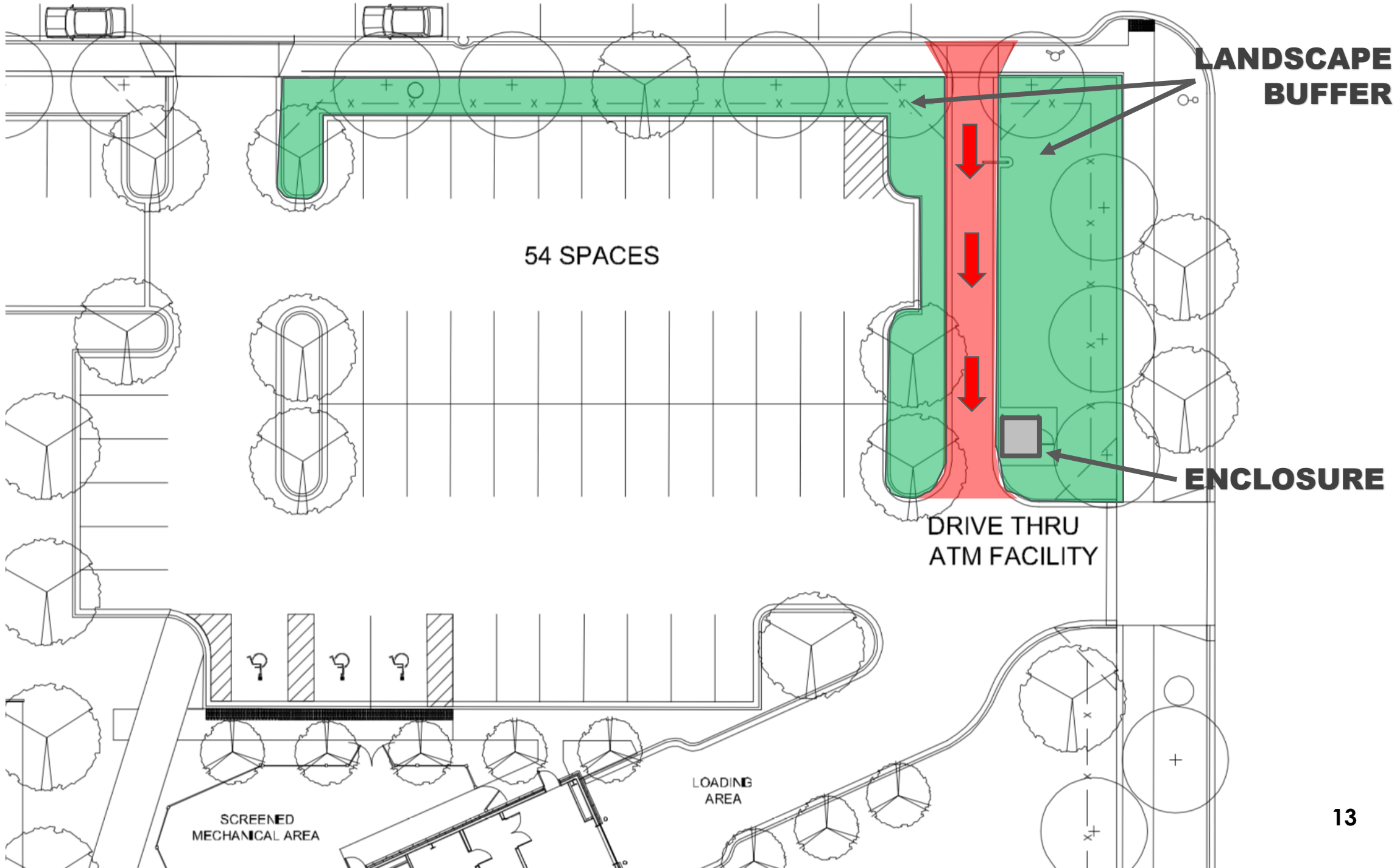
- Application filed on August 31, 2020
- Revise PD statements, bulk table and exhibits to allow for drive-through ATM facility.
- Initially proposed to add curb cut to Ogden Avenue - rejected by DPD and CDOT



Proposed Amendment

- Curb-cut relocated to 13th Place to preserve walkable frontage on Ogden and open space.
- Screened by landscaping and ornamental fence
- Parking removed to accommodate
- CDOT approved





**LANDSCAPE
BUFFER**

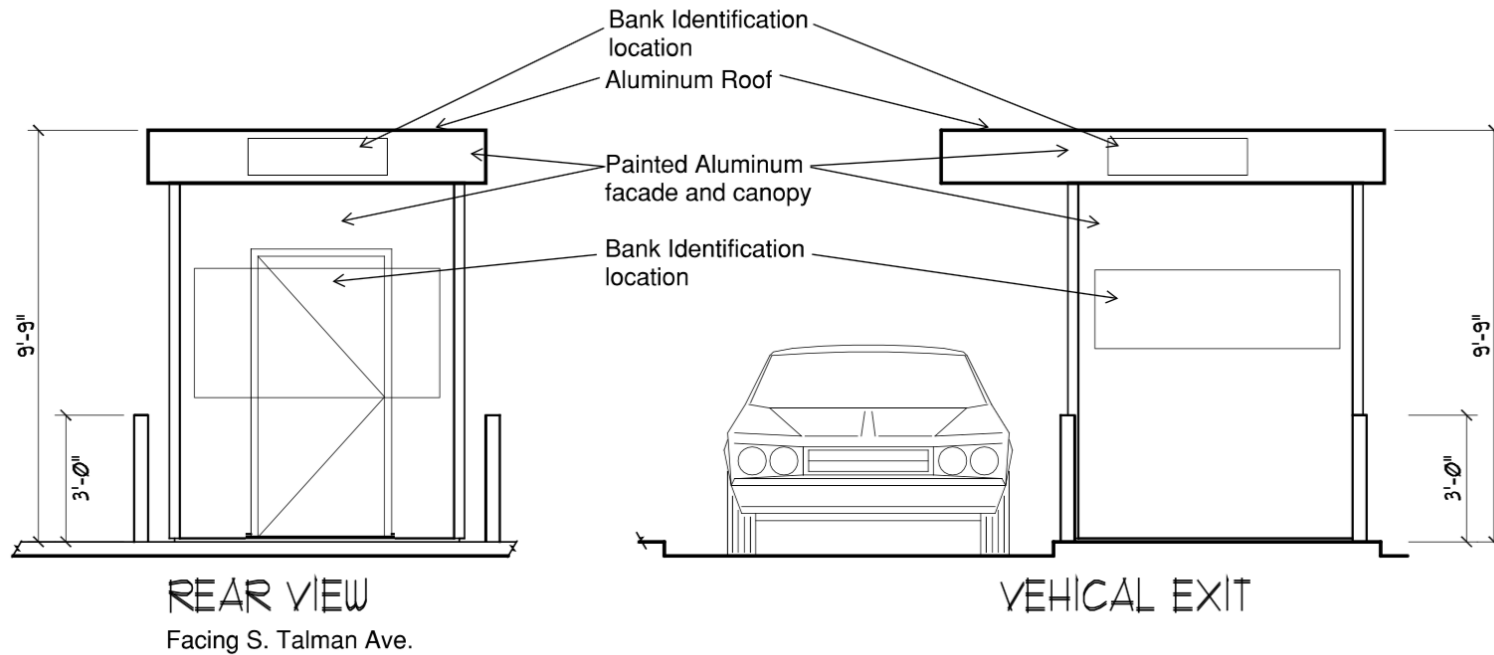
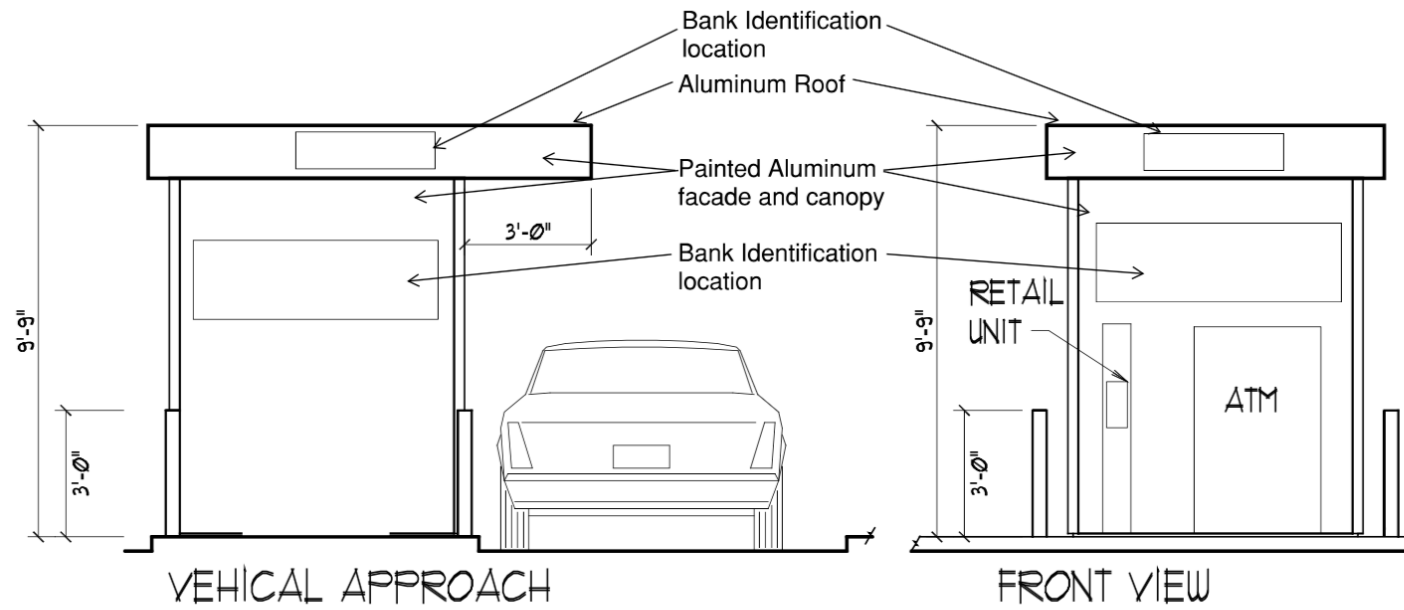
54 SPACES

ENCLOSURE

DRIVE THRU
ATM FACILITY

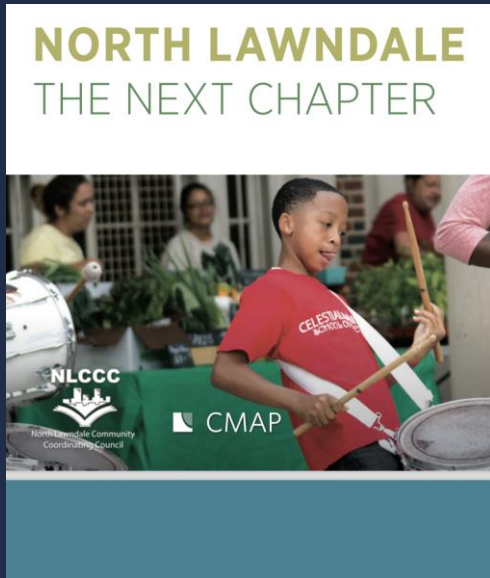
SCREENED
MECHANICAL AREA

LOADING
AREA



ATM ENCLOSURE DIMENSIONS

★ Planning Context



North Lawndale: The Next Chapter, Quality of Life Plan (2018)

- North Lawndale Community Coordinating Council, LISC, CMAP
- Identifies need for "complete streets" improvements to Ogden to better support pedestrians, cyclists and public transit.
- Recommends Ogden Avenue as site to expand retail amenities



DPD Recommendations

Approve the application to amend PD 1430 for the following justifications:

- Supports the economic success of Ogden Commons while preserving a pedestrian-oriented frontage on the primary street. (17-8-0103)
- Promotes safe and efficient circulation of pedestrians, cyclists and motor vehicles by locating the access point away from Ogden Avenue, where multi-modal travel is most common. (17-8-0904-A-1)
- Preserves open space provided in the previously approved site plan by removing parking spaces to accommodate the facility. (17-8-0909-A-1&2)