

# PD 1610

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*Reclassification Of Area Shown On Map No. 6-J. BPD 1610*  
(As Amended)  
(Application No. 22882)  
(Common Address: 2200 -- 2260 S. Springfield Ave.; 3901 -- 3925 W. Cermak Rd.;  
And 3927 -- 3929 W. Ogden Ave.)

[SO2025-0020094]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 6-J in the area bounded by:

West Cermak Road; South Springfield Avenue; a line 616.55 feet south of and parallel to West Cermak Road; a line 332 feet west of and parallel to South Springfield Avenue; and West Ogden Avenue,

to those of a C1-1 Neighborhood Commercial District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 6-J in the area bounded by:

West Cermak Road; South Springfield Avenue; a line 616.55 feet south of and parallel to West Cermak Road; a line 332 feet west of and parallel to South Springfield Avenue; and West Ogden Avenue,

to those of Planned Development Number 1610, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Business Planned Development No. 1610.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1610 (Planned Development) consists of approximately 204,282 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is and is owned and controlled by the Chicago Transit Authority. The Chicago Transit Authority has given consent to the Applicant, Lawndale Christian Development Corporation, an Illinois not-for-profit corporation to file this application.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps

- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary with Property Line Map; a Site Plan; Floor Plan, North and East Elevations; South and West Elevations; prepared by Wight & Company and dated \_\_\_\_\_, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in this Planned Development: Community Center, Recreation Buildings and Similar Assembly Use; Indoor Sports and Recreation, Participant; Accessory Parking and Accessory Uses. The following uses are accessory to the Community Center: Restaurants (Limited); Outdoor patio (at grade level); Entertainment and Spectator Sports (Indoor Special Event including liquor sales; small venues and medium venues); Food and Beverage Retail Sales (with liquor sales as an accessory use); Office; Retail Sales, general.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 204,282 square feet and a base FAR of 1.0.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents

in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the C1-I Neighborhood Commercial District.

12/10/2025

REPORTS OF COMMITTEES

22882  
36451

*Planned Development No. 1610.*

*Bulk Regulations And Data Table.*

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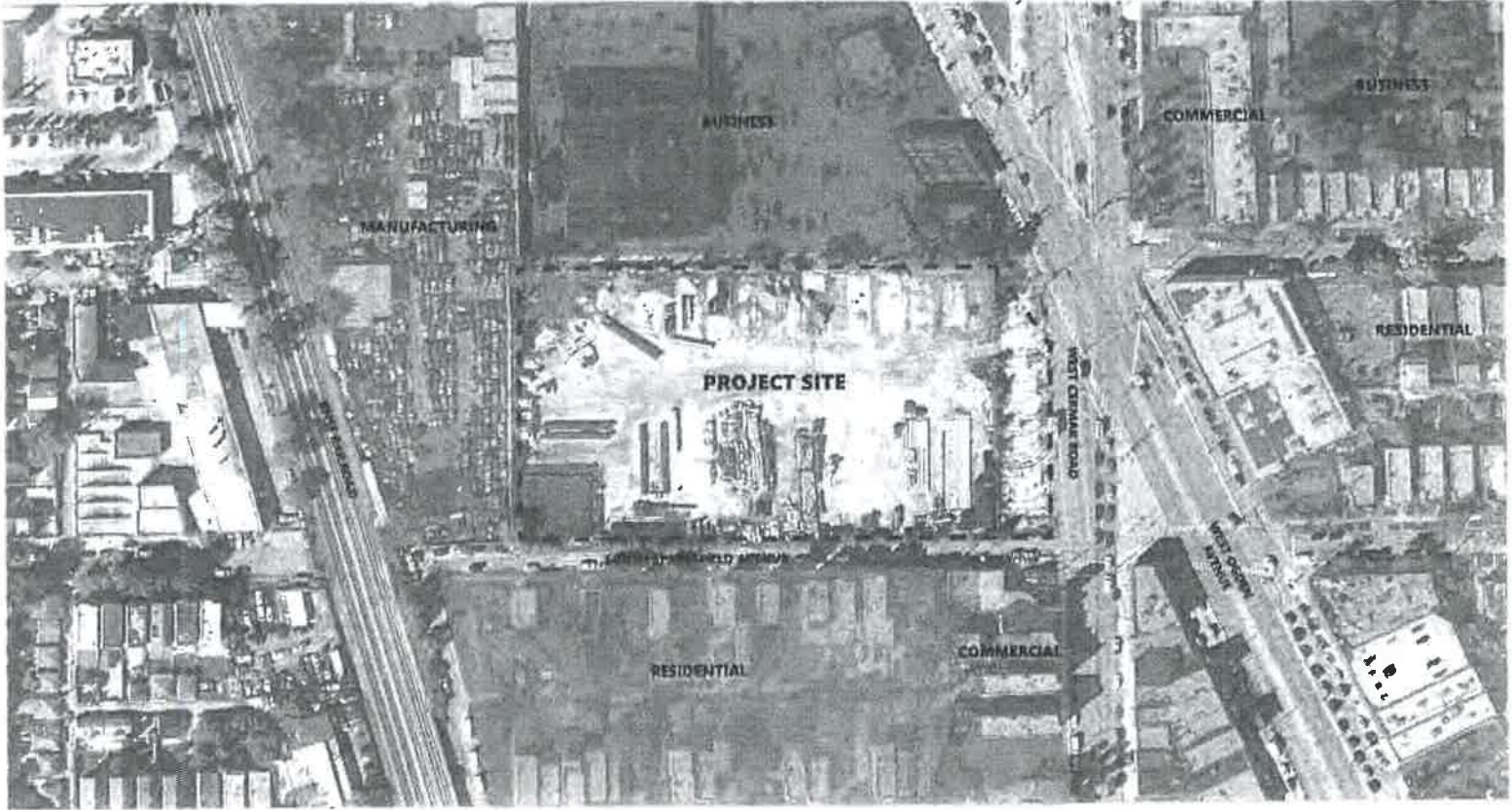
Gross Site Area:	220,163 square feet
Area in Public Right of Way	15,881 square feet
Net Site Area	204,282 square feet
Maximum Floor Area Ratio:	1.0
Minimum Required Off-Street Parking Spaces:	105 Parking Spaces
Minimum Bicycle Parking	22 Bike Spaces
Minimum Off-Street Loading Spaces:	2 (10' x 25')
Minimum Required Perimeter Setbacks:	In accordance with Site Plan
Maximum Building Height	42'6" feet

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Locate & Search
Identify Results
<b>TSL Station</b>
More Info
<b>TSL Bus Route</b>
More Info
<b>Zoning Districts</b>
M1-2
Application Number : A4625
<b>Planning Region</b>
WEST
<b>ADU Area</b>
Was
<b>Affordable Requirements (ARQ)</b>
Low Mod
<b>Zoning Map Index</b>
Grid Index: 6-J
Zoning Map Page Number : 1148
<b>80 Acre Page</b>
<b>Open 80 Acre Page ( www.283913.r )</b>
<b>Parcels</b>
PM #: 1826181812
Parcel Address : 3033-3933 W OGDEN AVE
<b>Tax Increment Financing (TIF)</b>
Ogden/Pulaski
Ref. Number : T-181
<b>Ward</b>
22
<b>Community Area</b>
NORTH LAWDALE



FINAL FOR PUBLICATION

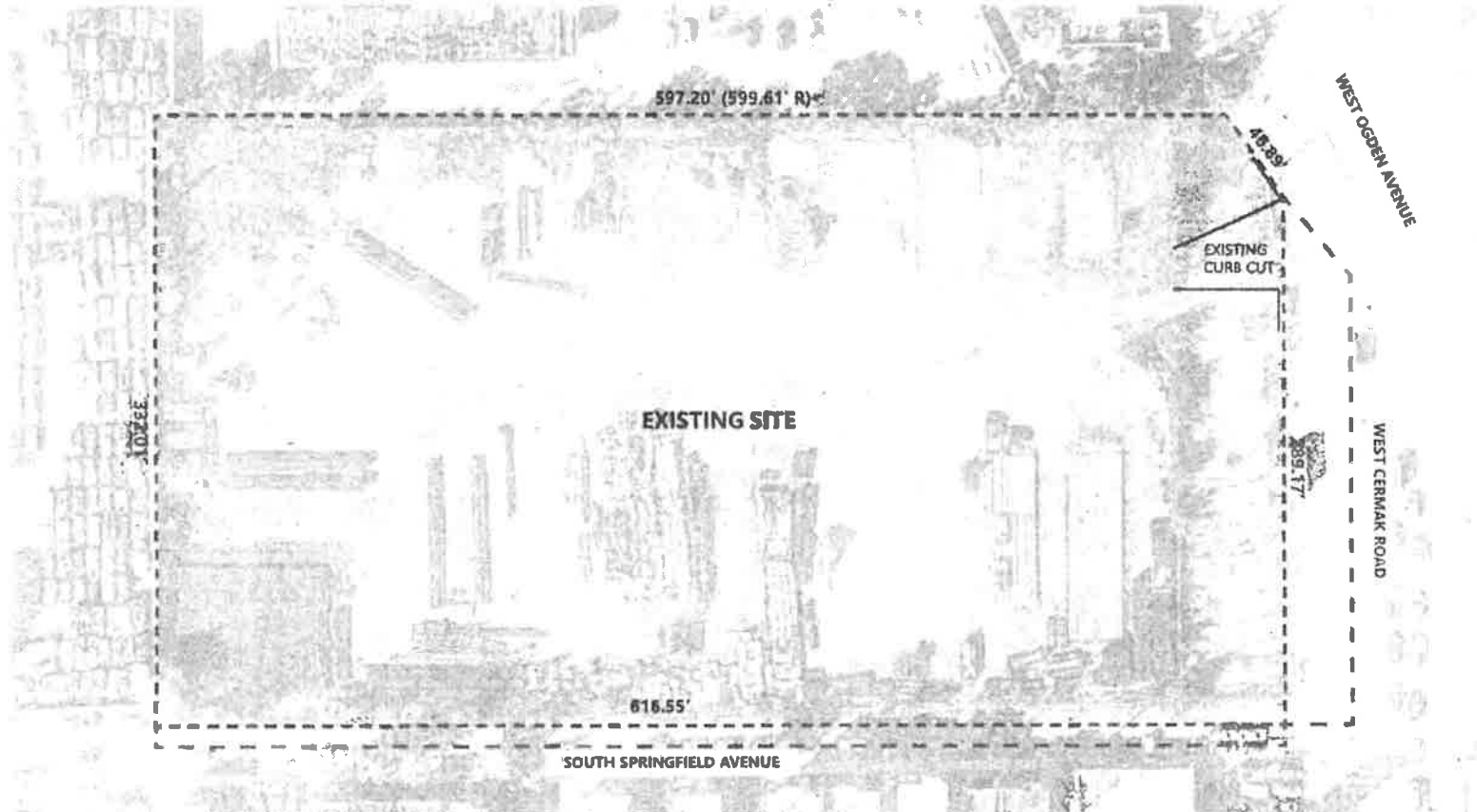


APPLICANT: Lowville Urban Development Corporation  
 ADDRESS: 2200-2250 S. Springfield Avenue 3901-3925 W. Cornac Road 3927-3929 W. Ogden Avenue  
 INTRODUCED: September 25, 2025  
 PLAN COMMISSION: November 28, 2025

Existing Land Use Map



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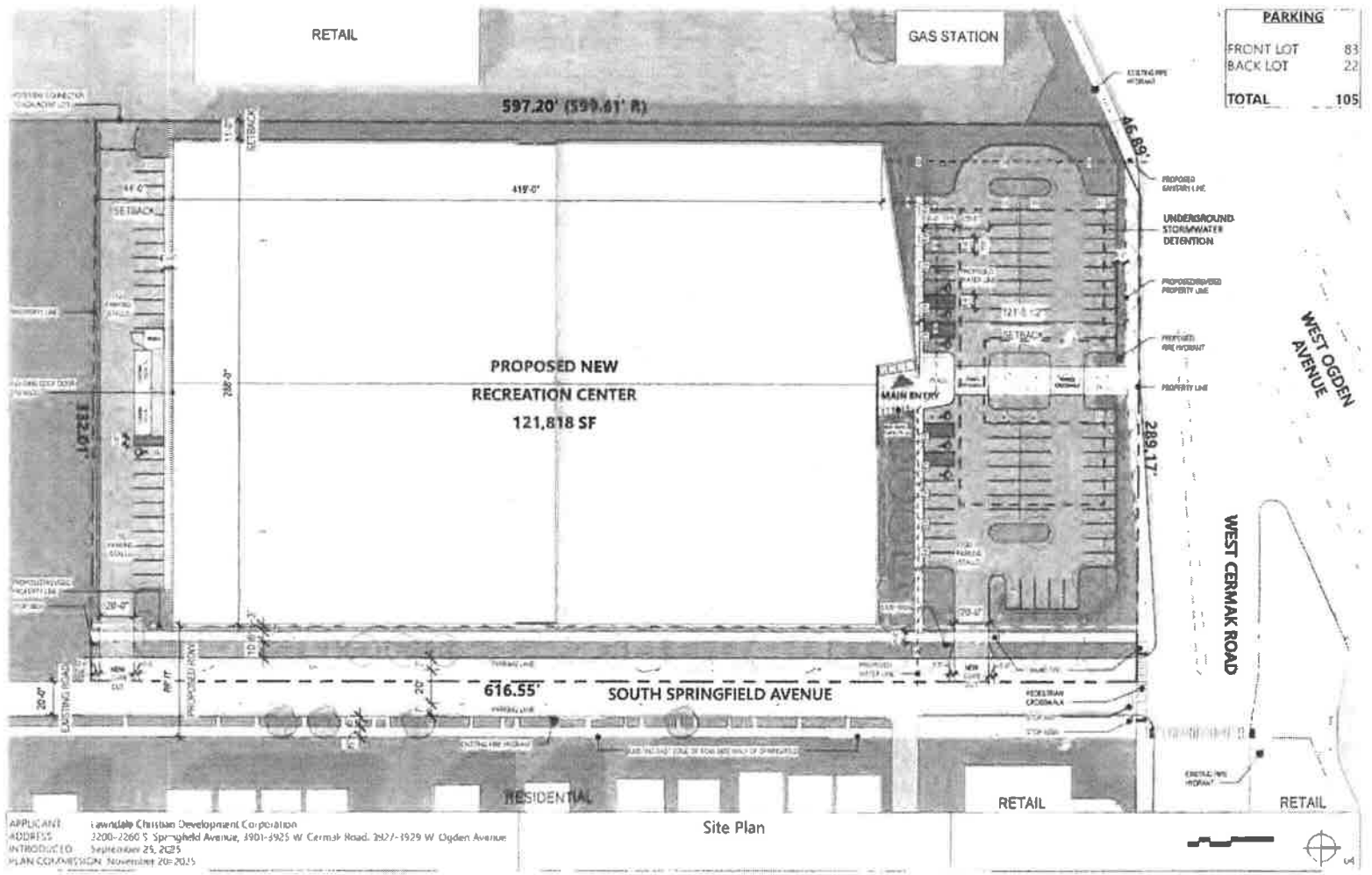
<p>APPLICANT: Llandale Christian Development Corporation          ADDRESS: 2200-2260 S Springfield Avenue, 3901-3923 W. Cermak Road, 3927-3929 W Ogden Avenue          DATED/ISSUED: September 25, 2025          PLAN COMMISSION: November 20, 2025</p>	<p>Planned Development Boundary with Property Line Map</p>	
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12/10/2025

REPORTS OF COMMITTEES

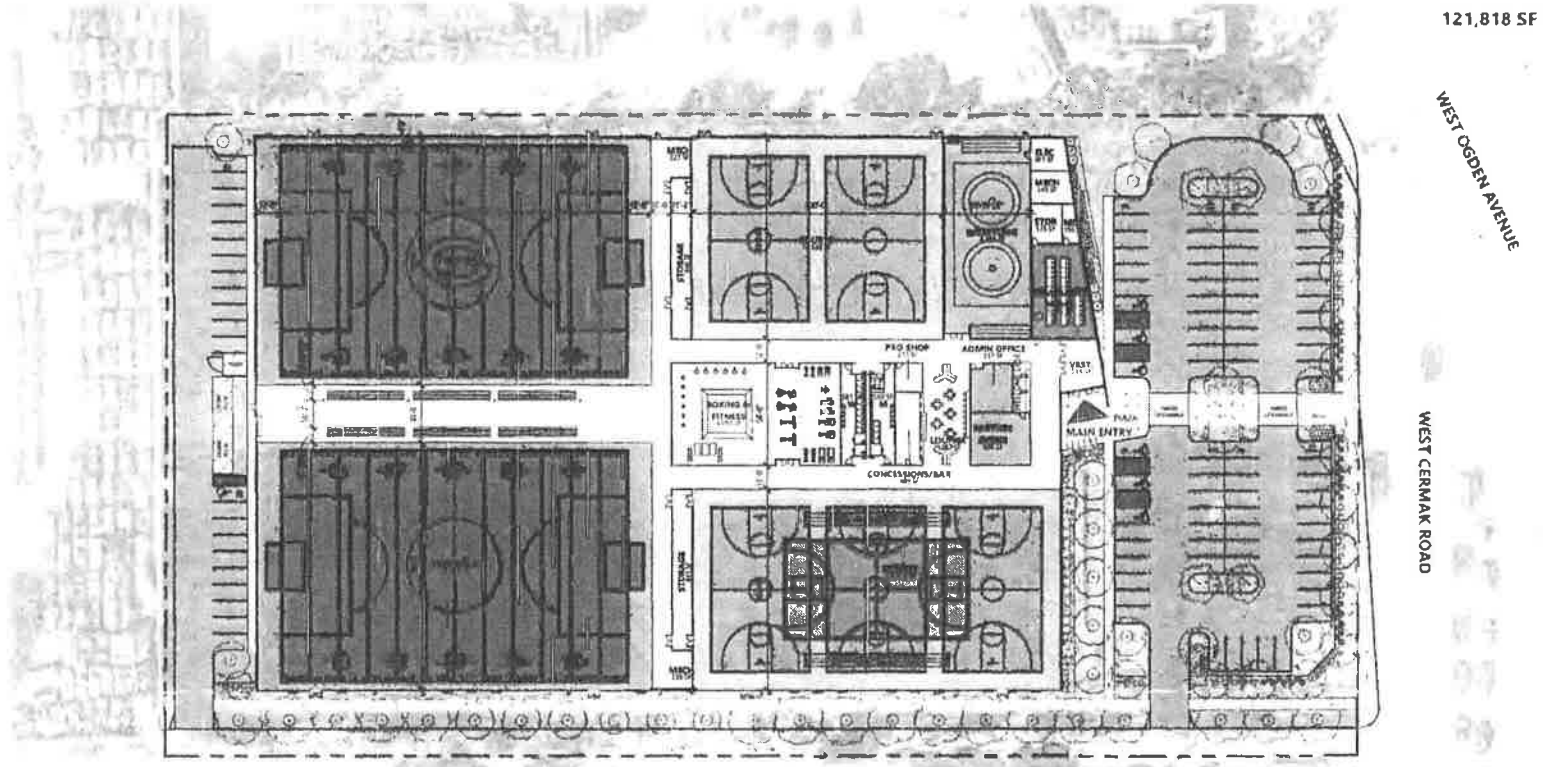
36455

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121,818 SF



SOUTH SPRINGFIELD AVENUE

WEST CERMAK ROAD

WEST OGDEN AVENUE

APPLICANT: Lawndale Christian Development Corporation  
 ADDRESS: 2500-2600 S. Springfield Avenue, 1901-1925 W. CermaK Road, 2927-3329 W. Ogden Avenue  
 INTRODUCED: September 23, 2025  
 PLAN COMMISSION: November 20, 2025

Floor Plan



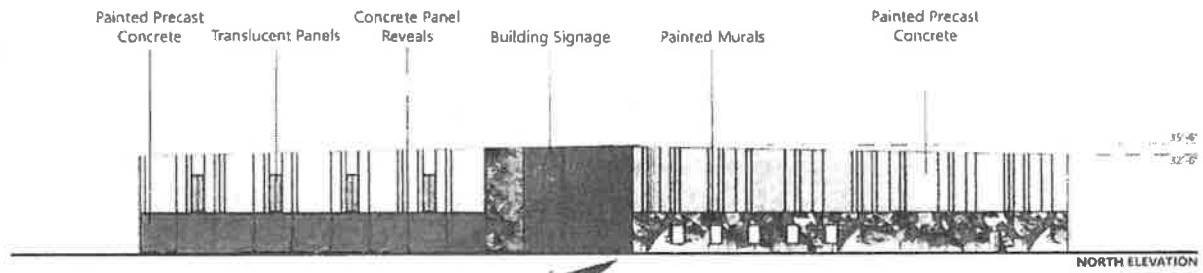
12/10/2025

REPORTS OF COMMITTEES

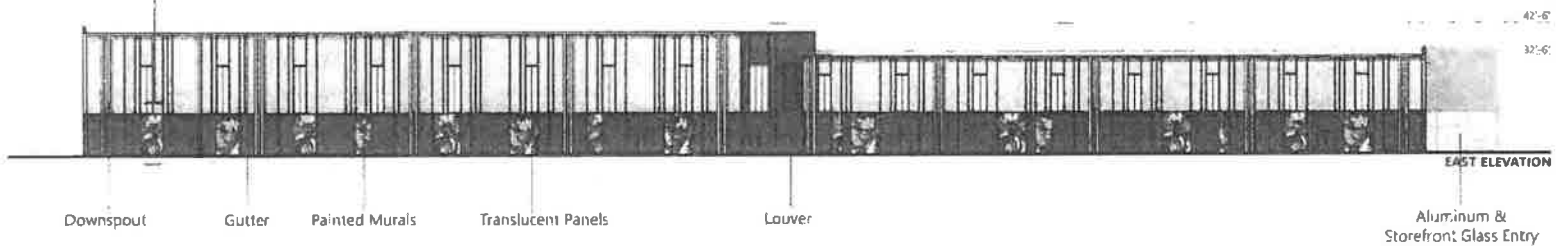
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MURAL EXAMPLE



NORTH ELEVATION



EAST ELEVATION

*"SPORT THEMED TIMELINE STYLE MURAL(S), I.E. 'Legends in Motion' OR 'More Than a Game' FEATURING ATHLETES FROM DIFFERENT ERAS, SPORT ICONS AND MILESTONE MOMENTS IN SPORT HISTORY, CAPTURING MOTION AND LEGACY*

APPLICANT: Jansole Childs Development Corporation  
 ADDRESS: 2900-2960 S. Springfield Avenue, 1901-1925 W. Cimarron Road, 1927-1929 W. Digher Avenue  
 INTRODUCED: September 25, 2015  
 PLAN COMMISSION: November 20, 2015

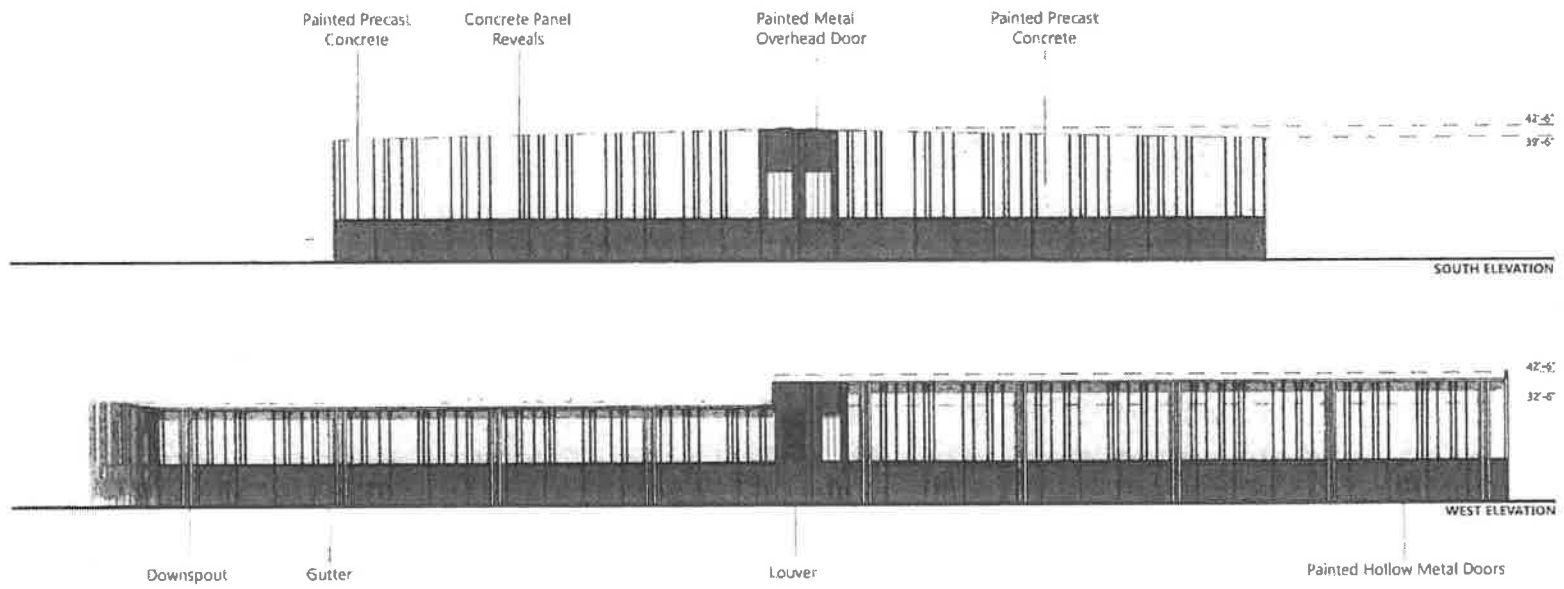
North and East Elevations



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APPLICANT Lawndale Christian Development Corporation  
 ADDRESS 3200-3250 S Springfield Avenue; 3501-3925 W Cermak Road; 3927-3929 W Ogden Avenue  
 INTRODUCED September 25, 2025  
 PLAN COMMISSION November 20, 2025

South and West Elevations

