



CHICAGO PLAN COMMISSION

Department of Planning and Development

7905 S. Cicero Ave. (Scottsdale Shopping Center)

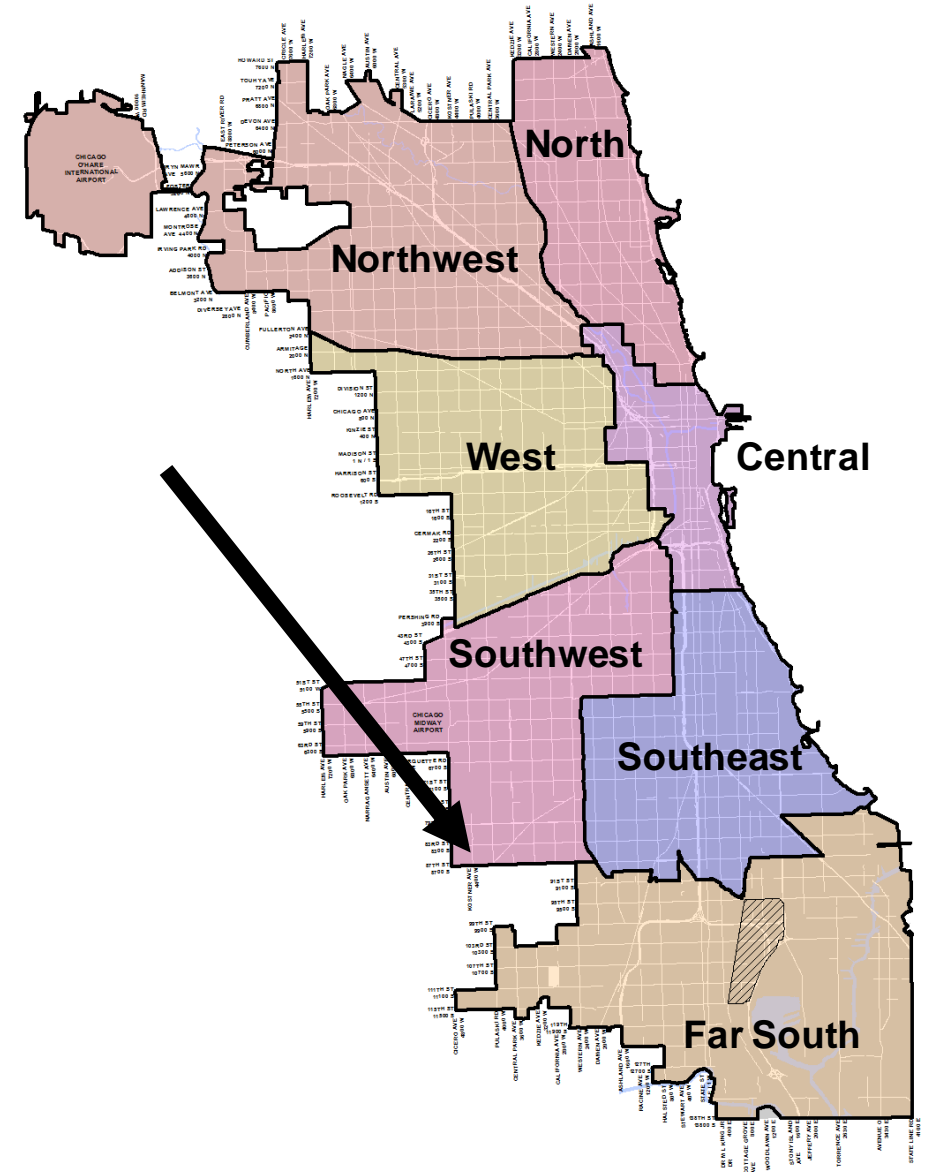
**Technical Amendment to Business Planned Development
No. 965**

June 15, 2023

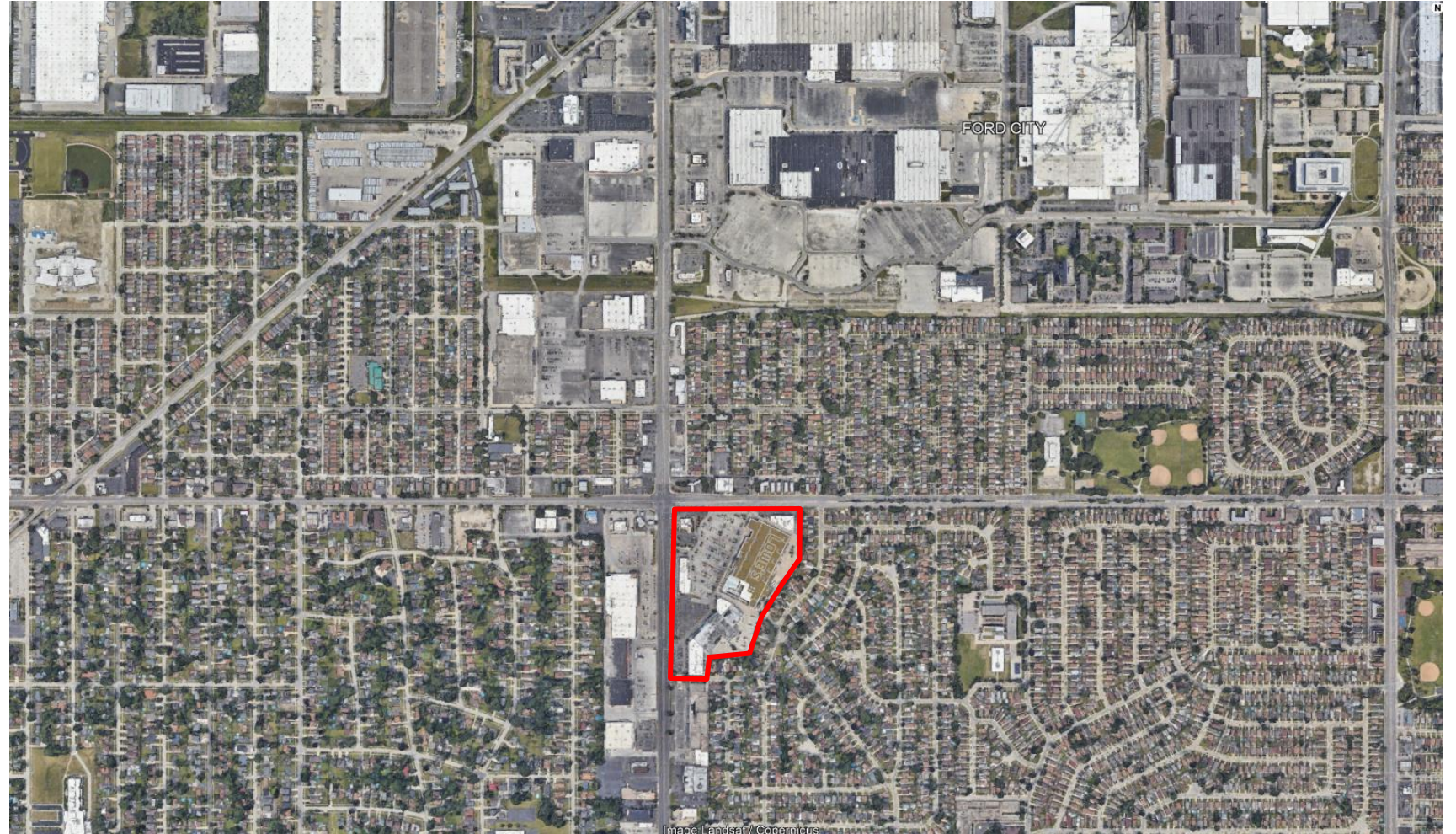
★ Community Area Snap Shot

Ashburn Community Area

- Population 41,098
- Age:
 - 19 and under 22.8%
 - 20-49 47.6%
 - Over 50 29.5%
- Median income \$71,951



 **Context**



★ PD 965

- Scottsdale Shopping Center was built in 1955, as one of Chicago's first auto-oriented shopping malls
- PD 965 was established in 2005 when the mall was redeveloped with a Lowe's Home Improvement Store and Garden Center and new outlet buildings
- At the time, cannabis was not allowed in Illinois
- Underlying C2-2 district now allows Cannabis Business Establishments as a special use



★ Technical Amendment

PD Amendment is to add “Cannabis Business Establishments” (subject to obtaining appropriate licenses and ZBA approvals)

Tenants would occupy existing spaces within the shopping center – no new buildings are proposed





Existing Photos



Existing Photos



Existing Photos



Project Timeline

- PD Established 2005
- Community meetings in July and August 2022
- Operators will follow the City's licensing and special use approval procedures applicable to Cannabis Business Establishments



DPD Recommendations

The Department of Planning and Development recommends approval of this Technical Amendment to Planned Development No. 965. 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 technical amendment will allow the existing Planned Development to continue to comply with the standards and guidelines of section 17-8-0900.
2. The Planned Development will continue to be compatible with the character of the surrounding area in terms of uses, density, and building scale. (Sec. 17-13-0609-B)
3. The Planned Development will continue to be adequately served by public infrastructure, facilities, and city services. (Sec. 17-13-0609-C)