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TYPE 1 ZONING MAP AMENDMENT
Zoning Narrative and Plans

Lawndale Redefined LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3400-36 W. Ogden Avenue/1817-37 S. Trumbull Avenue/1816-24 S. Homan Avenue (the "Property"). The Applicant is a joint venture entity established by industry leaders in the areas of real estate development and construction, namely Griggs Real Estate Ventures, 548 Development and Imagine Group who have collaborated to revitalize the Ogden Avenue corridor by establishing a vibrant, mixed-use development at the Property, which will be the center of activity in the North Lawndale community. The Applicant's proposed development will consist of retail uses, mixed-income housing and a public plaza and playground area for the use and enjoyment of community residents. In order to allow its proposed development, the Applicant is seeking to amend the Property's existing RT4 Residential Two-Flat, Townhouse & Multi-Unit District and C1-2 Neighborhood Commercial District to a C1-3 Neighborhood Commercial District.

The Property, consists of a total of approximately 41,827 square feet of site area bounded by a two-story multi-unit residential building and vacant land on the north; South Homan Avenue on the east; West Ogden Avenue on the South; and South Trumbull Avenue on the west. The Property is currently vacant and unimproved except for a 16 ft. wide north-south alley and east-west public alley that bifurcates the site. The Applicant plans to acquire the Property from the City of Chicago, which currently owns the Property.

The Property is a transit-served location ("TSL") due to its close proximity (1,510 ft.) to the Central Park Pink Line CTA station and Ogden Ave. bus corridor (61 ft.).

The Proposed Development shall include i. new six-story mixed-use, mixed-income building (90,200 sf) which will include i. four (4) retail spaces, within the front portion of the first (1st) floor; ii.) 72-space bike room, storage area, lobby and ancillary uses for residential tenants, located within the rear portion of the first (1st) floor; and iii) a total of fifty-nine (59) residential units within the second–sixth (2nd – 6th) floors).

Forty-eight (48) of the fifty-nine (59) dwelling units will be affordable housing units, in accordance with the City's 2021 Affordable Requirements Ordinance ("ARO"). Fifteen (15) on-site, exterior parking spaces will be located at the rear of the Property, to be accessed from the alley. The Applicant is seeking a building zoning height of 70'-10" feet, with an overall building height of 73'-6". The Applicant will provide large open space, with the creation of a public plaza (10,078 sf) and playground area (10,078 sf) for use and enjoyment by community residents.

The proposed Type 1 zoning amendment application will include an embedded Administrative Adjustment (§17-13-1003-P) which seeks relief from the building location requirements (§17-3-0504(B)).

In order to unify the site and create buildable space for portions of the on-site parking, loading and construction of the Proposed Building, the Applicant seeks to vacate the above mentioned 16 ft. wide north-south and east-west public alley ("Proposed Vacation"). The Applicant also plans to "open" a new 16 ft. wide east-west public alley on the north side of the Property ("Proposed Opening"), in order to preserve public alley access from Trumbull Avenue to Homan Avenue. .As the City is the owner of such property, the Department of Planning is the Applicant for these Intergovernmental ROW Adjustments, with the Applicant noted as Developer.

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Zoning Data:

(a) Floor Area and Floor Area Ratio:
  i. Lot Area: 41,827 sf.
  ii. Total building area: 90,200 sf.
  iii. Floor Area Ratio (FAR): 2.2

(b) Density (Lot Area per Dwelling Unit): 59 dwelling units
(c) Retail space: 8.905 sf.
(d) Setbacks:
  i. Front setback[1]
  - Proposed: 0 ft. (Ogden)
  ii. Rear setback : 45'8"
  ii. Side setback:
  - 11'-0 ½" (West setback)
  - 33' (East setback)

(e) Building zoning height: 70-'-10" [2]
(f) Parking:
  - 15 auto spaces
  72 bicycle spaces
(g) Off-street loading: 2 spaces (10' x 25')

[1] Per Section 17-13-1003-P, Applicant is seeking administrative adjustment for relief from building location standards (§17-3-0504-B)
[2] Due to the Property's TSL location, and 100% of the proposed ARO units will be located on site, the Applicant seeks a building height of 70-10', which is below the permitted 75 ft. permitted per §17-3-0408(B)(2).

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Lawndale ReDefined, LLC
3400 W. OGDEN AVENUE
CHICAGO, IL

04/09/2026

TYPE 1 ZONING DRAWING SET

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ILLINOIS ENERGY CONSERVATION CODE STATEMENT OF COMPLIANCE

[illegible]

NAME _____
SIGNATURE _____
DATE _____

ARCHITECT

[illegible]

NAME _____
SIGNATURE _____
DATE _____

STATEMENT OF COMPLIANCE

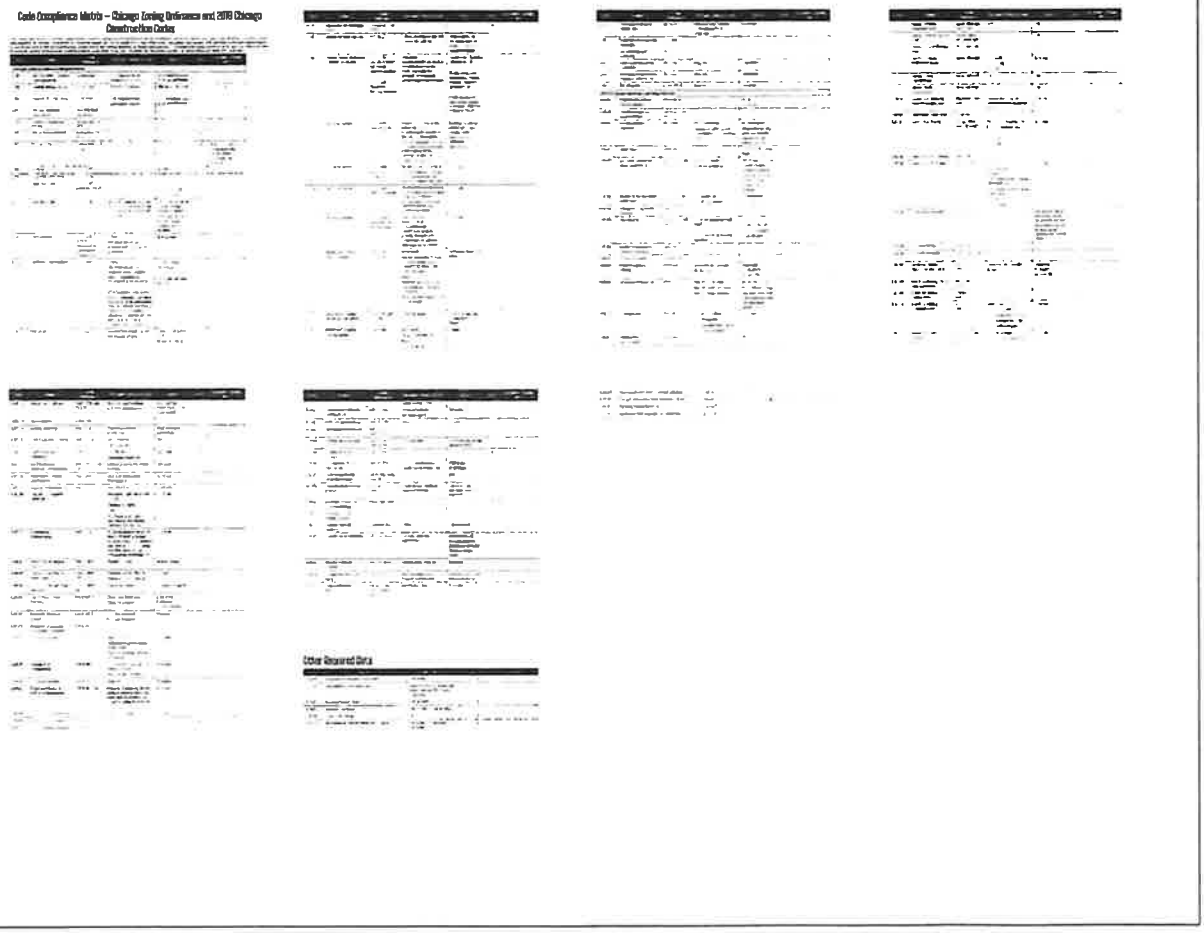
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ARCHITECT OR ENGINEER
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Code Compliance Matrix – Chicago Zoning Ordinance and 2018 Chicago Construction Codes

Other Required Data

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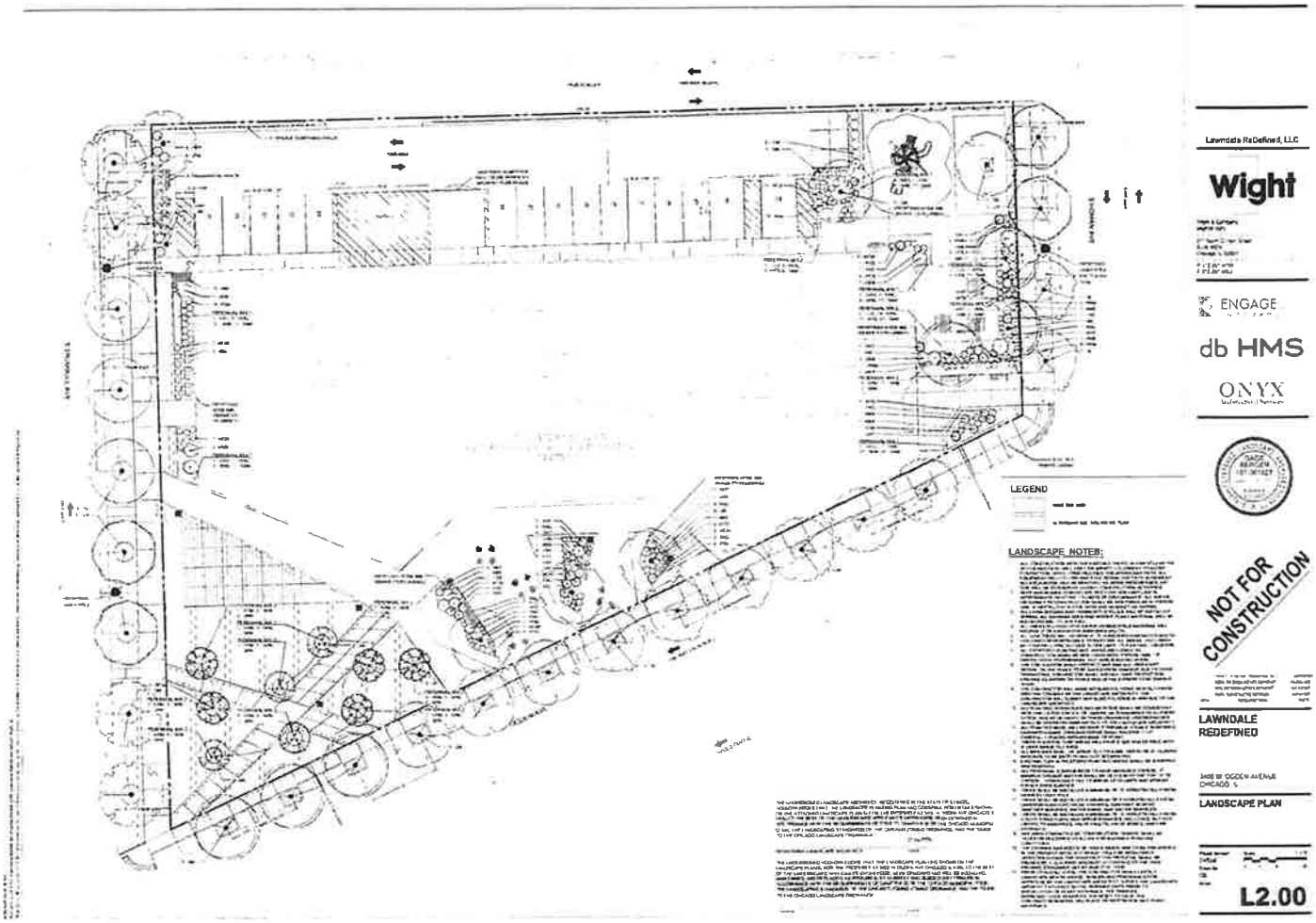
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CODE MATRIX

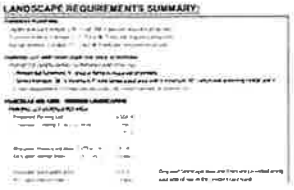
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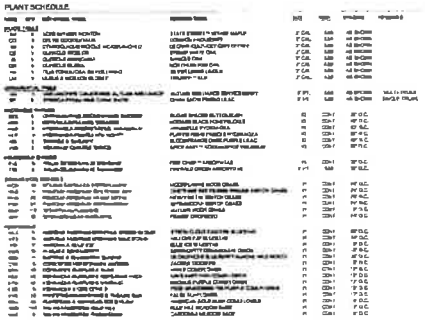


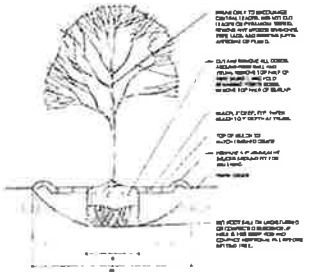
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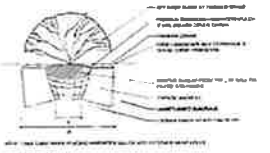
LANDSCAPE REQUIREMENTS SUMMARY



PLANT SCHEDULE









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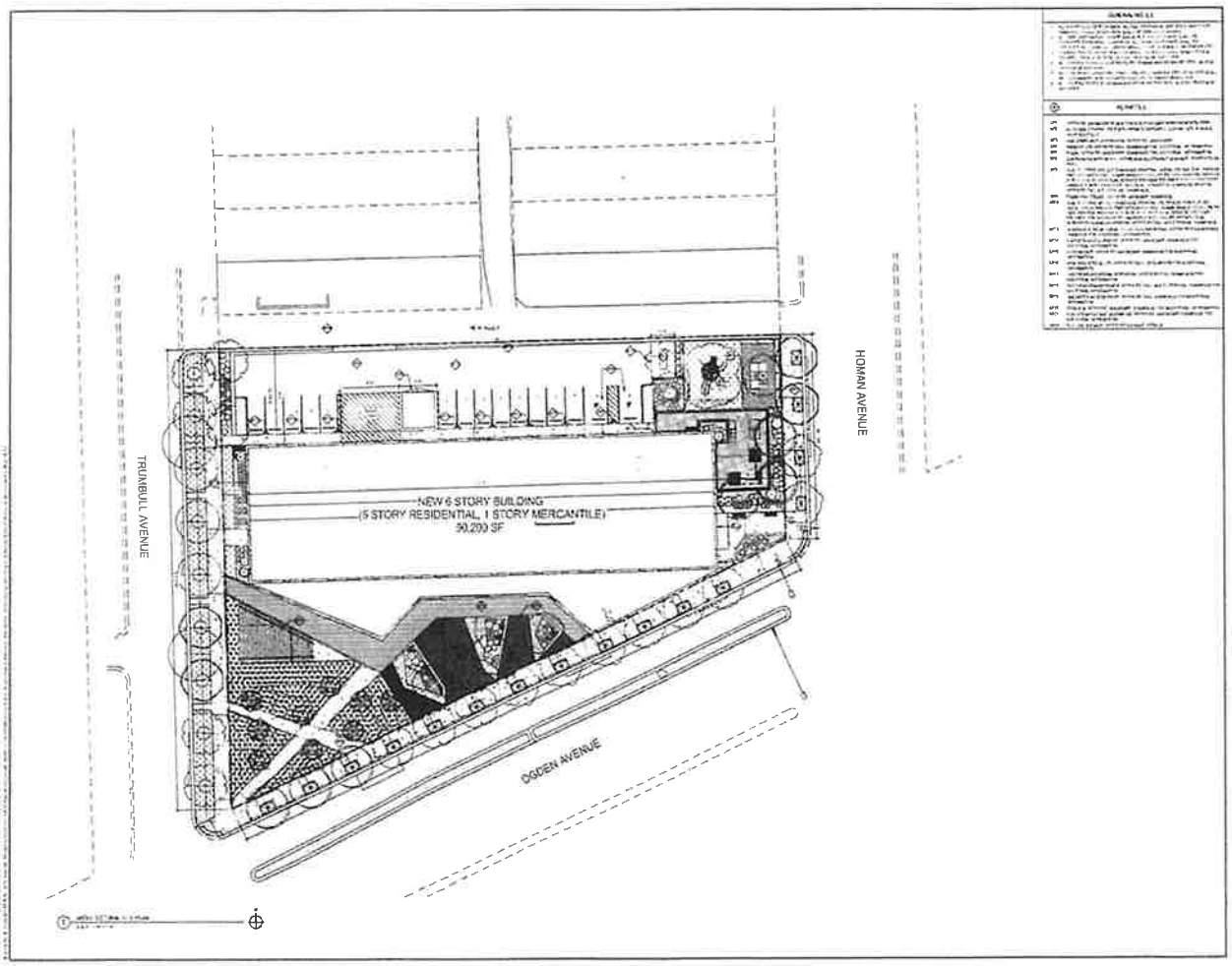
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LANDSCAPE DETAILS

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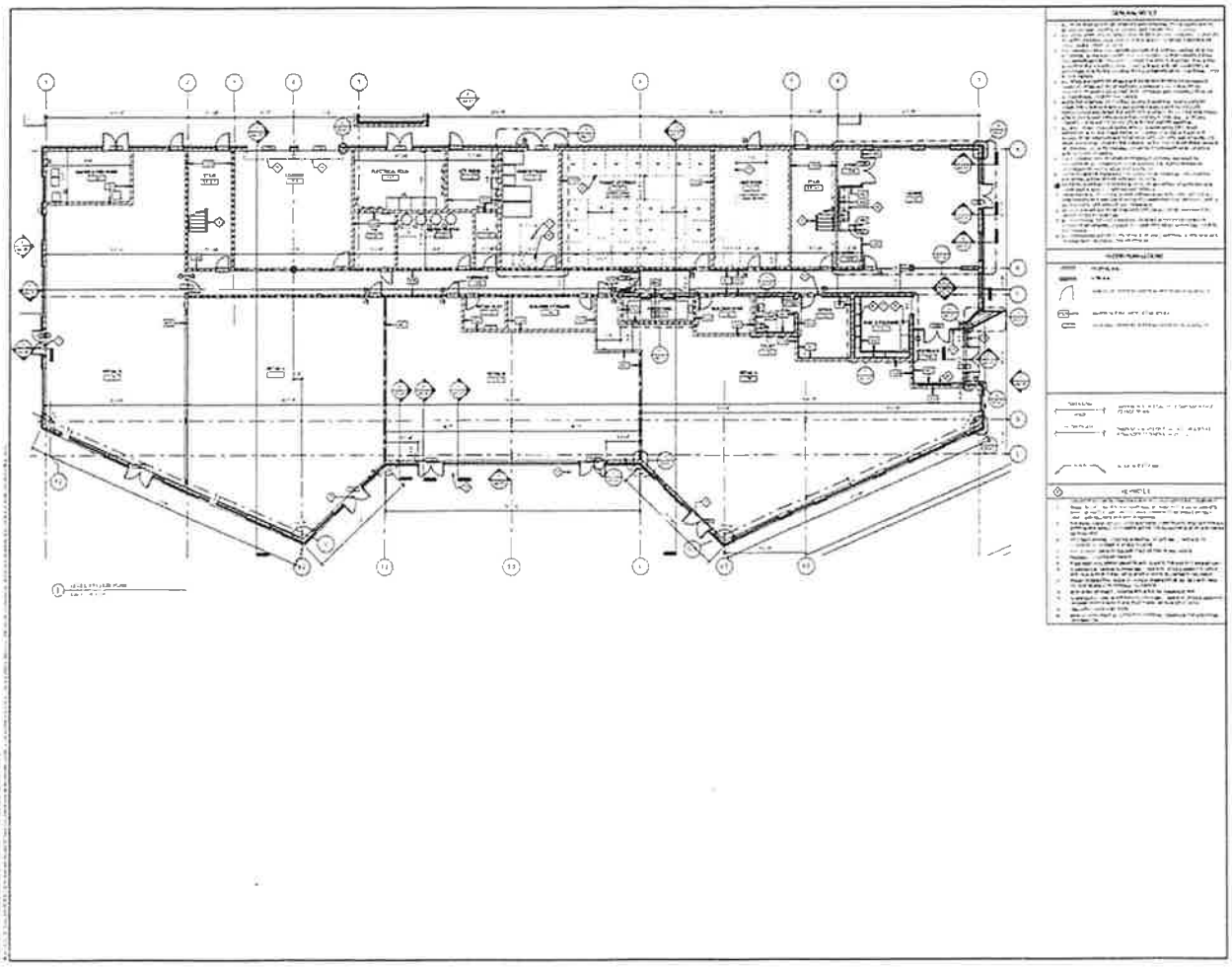
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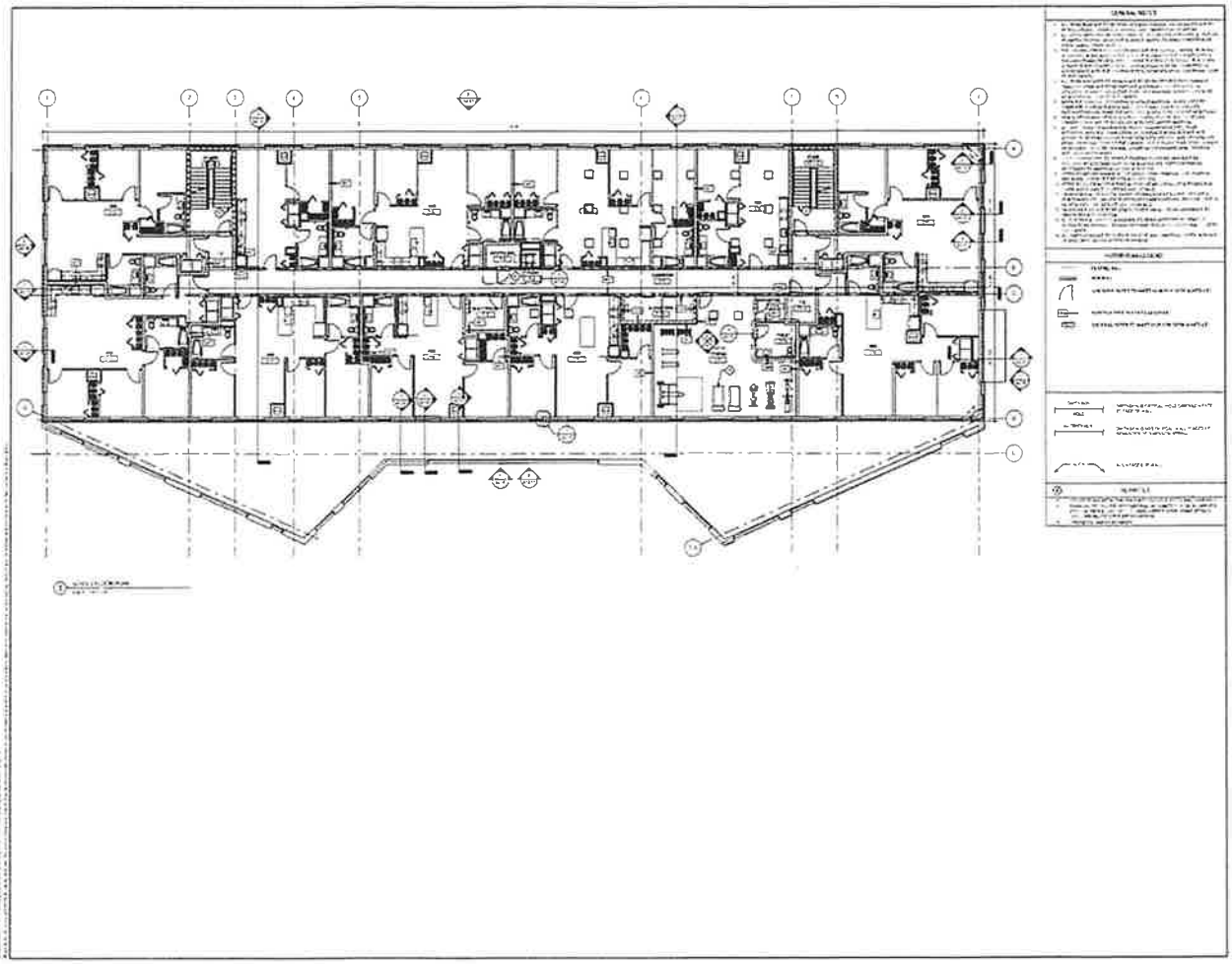
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LEVEL 1 FLOOR PLAN

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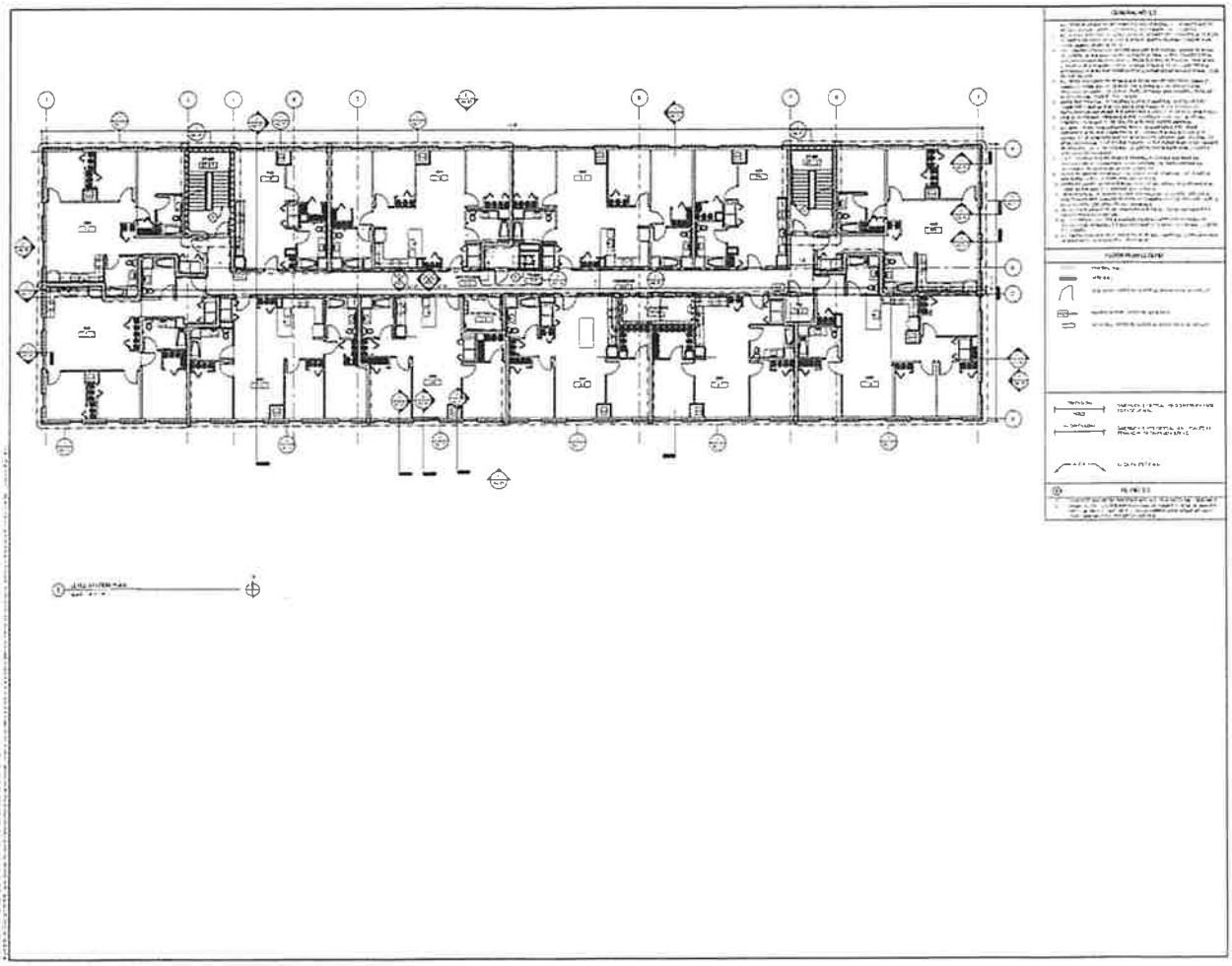
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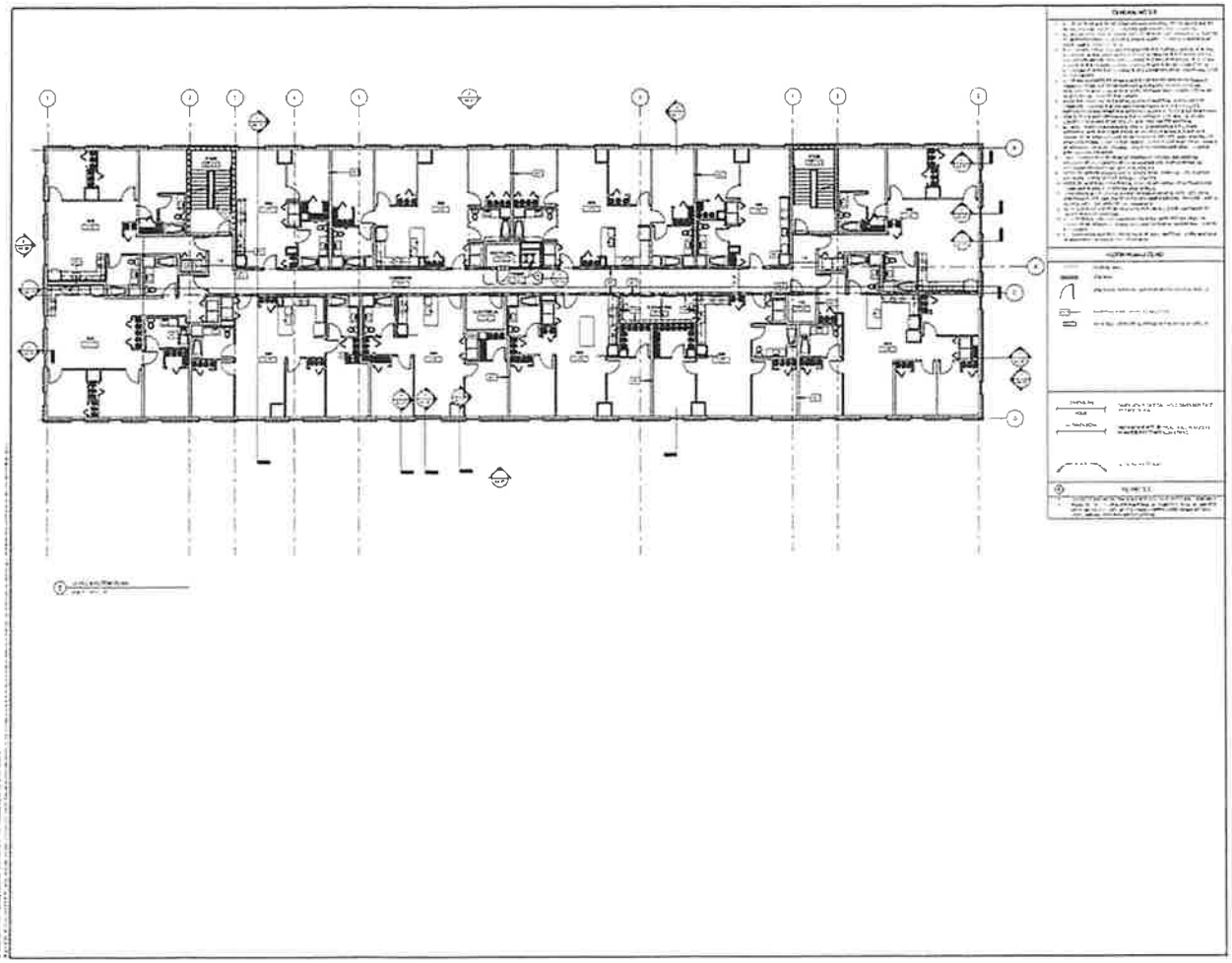
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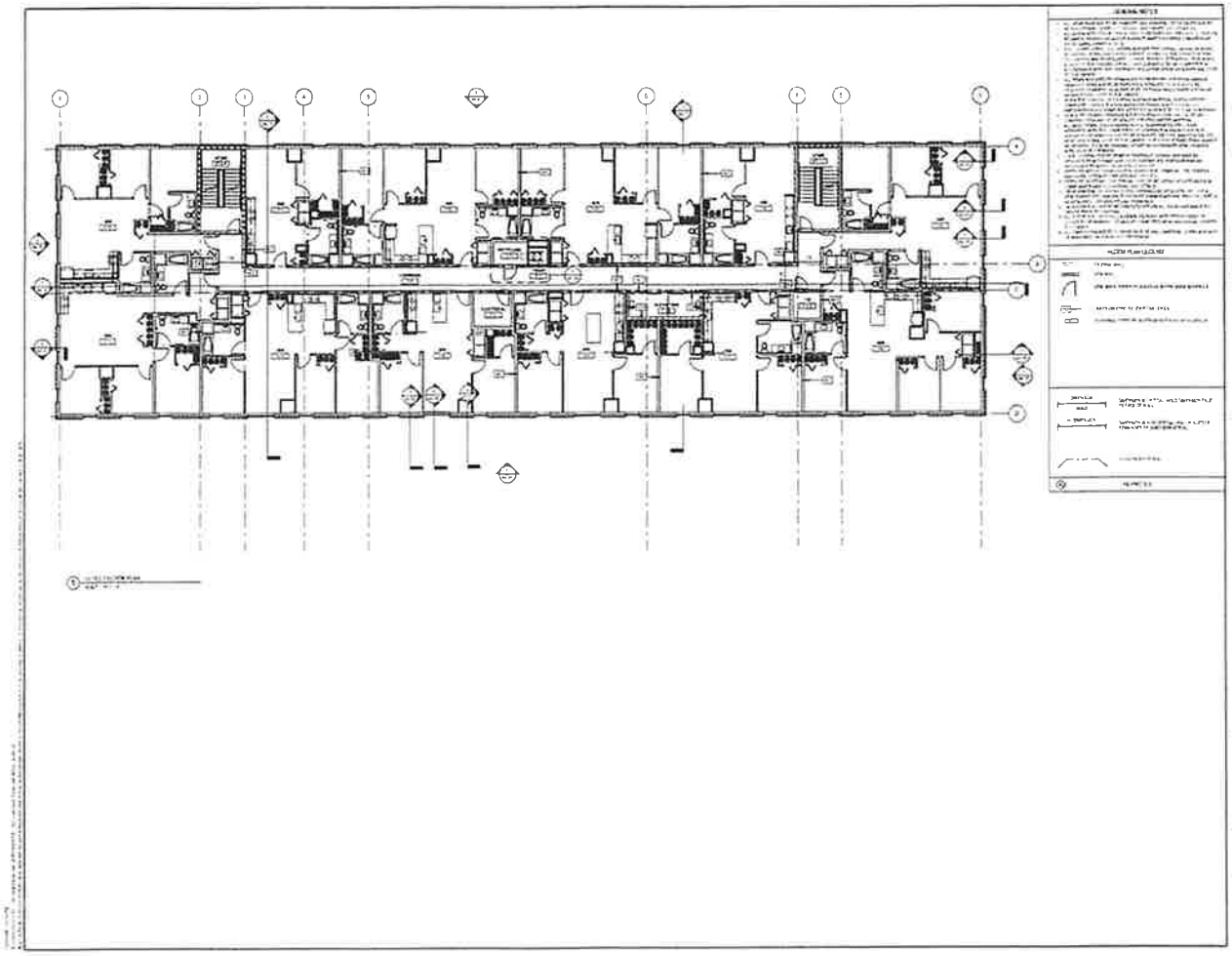
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LEVEL 4 FLOOR PLAN

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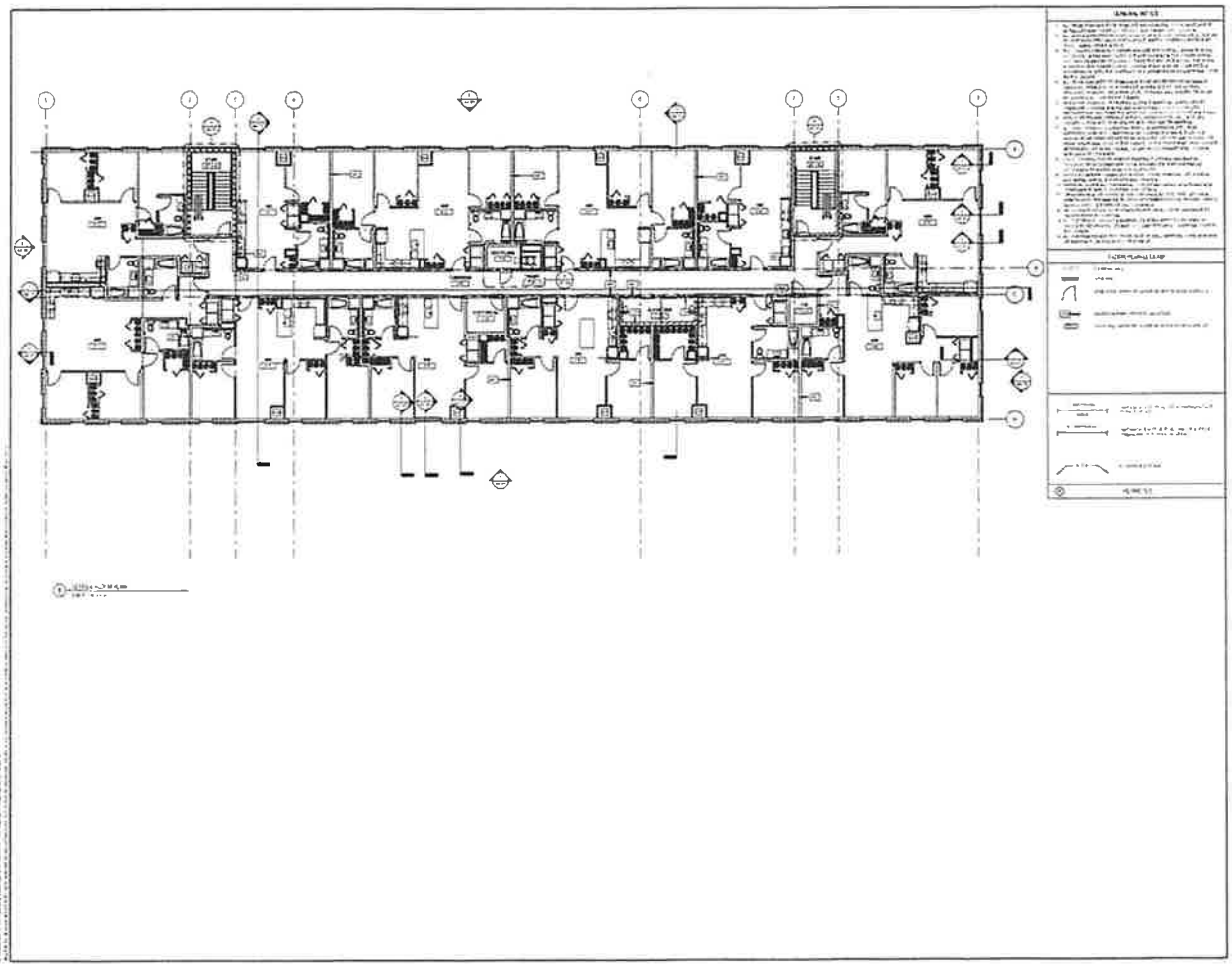
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LEVEL 5 FLOOR PLAN

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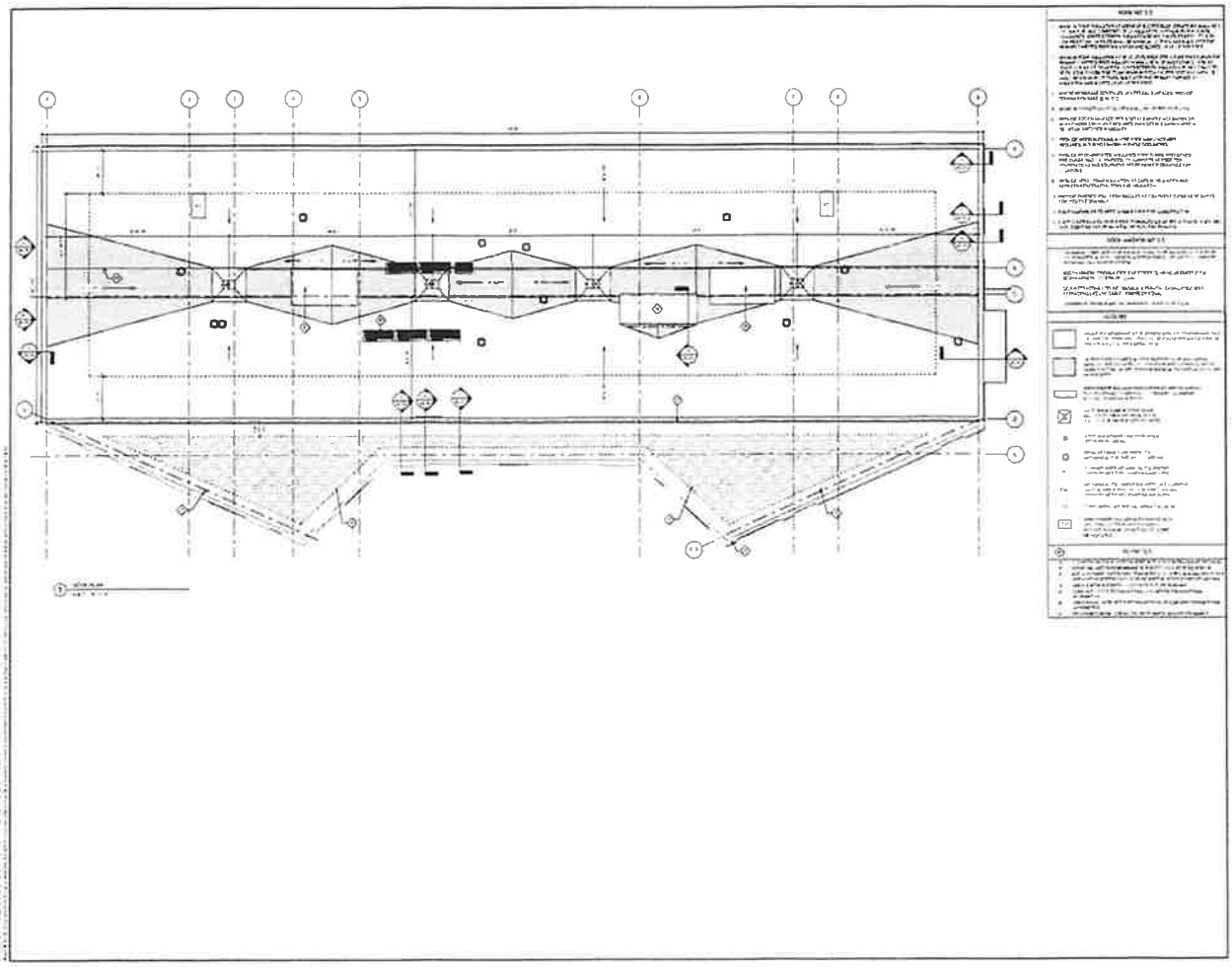
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LEVEL 6 FLOOR PLAN

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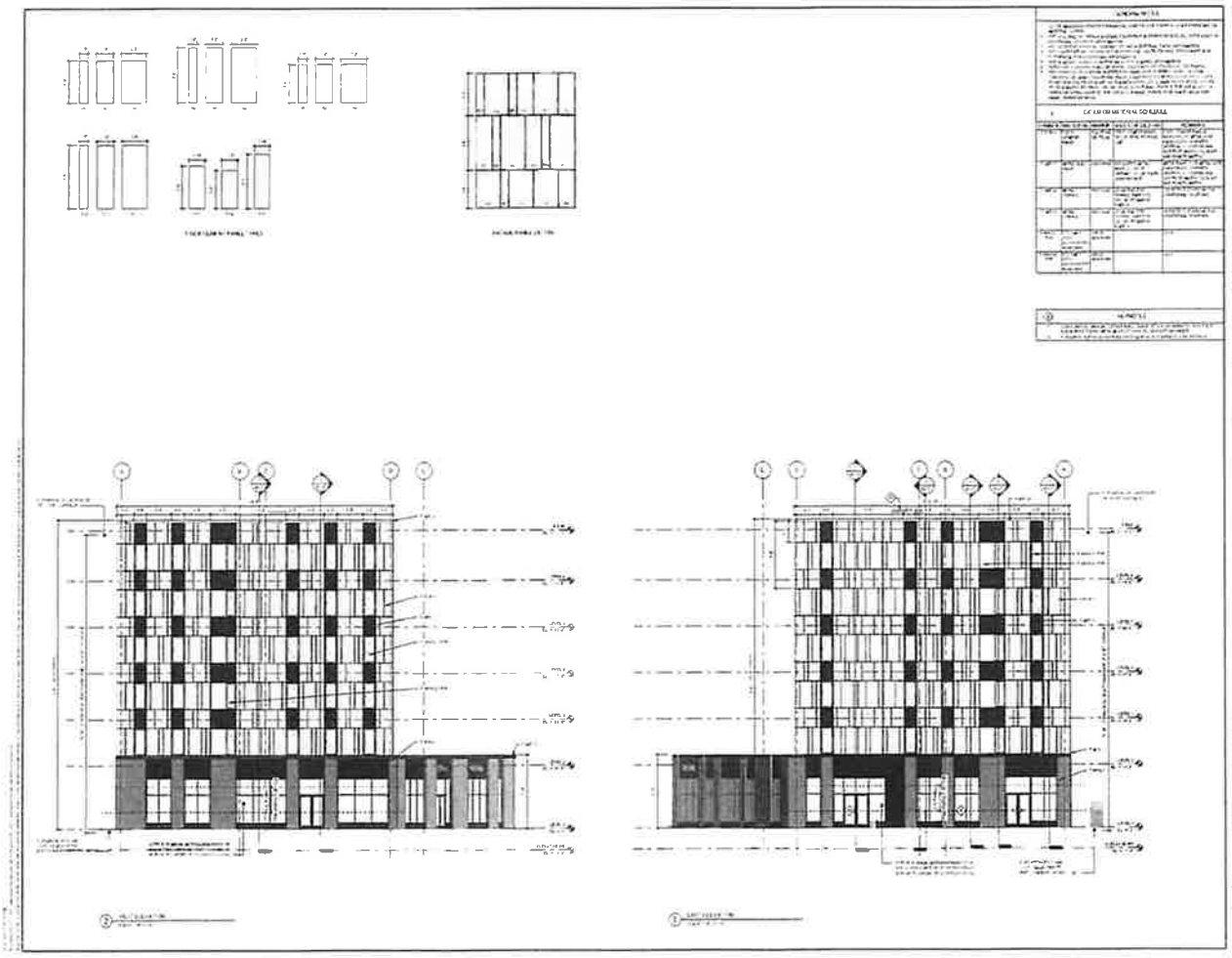
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ROOF PLAN

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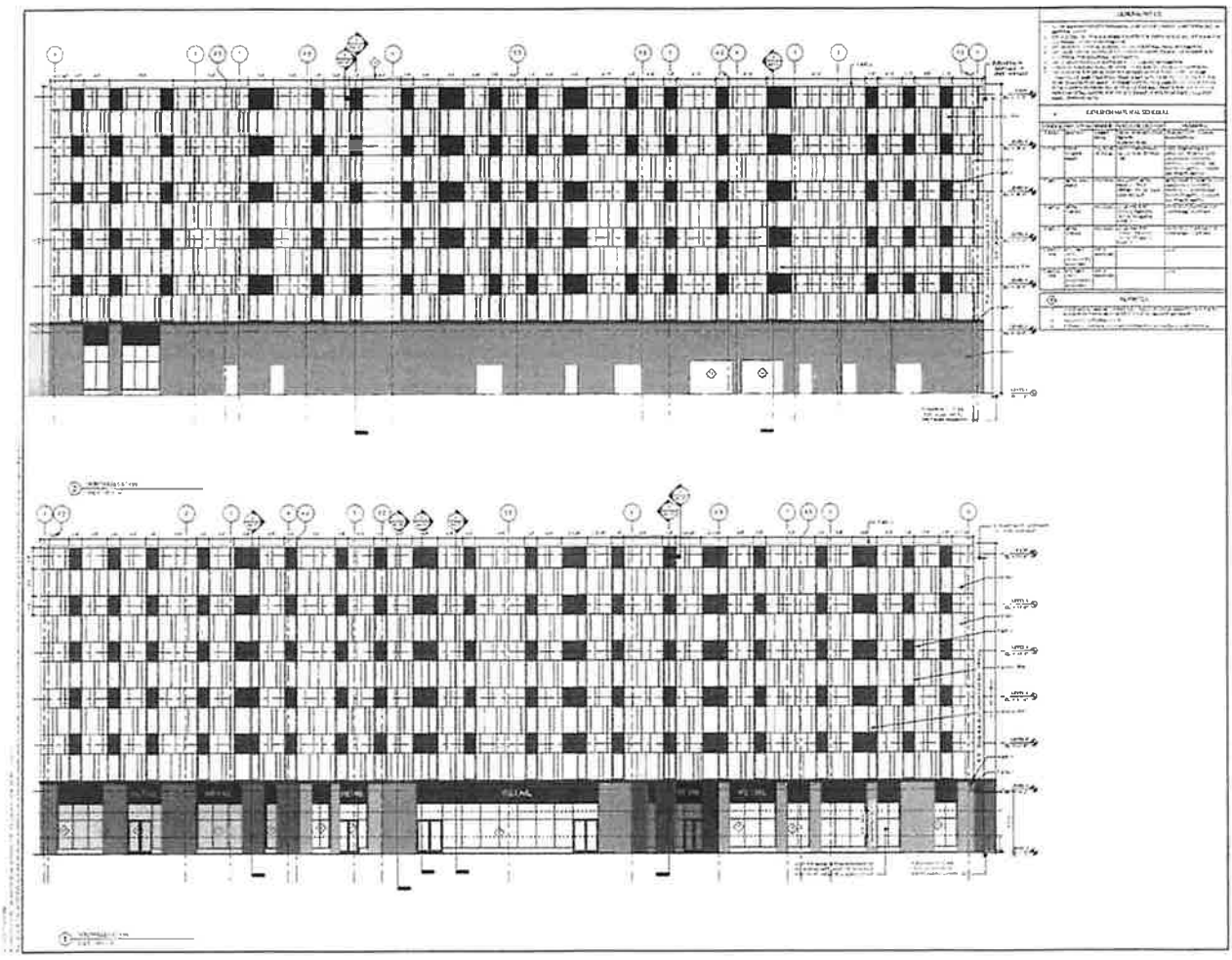
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