

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – November 19, 2020

AGENDA

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE OCTOBER 15, 2020 CHICAGO PLAN COMMISSION HEARING
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

ANLAP:

- 1. A resolution recommending a proposed ordinance authorizing an adjacent neighbor land acquisition program (anlap) sale of city-owned land, generally located at 2831 West 25th Place to Daniel and Rosa Cantu (20-017-21; 12th Ward).
- 2. A resolution recommending a proposed ordinance authorizing an adjacent neighbor land acquisition program (anlap) sale of city-owned land, generally located at 1254 South Springfield Avenue to Atneada Nance (20-017-21; 24th Ward).

DISPOSITION:

- 1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 700 East 63rd Street to Friend Health Title Holding Corporation (and/or affiliate entities) (20-016-21; 20th Ward).

- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

- 1. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Heiwa Terrace 920 LLC, for the property generally located at 920 W Lawrence Avenue. The property is zoned B3-5 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to renovate the subject property, a 13-story, 201-unit affordable senior housing project with 48 off-street parking spaces, into a 204-unit affordable senior housing project with 43 off-street parking spaces, along with interior and exterior building and landscape improvements. (LF #749; 46th Ward).
- 2. A proposed amendment to planned development #276, submitted by The Society for the Danish Old People's Home, for the property generally located at 5656 North Newcastle Avenue. The applicant is proposing to rezone the property from Institutional Planned Development #276 to RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) and then to Institutional Planned Development #276, as amended. The applicant proposes to construct two three-story lateral additions to the existing building - one on the west side and one on the east side. The resulting expansion would not increase

the allowed number of beds within the facility (this would remain at 87 per the original approved planned development). The proposal would include 13 accessory vehicular parking spaces on site and an additional (30) off-street accessory vehicular parking spaces established via grant of privilege along Hurlbut Street. (20441; 41st Ward)

3. A proposed amendment to Residential Business Planned Development 1420, submitted by Triangle Square Condominium LLC, for the property generally located at 1701 West Webster Avenue. The Applicant proposes to amend Residential Business Planned Development 1420 to add one additional dwelling unit to Sub-Area C that is proposed to be improved with a 7-story, 98'-tall residential building containing 72 dwelling units and 72 parking spaces. No other changes are proposed as part of this application. (20516, 32nd Ward)
4. An amendment is proposed to Residential-Business Planned Development 1430, submitted by Ogden Washtenaw JV LLC, for the property generally located at 1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue and 2604-2664 W. Ogden Avenue. The applicant is proposing to amend the allowed uses within Residential-Business Planned Development 1430 to include 'Drive-Through Facility.' This will allow for the addition of a drive-through automated teller machine to Subarea B of the property. (20485, 28th Ward)
5. A proposed Industrial Corridor Map Amendment located within the Kinzie Industrial Corridor, submitted by 1352 W. Lake Street. The Applicant proposes to rezone the property from M2-3 (Light Industry) to a DS-3 (Downtown Service) to allow for an Eating and Drinking Establishment that is to exceed 4000 square feet in size to be established on site. (20492-T1, 27th Ward)
6. A proposed planned development, submitted by 2420 S Halsted LLC, for the property generally located at 2420 S. Halsted Street and 2500 S. Corbett Street. The applicant is proposing to rezone the subject property from PMD-11 (Planned Manufacturing District) and Planned Development # 1236 to a Waterway Planned Development. The applicant proposes the construction of an 112,000 square foot distribution center with 487 parking spaces and 15 loading docks. The applicant will also construct a landscaped river walk along the length of the site that fronts the South Branch of the Chicago River and an additional 183,900 square feet of landscaping. (20438; 11th Ward)
7. A proposed planned development, submitted by 40 West Oak Owner LLC, for the property located at 46-74 W. Oak St. / 1000-1006 N. Dearborn St. / 1001-1007 N. Clark St. The applicant is proposing to rezone the subject property from C2-5 (Motor Vehicle-Related District) to DX-10 (Downtown Mixed-Use District) then to a Residential-Business Planned Development. The applicant proposes a construct a 35-story building, with an overall height of 465'-8", with up to 75 residential dwelling units in Subarea B. The existing Warren Barr facility generally located at 66 W. Oak St. (Subarea A) will remain. A 3.8 FAR (Floor Area Ratio) bonus will be taken for Subarea B and the overall FAR of the planned development will be 11.34 FAR and 160 accessory parking spaces will be provided. (20517; 2nd Ward)

E. CHAIRMAN'S REPORT

Adjourn