

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Monday – December 12, 2022**

AGENDA

- A. ROLL CALL**
- B. APPROVAL OF MINUTES FROM THE NOVEMBER 17, 2022, CHICAGO PLAN COMMISSION HEARING**
- C. APPROVAL OF THE PROPOSED 2023 CHICAGO PLAN COMMISSION MEETING SCHEDULE**
- D. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT**

DISPOSITION

- 1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2151 West Adams Street to Sustainabuild, LLC - 2149 (22-070-21; 27th Ward).

ANLAP

- 2. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program item, generally located at 713 North Homan Avenue to Autumn Pierce (22-069-21; 27th Ward).

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

- 1. A proposed amendment to Air Rights Waterway Business Residential Planned Development No. 1426, submitted by Bally's Chicago Operating Company LLC., for the property generally located at 643-741 W. Chicago Avenue and 641-739 N. Halsted. The applicant is proposing to rezone the site from Air Rights Waterway Business Residential Planned Development No. 1426 to Air Rights Waterway Business Residential Planned Development No. 1426, as amended, the resulting proposal will be divided into sub-areas for phased development. The first phase of development will include a casino, hotel, entertainment venue, and various commercial uses. The overall development is proposed to be 6.2 FAR, this includes a neighborhood opportunity bonus of 1.2 FAR. (21129, 27th Ward)

2. A proposed amendment to Residential Commercial Planned Development No. 1006 (RCPD 1006), submitted by Parkside Associates, LLC, for the property generally located at 421-547 West Division Street. The applicant proposes to amend the development boundary by removing a portion of land. The remaining amended RCPD No. 1006 boundary will be rezoned from RCPD No. 1006 to DX-3 (Downtown Mixed-Use District), and then back to RCPD No. 1006, as amended. The applicant will redefine the subareas of the planned development for phased development of the site. Block 1 (Sub-Area C) is proposed to contain 6 dwelling units in a 42'-tall walk-up building with 12 accessory parking spaces. Block 7 (Sub-Area D) will be subject to future site-plan approval for a building with a maximum of 82 dwelling units and a height of 100'. The overall Floor Area Ratio (FAR) of the site will be 2.5. (21080, 27th Ward)
3. A proposed Residential Planned Development submitted by Parkside Associates, LLC, for the property generally located at 1101-1129 North Cambridge Avenue; 500-520 West Hobbie Street; and 1100-1128 North Cleveland Avenue. The applicant proposes to rezone the property from Residential Commercial Planned Development No. 1006 to DR-3 (Downtown Residential District), and then to a Residential Planned Development to construct three buildings not to exceed 105' – 0" in height and which in total will contain 93 dwelling units and 65 accessory vehicular parking spaces. The overall Floor Area Ratio (FAR) of the Planned Development will be 2.0. (21081, 27th Ward)
4. A proposed Industrial Corridor Map Amendment located within the North Branch Industrial Corridor, submitted by ChiSai Properties LLC, for the property generally located at 1226 West Augusta Boulevard. The Applicant proposes to rezone the property from M3-3 (Heavy Industry District) to a B2-3 (Neighborhood Mixed-Use District) to allow for the construction of a new three-story, three-unit residential building with basement and two off-street parking spaces. (21119-T1, 27th Ward)
5. A proposed technical amendment to Business Planned Development No. 468 submitted by Northwestern Memorial Healthcare for the property generally located at 201-221 E Erie St, 631-649 N St. Clair St and 200-212 E Ontario Street. The amendment to the planned development would allow medical services as a permitted use and add a pedestrian bridge. No further changes are proposed to the planned development. (21177, 42nd Ward)

F. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. NONE

ADJOURN