

## **CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
2<sup>nd</sup> Floor, City Hall / Virtually  
Chicago, Illinois 60602  
Thursday – December 17, 2020**

### **AGENDA**

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE NOVEMBER 19, 2020 CHICAGO PLAN COMMISSION HEARING
- C. APPROVAL OF THE PROPOSED 2021 PLAN COMMISSION MEETING SCHEDULE
- D. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

#### **ACQUISITION:**

- 1. A resolution recommending a proposed ordinance authorizing an acquisition of land, generally located at 6206 South Racine Avenue from the Board of Education (“CPS”), held in trust by the Public Buildings Commission of Chicago (the “PBC”). (20-018-21; 16<sup>th</sup> Ward)

#### **DISPOSITION:**

- 1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1114 South Mason Avenue to NeighborSpace. (20-019-21; 29<sup>th</sup> 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 Business Planned Development 1292, submitted by The Shops at Big Deahl, LLC, for the property generally located at 1465-1483 N. Kingsbury St./835-919 W. Blackhawk St./1450-1472 N. Dayton St. The applicant proposes to amend Planned Development 1292 to rezone the property to C2-5 prior to re-establishing Residential-Business Planned Development 1292, as amended the proposal will include

five subareas with four structures and open space. Subarea A will consist of a 27-story (299 ft.), 327 dwelling unit building with retail and 110 parking spaces. Subarea B will consist of a 5-story (64 ft.), 36 dwelling unit building with 36 parking spaces. Subarea C will consist of a 10-story (117 ft.), 126 dwelling unit, group living classified as co-living building (max. 432 beds) with 41 parking spaces. Subarea D will consist of an indoor sports and recreation facility with a height of 80 ft. with 16 parking spaces (currently under construction). Subarea E will be a 25,557 sq. ft. publicly-accessible open space. No other changes are proposed as part of this application. (20479; 27th Ward)

2. A proposed planned development, submitted by Chicago Journeyman Plumber Local 130, UA and Chicago Title and Trust Company Land Trust #15408, for the property generally located at 1340 West Washington Boulevard. The applicant is proposing to rezone the property from C1-3 (Neighborhood Commercial District) to DX-3 (Downtown Mixed-Use District) and then to a Planned Development. The applicant proposes the construction of a new 7-story parking and retail structure along the West Randolph Street side of the property. The proposed use of the resulting development is commercial and retail on the ground floor with accessory and non-accessory vehicular parking behind and on the floors above, the overall planned development will contain 647 non-accessory vehicular parking stalls. (20478; 27th Ward)
3. A proposed amendment to Residential-Institutional Planned Development #253 submitted by the Applicant, Misericordia Home, for the property generally located at 6300 N Ridge and 1925 W Thome Avenue. The amendment to the planned development is to accommodate an expansion in the boundaries of the planned development; the applicant proposes the construction of 16 new intermediate care facility buildings on the newly added land. (20510, 40th Ward)
4. A proposed amendment to Residential-Business Planned Development #1329, as amended, by the Applicant, 1050 Wilson Partners LLC, for the property generally located at 1050 W. Wilson. The amendment to the planned development would create two subareas and to allow for venue as a permitted use to permit a theater use in the existing building located on the property. No other changes to the planned development are proposed. (20345, 46th Ward)
5. A proposed amendment to Residential-Business Planned Development #1347 submitted by the Applicant, 5050 North Broadway Property, LLC, for the property generally located at 5051 North Broadway Avenue. The amendment to the planned development would allow the additional use of dwelling units on the ground floor to be added into the planned development, along with some minor building siting and design modifications. (20440, 48th Ward)

## F. CHAIRMAN'S REPORT

1. **Update on WMBE Goals pursuant to the Executive Order**

DPD staff (Nancy Radzevich, Assistant Commissioner) will provide a brief update on the status of project compliance to the Mayoral Executive Order on WMBE participation.

Adjourn