



CHICAGO PLAN COMMISSION

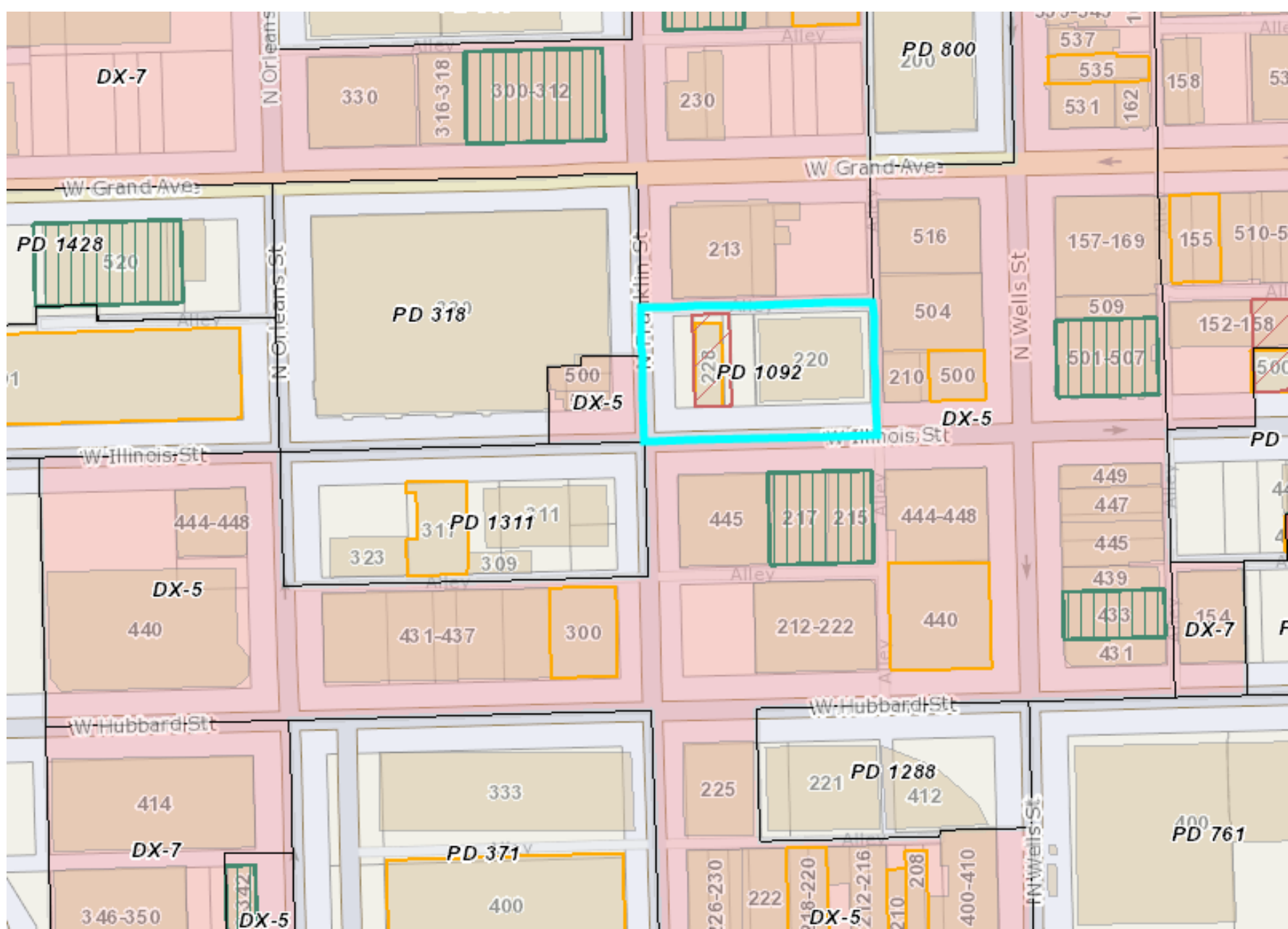
Department of Planning and Development

Amendment to Planned Development #1092

218-220 W. Illinois – 42nd Ward

Alderman Brendan Reilly

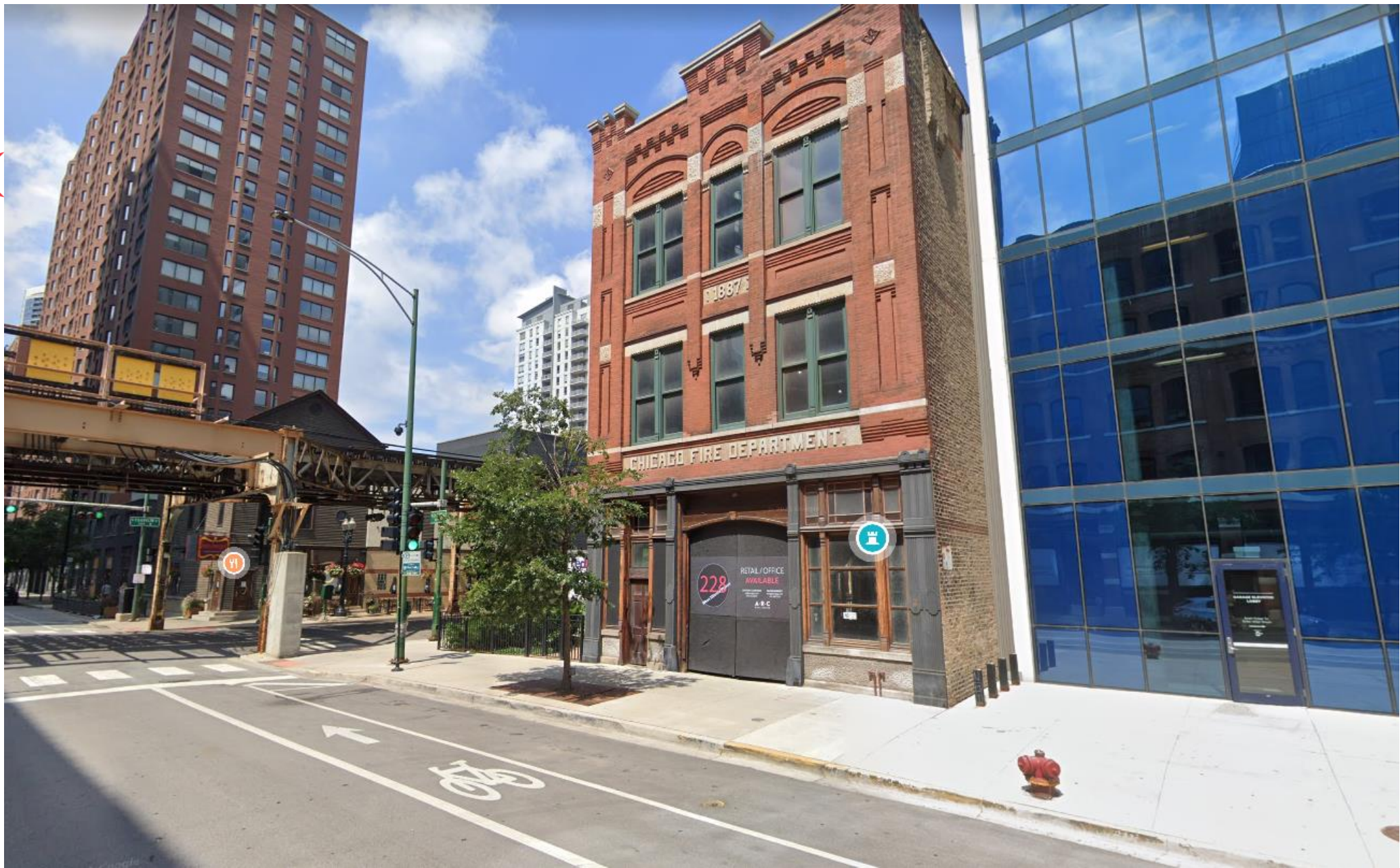
05/18/2023



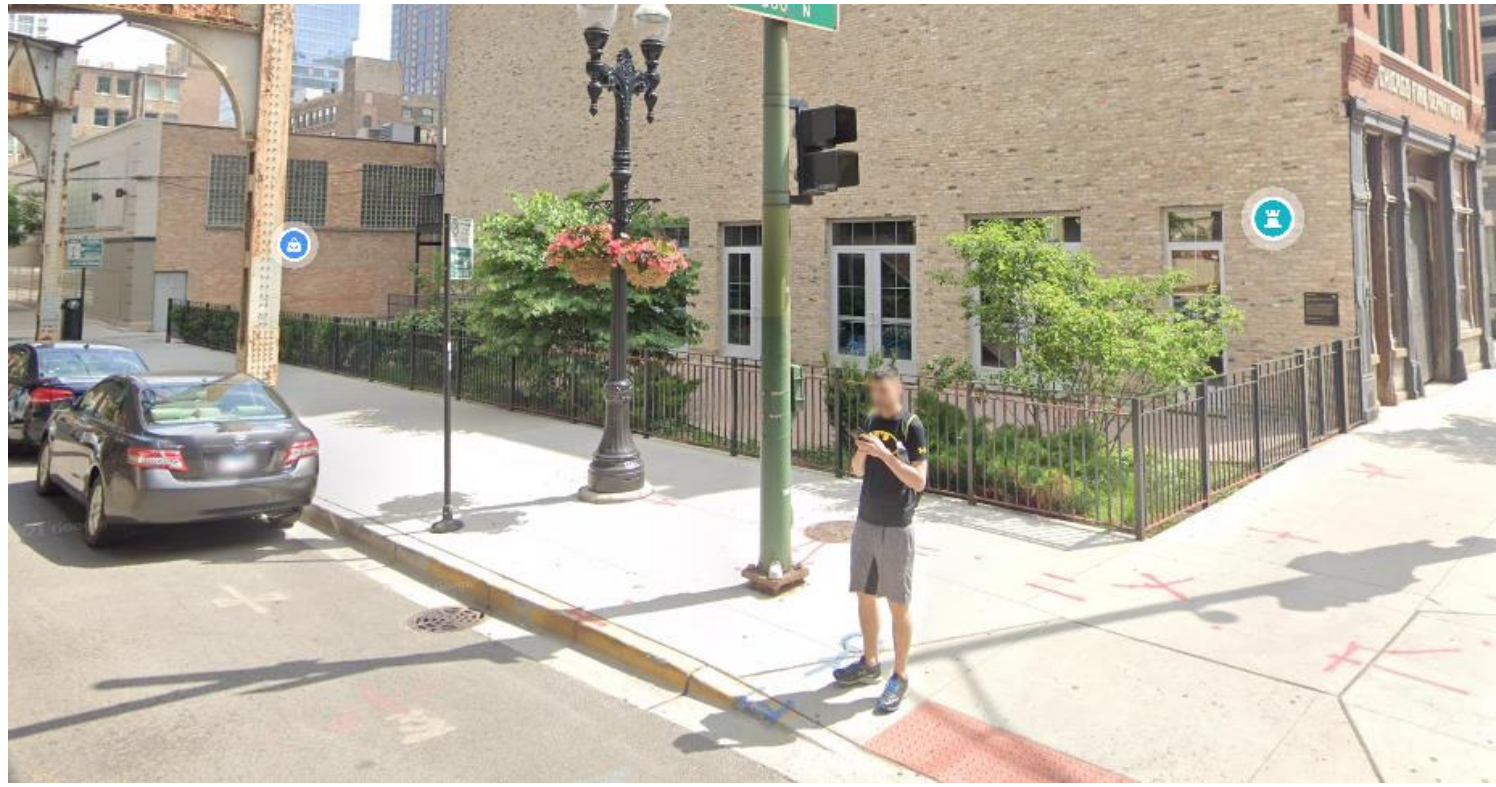
ZONING DESIGNATION CONTEXT MAP



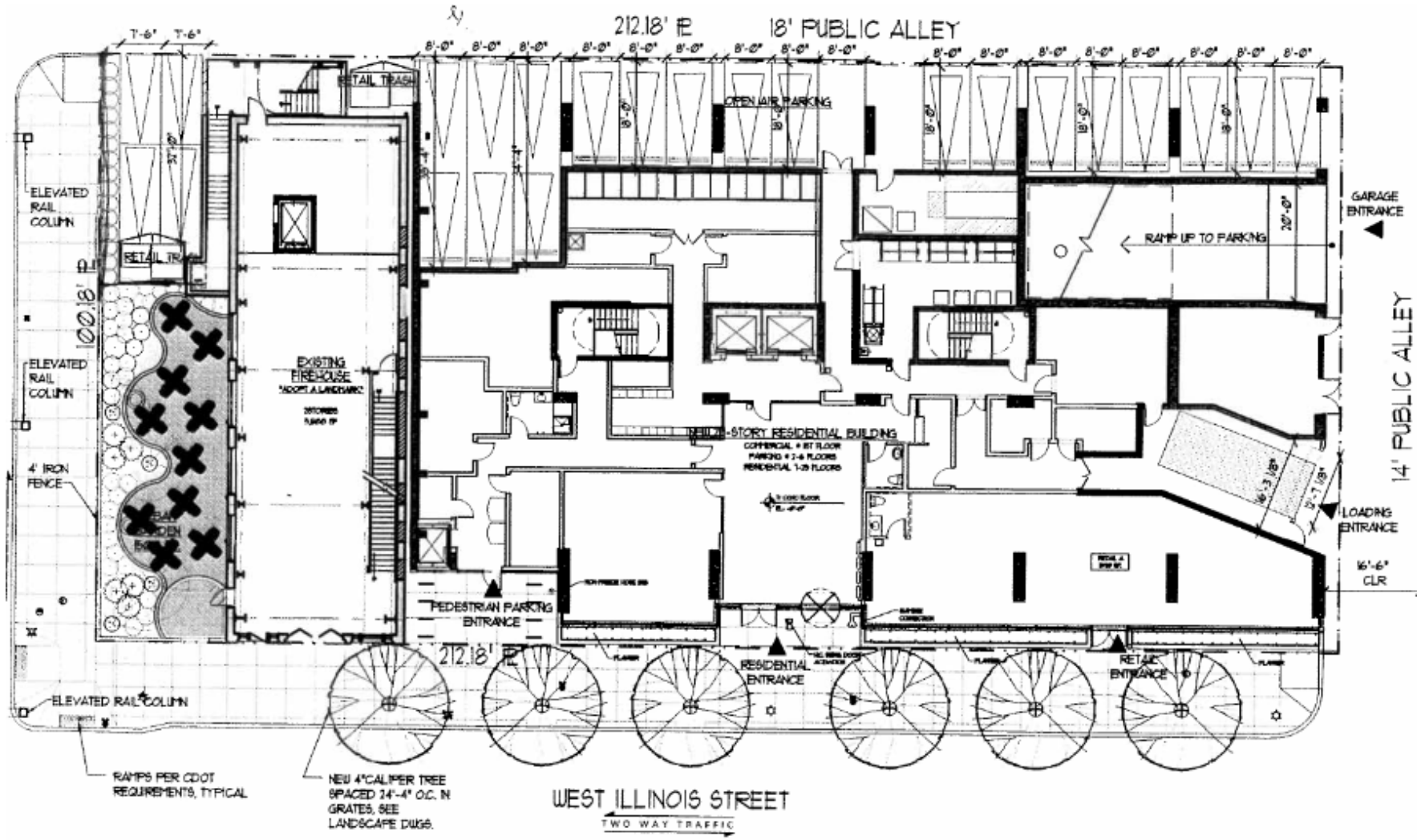
ILLINOIS STREET LOOKING NORTHEAST



ILLINOIS STREET LOOKING NORTHWEST



URBAN GARDEN



Architect
 John Capompoli
 1001 N. Dearborn
 1001 N. Dearborn
 1001 N. Dearborn
 1001 N. Dearborn

ILLINOIS & FRANKLIN ASSOCIATES

Franklin / Illinois

CHICAGO, IL




SCALE
 $\frac{1}{8}'' = 1'-0''$
 DATE
 9-13-12

DRAWING
 SITE/
 LANDSCAPE
 PLAN

SK#
 1

Statement 5



The following uses are permitted on the Property under this Planned Development: dwelling units, including but not limited to multi-unit residential; residential support services; retail, service and commercial facilities; business and professional offices; food and beverage retail sales; temporary construction staging, temporary storage of construction materials, and temporary buildings for construction purposes; accessory and non-accessory parking; accessory uses; an urban garden located adjacent to the Existing Firehouse that is open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year; and all other permitted uses in the DX-7 Downtown Mixed-Use District, excluding hotel.

Statement 12

The requirements of the Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner that such modification is minor, appropriate, and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change to the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, (1) such minor changes may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks, and an increase of the maximum percent of land covered, and (2) such minor changes may not include any change to the urban garden located adjacent to the Existing Firehouse that would operate to close such urban garden to the public contrary to Statement 5 above. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.



DPD Recommendations

The recommendation of the Zoning Administrator is passage recommended; the proposed amendment which includes further clarification of the term “urban garden” which appears on a previously adopted planned development exhibit would not have an adverse impact on any of the surrounding uses. The continued operation of the subject space as an “Urban Garden” would remain consistent with the designated use of the space over the last approximately 15 years time.