

CHICAGO PLAN COMMISSION

121 North LaSalle Street

10:00 A.M.

2nd Floor, City Hall

Chicago, Illinois 60602

August 15, 2019

AGENDA

A. ROLL CALL

B. APPROVAL OF MINUTES FROM THE JULY 18, 2019 CHICAGO PLAN COMMISSION

C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 309 West 47th Street to Chicago Title Land Trust Company (19-040-21; 3rd Ward)

ANLAP

2. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program sale of city-owned land, generally located at 2216 South Kedvale Avenue to Ruby C. Peet (19-041-21; 22nd Ward)

Sealed Bid

3. A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 4118 West Lake Street to 4118-4138 Lake St LLC (19-042-21; 28th Ward)
4. A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 4128 to 4136 West Lake Street to 4118-4138 Lake St LLC (19-043-21; 28th Ward)

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

1. A proposed amendment to Residential Planned Development 1347, submitted by 5050 North Broadway Property, LLC, for the property generally located at 5050 N. Broadway, to allow school and daycare uses to be added as permitted uses within the planned development. No other changes to the planned development are proposed. (47th and 48th Wards; 20114)
2. A proposed map amendment in the Ravenswood Industrial Corridor, submitted by Birnecker Holdings LLC, for the property generally located at 4241 North Ravenswood Avenue. The Applicant proposes to rezone the property from M1-2 (Limited Manufacturing/Business Park District) to C3-2 (Commercial, Manufacturing, and Employment District) in order to rehabilitate and reuse the existing building with uses permitted under the C3-2 designation, including distillery with restaurant, tasting room, gift shop and outdoor patio. (20061-T1, 47th Ward)

3. A proposed amendment to Planned Development 381, submitted by CWI Chicago Hotel, LLC, for the property generally located at 1-39 W. Wacker Drive, to allow the demolition of portions of an existing spa room and construction of additional ground floor space, by enclosing a portion of a porte cochere in Subarea B, for a new financial institution. The City of Chicago will also be amending the PD bulk table to correct the lot areas of both Subareas A and B. (20117, 42nd Ward)
4. A proposed planned development, submitted by NWC 308 W Erie, LLC, for the property generally located at 301 West Huron and 308 West Erie Streets. The Applicant proposes to rezone the site from DX-5 (Downtown Mixed-Use District) to a Business Planned Development to allow for the construction of a 90'-3" tall building addition adjacent and connected to an existing 105'-10" tall building, which will contain office and ground floor commercial space (Sub-Area A), and the construction of a new 226'-6" tall office building with 130 parking spaces and ground floor commercial space (Sub-Area B). The Applicant proposes to utilize the Neighborhood Opportunity Fund Bonus to increase the allowable FAR for the planned development from 5.0 to 8.1. (20064, 42nd Ward)
5. A proposed map amendment in the Kinzie Industrial Corridor, submitted by 401 Morgan, LLC, for the property generally located at 401 N. Morgan Street, to rezone the property from M2-3 (Light Industry District) to DS-5 (Downtown Service District), in order to bring the operation of an existing venue into conformity with zoning with respect to parking and existing outdoor rooftop patio. No physical changes to the building are proposed. (20063-T1; 27th Ward)
6. A proposed amendment to Residential-Business Planned Development 237, submitted by One Superior Place Fee, LLC, for the property generally located at 1 W. Superior Street, to add hotel use as a permitted use to allow up to 20% of the existing residential units to be utilized as hotel units. No physical changes to the building are proposed. (20119, 2nd Ward)
7. A proposed amendment to Planned Development 136, submitted by Onni Atrium Apartments Limited Partnership, for the property generally located at 303 W. Division Street, 1140 N. Wells Street, and 202 W. Hill Street, to add shared housing and hotel uses as permitted uses to allow up to 60 residential units to be utilized as hotel units. No physical changes to the building are proposed. (20118, 27th Ward)

Adjourn