

CHICAGO PLAN COMMISSION

121 North LaSalle Street

10:00 A.M.

2nd Floor, City Hall

Chicago, Illinois 60602

January 23, 2020

AGENDA

A. ROLL CALL

B. APPROVAL OF MINUTES FROM THE DECEMBER 19, 2019 CHICAGO PLAN COMMISSION

C. 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 3518 and 3520 South Halsted Street to Our Revival Chicago, LLC (and/or affiliate entities) (20-001-21; 11th Ward).

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

1. A proposed Residential-Business Planned Development, submitted by Broadway & Harbor, LLC, for the property generally located at 3460 N. Broadway. The applicant proposes to rezone the site from (RM-5 Residential Multi-Unit District) and B3-2 (Community Shopping District) to B3-3 (Community Shopping District) and then to a Residential-Business Planned Development to construct a 87' tall building with 208 residential units, ground floor commercial, and 94 vehicular parking spaces (20116; 44th Ward).
2. A proposed planned development, submitted by Drive Shack Chicago LLC, for the property generally located at 2501 North Damen Avenue. The applicant is proposing to rezone the property from C1-3 (Neighborhood Commercial District) and C3-3 (Commercial Manufacturing District) to C3-3 (Commercial Manufacturing District) and then to a Waterway Planned Development to allow the construction of a three story commercial building containing entertainment and spectator sports, sports and recreation, and eating and drinking establishment uses with 337 accessory vehicular parking stalls and 1 loading berth. (20170, 32nd Ward)
3. A proposed amendment to Planned Development #447, submitted by DAC Developments LLC, for the property generally located at 808 North Cleveland Avenue (Subarea A-1A). The applicant proposes a change in use in Subarea A-1A from multi-unit residential to a hotel with retail on the ground floor to allow for the construction of a 24-story, 216-guest room hotel building, with 76 vehicular parking stalls and 1 loading berths. (20190, 27 Ward)
4. A proposed planned development, submitted by North Park Ventures LLC, for the property generally located at 800 West Lake Street. The applicant is proposing to rezone the property from C1-1 (Neighborhood Commercial District) and C2-5 (Motor Vehicle-Related Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Business Planned Development to construct a 265'-0" tall mixed-use building with commercial uses on the ground floor and a 476-guest room hotel on the floors above, with 0 accessory vehicular parking stalls and 2 loading berths. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 7.0 to a maximum of 11.5. (20112; 27th Ward)

5. A proposed planned development, submitted by Trammell Crow Chicago Development, Inc., for the property generally located at 400 North Aberdeen Street. The applicant proposes to rezone the subject property from M2-1 (Light Industry District) and M2-3 (Light Industry District) to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development to construct a 16-story mixed-use building with commercial and retail uses on the ground floor and office uses on the floors above, 150 accessory vehicular parking stalls, and 2 loading berths. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to 8.1. (20169; 27th Ward)
6. A proposed map amendment in the North Branch Industrial Corridor, submitted by Christopher Litwin, for the property generally located at 1230 W. Augusta Boulevard. The applicant proposes to rezone the property from M3-3 (Heavy Industry District) to B2-2 (Neighborhood Mixed-Use District) to allow for the renovation of and an addition to an existing residential building. (20071-T1, 27th Ward)
7. A proposed planned development, submitted by MP Randolph LLC, for the property generally located at 1400 W. Randolph Street. The applicant is proposing to rezone the property from C1-3 (Neighborhood Commercial District) to a DX-5 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development to construct a new 282-ft. tall, 25-story mixed-use building, with retail and commercial uses on the ground floor and 281 residential dwelling units on the floors above, with 108 accessory vehicular parking spaces, 225 bicycle parking stalls, and 2 loading berths. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to 8.1. (20058; 27th Ward)
8. A proposed Business Planned Development, submitted by Our Revival Chicago, LLC, for the property generally located at 3506-20 South Halsted Street. The applicant proposes to rezone the site from B3-3 (Community Shopping District) to C3-2 (Commercial, Manufacturing and Employment District) and then to a Business Planned Development to develop a live entertainment venue with a 1,800 person capacity, an approximately 4,000 square foot restaurant, and an approximately 5,000 square foot brewery on the subject property (20301; 11th Ward).
9. A proposed amendment to Planned Development 1218, submitted by Enterprise Leasing Company of Chicago LLC, for the property generally located at 1330 East 53rd Street, to add indoor Light Equipment Sales/Rental as a permitted use, to allow for an indoor car rental use at the subject property. (20139; 4th Ward)

E. MBE/WBE QUARTERLY UPDATE REPORT - deferred from December 19, 2019

F. CHAIRMAN'S UPDATE

1. 2020 Chicago Plan Commission Meeting Date – confirmation of February 21, 2020 meeting date
2. Update – DPD Review of existing Plan Commission rules and procedures
 - A. Status of Proposed Master PD Addendum to Development Manual
 - B. DPD's Proposed Improvements to CPC Public Hearing presentations and PD Review Process

Adjourn