



CHICAGO PLAN COMMISSION

Amendment to PD 1135 – Application Number 22323

Grand Boulevard | Ward 3 | Alderwoman Pat Dowell

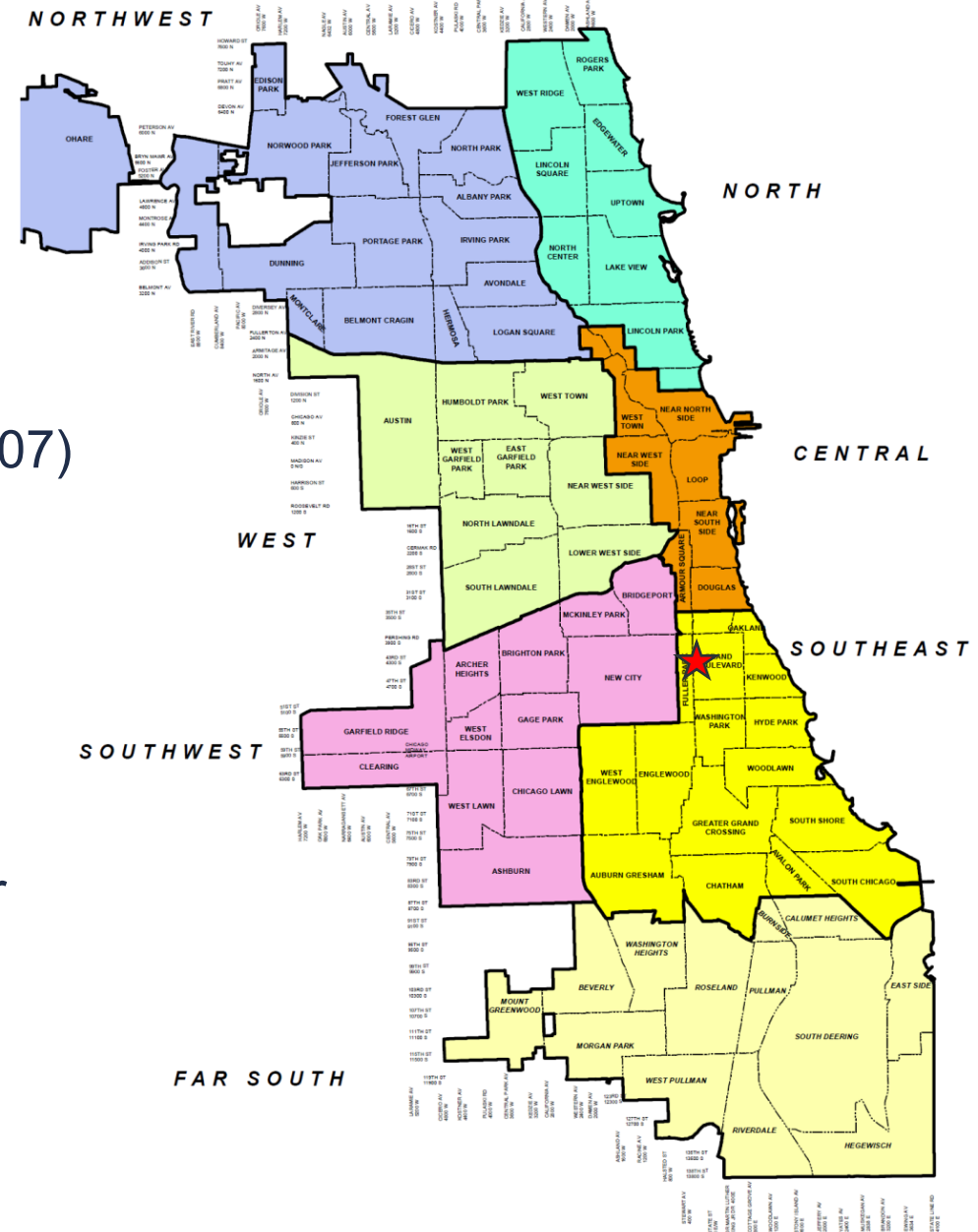
Applicant: Chicago Housing Authority

Attorney : Steven Friedland, Applegate & Thorne-Thomsen

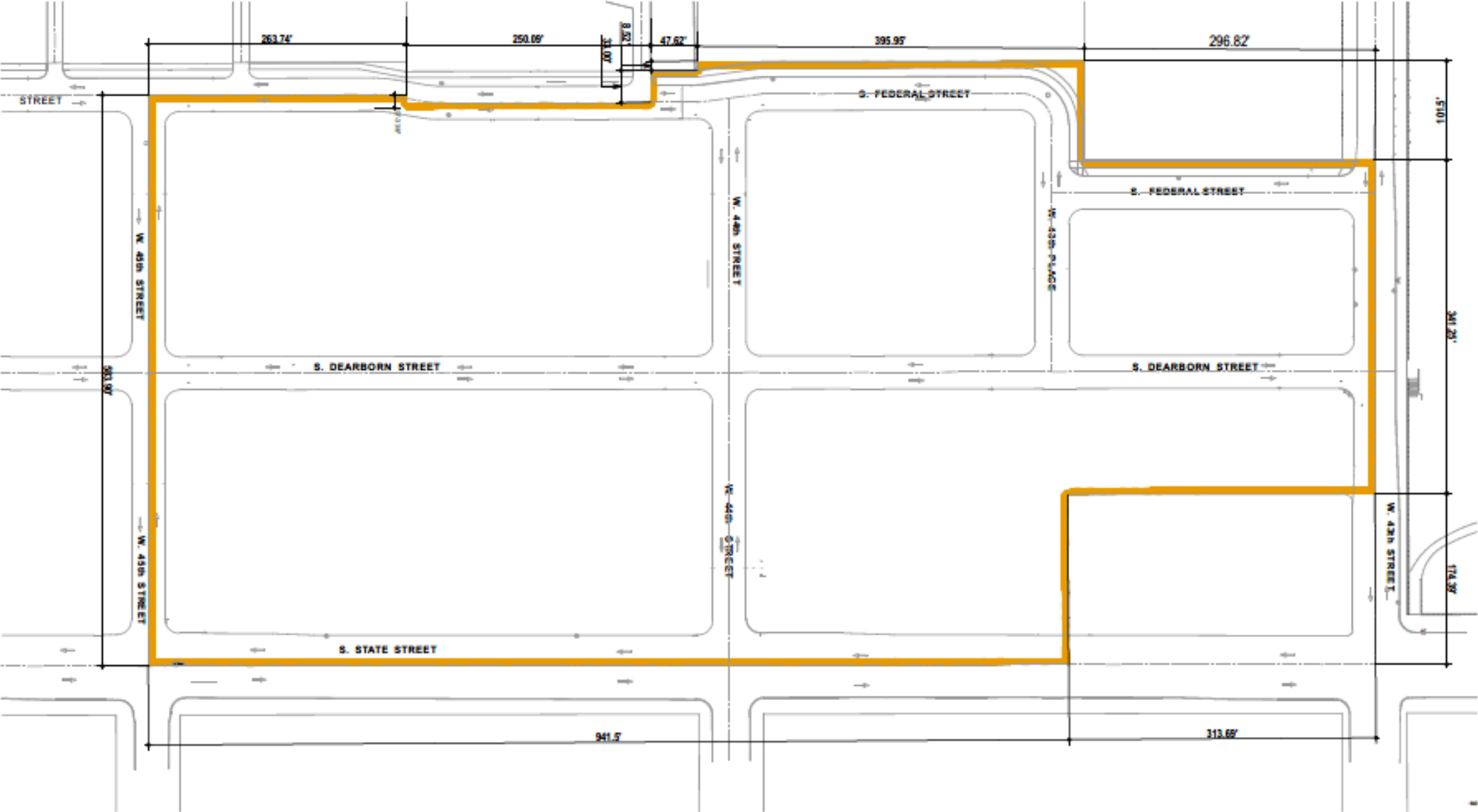
August 15, 2024

Project Overview

- PD 1135 was adopted March 13, 2013
- Second phase of multi-phase redevelopment at former site of the CHA's Robert Taylor Homes (1962-2007)
- Generally bounded by South State Street, West 43rd Street, South Federal Street and West 45th Street
- 45th Street did not exist when PD was adopted.
- PD Amendment is intended to correct a measuring error and align the PD boundary with 45th Street as currently constructed



PD 1135 | BOUNDARY MAP



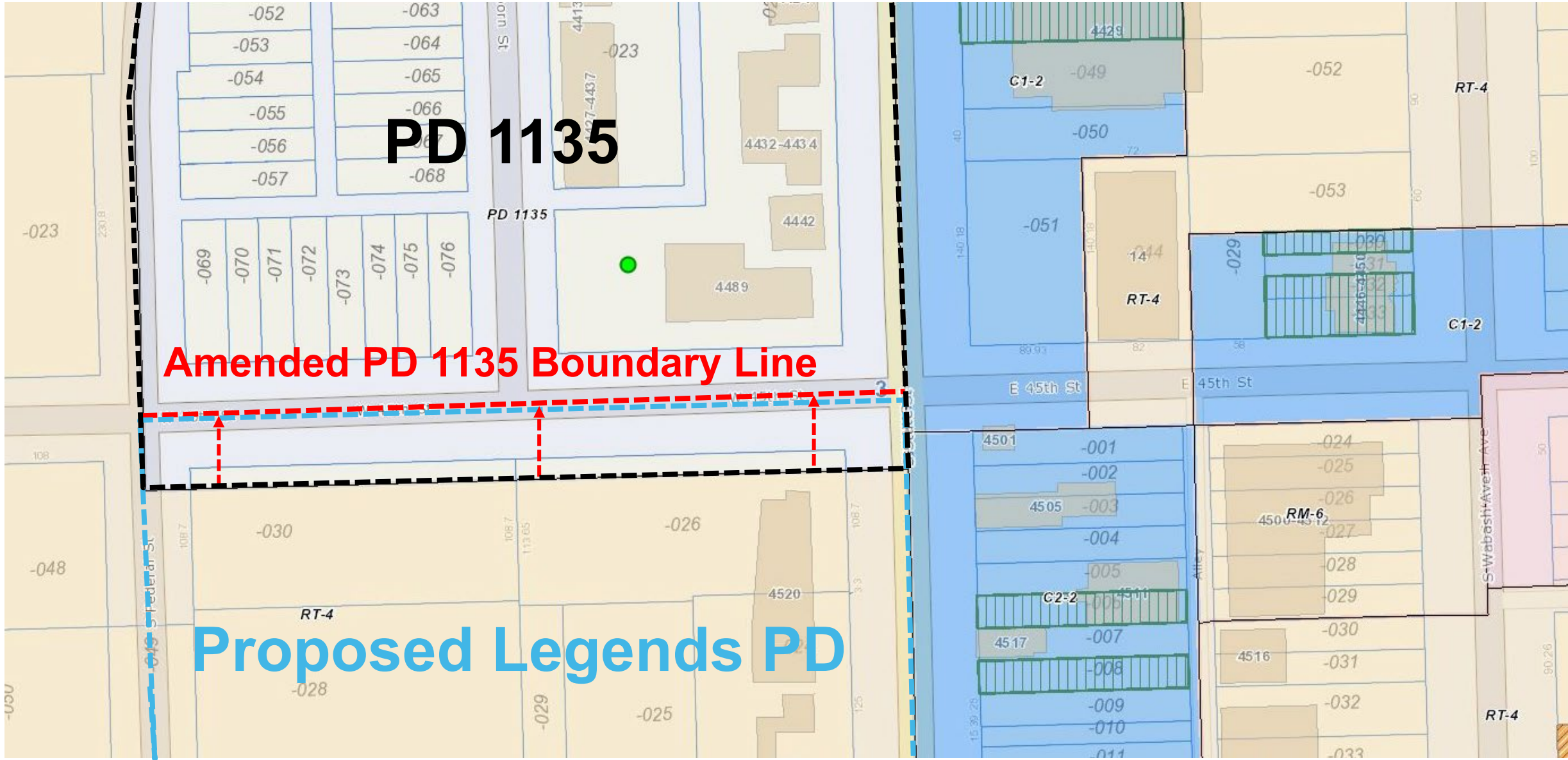
Measuring Error

- 45th Street was not re-dedicated when PD was passed.
- South line of PD 1135 was intended to be the south line of rededicated 45th Street.
- The PD measured the south line of to-be-dedicated 45th Street as **1,271** feet south of 43rd Street.
- Actual location of the south line of 45th Street is **1,261** feet south of 43rd Street.
- Result is that 10 feet of PD 1135 is south of the south line of 45th Street.

Site Context & Proposed Legends PD



Zoning Map





DPD Recommendations

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and concluded that the PD amendment is appropriate and necessary for the following reasons:

1. **Under Chapter 17-13 of the Zoning Ordinance, the proposed PD 1135 Amendment is:**
 - a. Appropriate because of changes to the character of the surrounding area due to public facility capacity (17-13-0308-A);
 - b. Appropriate because public infrastructure and city services will be adequate to serve the development (17-13-0308-E)
2. **The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance. Its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:**
 - a. The project encourages unified planning and development(17-8-102);

All previous DPD recommendations and notes from the 2013 passage of PD 1135 still apply and there is no change to the overall existing development.

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption will not have any adverse impact on the public's health, safety or welfare.

With these considerations in mind, the Department of Planning and Development recommends that this planned development amendment be approved and forwarded to the City Council Committee on Zoning, Landmarks and Building Standards with "passage recommended," as amended.