

PUBLIC NOTICE IS HEREBY GIVEN THAT a public hearing is scheduled before the Chicago Plan Commission on Thursday, the eighteenth (18th) day of March 2021, at **10:00 AM**. This meeting would typically take place on the Second Floor of City Hall Council Chambers, 121 North LaSalle Street, Chicago, Illinois. City Hall, however, is currently closed to the public until a date to be determined given the current circumstances concerning covid-19, so this meeting will be held “virtually” – internet address and access instructions will be provided on the Chicago Plan Commission website [<http://www.chicago.gov/cpc>] once available. The meeting will be held on the following proposed applications and/or amendments.

A resolution recommending a proposed ordinance authorizing a negotiated sale of city owned land, generally located at 1828 South St. Louis Avenue to Ruth Wilson (21-006-21; 24th Ward).

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5136-58 South Carpenter Street to NeighborSpace (21-007-21; 20th Ward).

A resolution recommending a proposed ordinance authorizing an acquisition of city owned land, generally located at 9207 South Phillips Avenue from the Board of Education/Public Buildings Commission (21-008-21; 7th Ward).

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 9207 South Phillips Avenue to Chicago Youth Centers (21-009-21; 7th Ward).

A proposed Business Entertainment Planned Development submitted by Smash INTERACTIVE LLC, for the property generally located at 2500-48 South Wabash Avenue. The applicant proposes to rezone the property from C1-5 (Neighborhood Commercial District) and M1-3 (Limited Manufacturing/Business Park District) to C2-3 (Motor Vehicle-Related Commercial District) prior to establishing a Business Entertainment Planned Development. The applicant proposes to construct a 62’-tall professional Esports Stadium (large entertainment and spectator sports venue) with a maximum occupancy of 1,040 people that will also include indoor sports and recreation, restaurant, and office uses. Ninety accessory parking spaces will be provided off-site at 2601-25 South Wabash Avenue. (20573; 3rd Ward)

A proposed amendment to Planned Development 1097, submitted by BMH-1, LLC for the properties located at: 1939-1959 West Lake Street; 115-159 North Damen; 1900-1958 West Maypole 1901-1959 West Maypole; 1900-1948 West Washington; 100-146 North Wolcott. The applicant proposes a change in the zoning designation from Residential Planned Development 1097 to a B2-5 (Neighborhood Mixed-Use District) underlying and then to Residential Business Planned Development No. 1097, as amended. The applicant proposes to construct a 12- story, 136’ foot, 96-unit affordable housing high-rise featuring 4,000 square feet of commercial space on the ground floor, 16 parking spaces and 106 bike parking spaces. (20439, 27th Ward)

A proposed planned development, submitted by Thor 1229 West Randolph LLC, for the property generally located at 1229 West Randolph Street. The applicant is proposing to rezone the property from C1-3 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development. The applicant proposes the construction of a 9-story building with ground floor retail and commercial uses and office and accessory and incidental uses above. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to a maximum of 8.1. (20591; 27th Ward)

A proposed Residential-Business Planned Development, submitted by 160 North Elizabeth Holdings, LLC, for the property generally located at 160 North Elizabeth Street. The applicant is proposing to rezone the site from C1-3 (Neighborhood Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 27-story, 292'8"- tall building with 375 residential units, 150 bicycle parking spaces, and 144 accessory vehicular parking spaces above 9,000 square feet of ground floor commercial uses. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. (20542, 27th Ward)

Dated at Chicago, Illinois, this the third (3rd) day of March, 2021

Teresa Córdova,
Chair, Chicago Plan Commission

Maurice D. Cox
Commissioner, Department of Planning and Development
Secretary, Chicago Plan Commission