

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – September 16, 2021**

AGENDA

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE AUGUST 26, 2021 (Re-Scheduled from AUGUST 19, 2021), CHICAGO PLAN COMMISSION HEARING
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

ANLAP

- 1. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program (ANLAP) of city owned land, generally located at 6333 South Champlain Avenue to Mark Richmond (21-029-21; 20th 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 Business Planned Development No. 1272, submitted by 1550 North Clark (Chicago) Owner, LLC, for the property generally located at 1546-1556 N. Clark Street, 101-129 W. North Avenue, and 1555-1565 N. LaSalle Street. The property is currently zoned Residential Business Planned Development No. 1272 and is comprised of two sub-areas, A and B. The applicant is proposing to add “Animal Services—Veterinary” as a permitted use within Sub-Area A. No changes are proposed to Sub-Area B. (20783, 2nd Ward)
- 2. A proposed Residential-Business Planned Development, submitted by 160 N. Morgan, LLC, for the property generally located at 160 North Morgan Street. The applicant is proposing to rezone the site from C1-2 (Neighborhood Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 29-story, 350’-tall building with 282 residential units, ground floor commercial space, and 89 accessory vehicular parking spaces. A 3.01 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 10.01. (20631, 27th Ward)

3. A proposed amendment to Institutional Planned Development No. 1103, submitted by Chicago Jesuit Academy for the property generally located at 5058 W. Jackson Blvd. The applicant proposes to expand the Chicago Jesuit Academy campus located within Sub-Area A, with a new 49,250 square foot 3-story addition to the west of the existing Chicago Jesuit Academy building. Additionally, the applicant is proposing an 11,249 square foot expansion of Sub-Area A to provide accessory and non-accessory off-street parking, generally located at 5043-47 W. Quincy St., and a 9,952 square foot expansion of Sub-Area B to provide accessory and non-accessory off-street parking (only to be provided to visitors of Moore Park) , generally located at 5093-99 W Jackson Blvd; this results in an overall expansion of the boundary of the PD by a total of 21,201 square feet. (20751 28th Ward)
4. A proposed amendment to Institutional Planned Development #168, submitted by Rush University Medical Center, for the property generally located at 1401-1555 West Congress Parkway, 500-532 South Loomis Avenue, 1400-1554 West Harrison Street, and 501-531 South Ashland Avenue. The applicant is proposing to rezone the site from IPD #168, to C3-5 (Commercial, Manufacturing and Employment District) and then to IPD#168, as amended. The amendment will permit hospital uses to allow for the development of a five-story, 78 foot tall, 127,100 square foot inpatient hospital building with 70 parking spaces. (20702, 28th Ward)
5. A proposed amendment to planned development #92, submitted by Swedish Covenant Health dba Swedish Hospital, for the property generally located at 2826-36 West Foster Avenue. The applicant seeks to change the zoning designation of the site from Residential Institutional Planned Development #92 and RS-3 (Residential Single-Unit (Detached House) District to C1-5 (Neighborhood Commercial District) and then to Residential Institutional Planned Development #92, as amended. The amendment would expand the boundaries and create two subareas within the resulting planned development. The expanded area will be developed with a new outpatient medical facility consisting of a 7-story building including medical offices, medical outpatient facilities and 32 parking spaces. (20574; 40th Ward)

E. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. An informational presentation for a proposal update to provide on and off-site affordable units to meet the ARO obligation for PD 1433, located at 1050 West Van Buren which consists of a 196 dwelling unit, 21-story mixed use building approved on December 12, 2018. The developer proposes locating 14 studio, one and two bedroom ARO units on site and 14 two, three and four bedroom ARO units off site at an existing 8 unit building at 2329 West Monroe St. and an existing 6 unit building at 2312 W. Ohio Street in lieu of providing 39 studio, one and two bedroom units on site. The proposed combined on and off-site proposal is permitted by PD 1433 and per Sections 2-44-090(G)(4) and 2-44-090(G)(6) with approval by the Commissioner of the Department of Housing.

F. ADJOURN