

PUBLIC NOTICE IS HEREBY GIVEN THAT a public hearing is scheduled before the Chicago Plan Commission on Thursday, the sixteenth (16th) day of February 2023, 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, however, given the current gubernatorial disaster declaration that is in effect, this meeting will only be held “virtually”. In the event that Governor Pritzker elects not to extend the statewide disaster declaration to include February 16, 2023, an in-person meeting may be possible, and details will be provided on the Chicago Plan Commission website. Instructions for how to access the Plan Commission meeting, on how to provide written comment for the meeting, and on how to participate with public testimony will be provided on the Chicago Plan Commission website: [<http://www.chicago.gov/cpc>]. Any additional information or updates on the hearing as well as a link to the live stream of the hearing will be available as they become available on this same website. The meeting will be held on the following proposed applications and/or amendments.

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4553-69 North Pulaski Road to NeighborSpace (23-009-21; 35<sup>th</sup> Ward)

A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 3010 East 79<sup>th</sup> Place to Christopher Tomecek and Victor Resa (23-010-21; 7<sup>th</sup> Ward).

A proposed resolution to adopt the We Will Chicago Framework Plan. We Will Chicago is a citywide plan that establishes goals and objectives to guide Chicago’s future for the next decade. Initiated in the summer of 2020, the planning process was led by neighborhood stakeholders, civic organizations, artists, community partners and City agencies based on the principles of equity and resiliency for all. The plan includes approximately 40 goals and 150 objectives organized within eight planning pillars: Arts & Culture; Civic & Community Engagement; Economic Development; Environment, Climate & Energy; Housing & Neighborhoods; Lifelong Learning; Public Health & Safety; and Transportation & Infrastructure. A draft of the plan was released in July 2022 for public comment through November 1, 2022.

A proposed amendment to Residential Business Planned Development No. 1366, submitted by Uptown 4601 Owner, LLC, for the property generally located at 4601-4617 North Broadway, 1056-1064 West Wilson, 4616-4626 North Winthrop. The applicant proposes to amend Planned Development No. 1366 to allow for the inclusion of additional uses, no other building construction is contemplated as a result of this application. (22067; 46<sup>th</sup> Ward)

A proposed planned development, submitted by Vista Property Group, for the property generally located at 640 W. Randolph Street. The applicant is proposing to rezone the subject property from DX-7 (Downtown Mixed-Use District) to Business Planned Development, permitting the construction of a 15-story, 225-foot-tall mixed-use building, containing commercial uses on the ground floor, one floor of parking on Level 2, and office space on the floors above. 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. (22066; 42<sup>nd</sup> Ward)

A proposed amendment to Institutional Planned Development No. 666, submitted by the Chicago Board of Education for the City of Chicago, for the property generally located at 5501 N. Kedzie Avenue. The applicant proposes to rezone all of Institutional Planned Development No. 666 to RS-2 (Residential Single-Unit (Detached House) District) and then back to Institutional Planned Development No. 666, as amended. The applicant proposes to expand the Planned Development boundaries to include adjacent property owned by the Metropolitan Water Reclamation District of Greater Chicago, and to replace the Northside College Preparatory High School existing grass athletic field with a new and expanded synthetic turf field. (22037, 40<sup>th</sup> Ward)

A proposed planned development, submitted by Fortem Voluntas Partners LLC, for the property generally located at 415 N. Sangamon Street. The applicant is proposing to rezone the subject property from M2-3 (Light Industry District) to DX-7 (Downtown Mixed-Use District), and then to a Business Planned Development. This will permit the construction of a 265-foot-tall commercial office building, containing ground-floor commercial uses, 30 accessory parking spaces, and 55 bike parking spaces. 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. (21133; 27th Ward)

A proposed zoning map amendment within the boundaries of the North Branch Industrial Corridor, submitted by 1308 N. Elston (Chicago) Investors, LLC, for the property generally located at 1308 North Elston Avenue. The applicant is proposing to rezone the site from M3-3 (Heavy Industry District) to C2-3 (Motor Vehicle-Related Commercial District) to allow additional uses in the existing building. No new construction or site improvements are proposed with this request. (22084-T1, 27th Ward).

A proposed planned development, submitted by 1016 W Jackson LLC, for the property generally located at 1016 W. Jackson Boulevard. The applicant is proposing to rezone the subject property from DS-3 (Downtown Service District) to DX-5 (Downtown Mixed-Use District), and then to a Residential-Business Planned Development. This will permit the construction of a 28-story, 295-foot-tall mixed-use building containing 370 dwelling units, ground-floor commercial space, 125 accessory parking spaces, and 350 bicycle parking spaces. A 3.1 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will have a maximum of 8.1. (21176; 25th Ward)

A proposed technical amendment to Planned Development No. 1385 submitted by Haymarket Apartments Joint Venture, LP, for the property generally located at 935-939 W. Washington Blvd., 11-19 N. Morgan, 942-946 W. Madison, and 26-32 N. Sangamon. The proposed amendment to the planned development would allow medical service as a permitted use. No further changes are proposed to the planned development. (22064; 25th Ward)

A proposed amendment to Residential Business Planned Development No. 1465 (PD No. 1465), submitted by Lookout, LLC, for the property generally located at 1200-1212 North State Parkway. The applicant proposes to amend PD No. 1465 to permit the following use: Medical Services. No other changes to PD No. 1465 are proposed. (22062; 2nd Ward)

Dated at Chicago, Illinois, this the first (1st) day of February 2023.

Laura Flores,  
Chair, Chicago Plan Commission

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