

FINAL FOR PUBLICATION

BUSINESS PLANNED DEVELOPMENT No. 1092

Revised Statements 5 and 12 only, all other statements remain as previously approved and unchanged.

5. The following uses are permitted on the Property under this Planned Development: dwelling units; including but not limited to multi-unit residential; residential support services; retail; office; retail, service and commercial facilities; business and professional offices; food and beverage retail sales; temporary construction staging, temporary storage of construction materials, and temporary buildings for construction purposes; accessory and non-accessory parking; accessory uses; an urban garden located adjacent to the Existing Firehouse that is open to the public, free of charge, during normal park hours from 6:00am to 11:00pm, every day of the year, and all other permitted uses in the DX-7 Downtown Mixed-Use District, excluding hotel.

12. The requirement of the Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner that such modification is minor, appropriate, and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change to the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, (1) such minor change may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks, and an increase in the maximum percent of land covered, and (2) such minor changes may not include any change to the urban garden located adjacent to the Existing Firehouse that would operate to close such urban garden to the public contrary to Statement 5 above. It is acknowledged that the demising walls of the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals hereto.

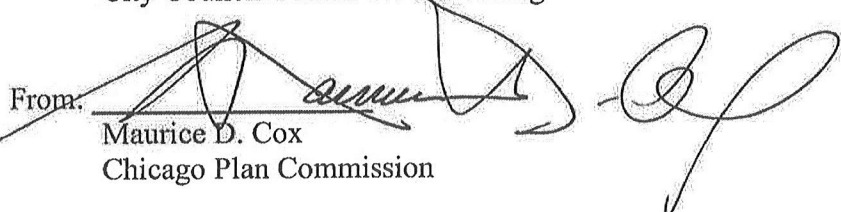


DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

(App. No. A-8830)

To: Alderman Carlos Ramirez-Rosa, Chairman,
City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: May 18, 2023

Re: Proposed Amendment to Planned Development #1092
220 W. Illinois Street

On Thursday, May 18, 2023, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development #1092, submitted by Alderman Brendan Reilly. A copy of the proposed ordinance and the two revised planned development statements. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the presentation made to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Noah Szafraniec at 312-744-5798 or via email at the following address Noah.Szafraniec@cityofchicago.org.

Cc: PD Master File (Original PD, copy of memo)