

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – April 20, 2023**

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES FROM THE MARCH 16, 2023, CHICAGO PLAN COMMISSION HEARING**
- 3. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT**

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 2215 West Warren Boulevard to Makema Kromah Adkins (23-015-21; 27th Ward).

ANLAP

2. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 4466 South Wells Street to Juan Vincente Alvarez and Maria Del Consuelo Rodriguez (23-014-21; 3rd Ward).
3. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 7414 South Phillips Avenue to Marshana Marie Cooley (23-014-21; 7th Ward).
4. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 2831 West 25th Place to Daniel and Rosa Cantu (23-014-21; 12th Ward).
5. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 7507 South May Street to Zachary Lee Jones (23-014-21; 17th Ward).
6. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 814 South Keeler Avenue to Robin R. and Royne J. Scott (23-014-21; 24th Ward).
7. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 1254 South Springfield Avenue to Atneada Nance (23-014-21; 24th Ward).
8. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 2134 South Millard Avenue to Rochelle Foster (23-014-21; 24th Ward).
9. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 929 North Hamlin Avenue to Cristobal Castillo Reyes (23-014-21; 27th Ward).

4. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE

1. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Briar Street 453 LLC, for the property generally located at 453-455 W. Briar Place. The property is zoned RM-6 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a 76-foot and 4-inch-tall residential building with 8 dwelling units and 12 vehicular parking spaces. (LF #775; 44th Ward).
2. A proposed amendment to Residential Business Planned Development No. 139, submitted by BAI Century, LLC, for the property generally located at 2828 N. Clark St. The applicant proposes to amend Planned Development 139 to remove limitations on their ability to seek liquor licenses for the property. No physical changes or new land uses are proposed. (22113; 44th Ward).
3. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by St. James Interests, LLC, for the property generally located 438 W. St. James Place. The property is zoned RM-6 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a five-story residential building with 4 dwelling units and 5 vehicular parking spaces. (LF #776; 43rd Ward).
4. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Commuter Rail Division of the Regional Transportation Authority ("Metra"), for the property located at 132 E. Van Buren St. and 401-407 S. Michigan Ave. The site is currently zoned IPD No. 677, T District, POS-1 and is within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to rehabilitate the Van Buren commuter rail station. The project will renovate station components and include a green roof as part of overall roof improvements, tunnel and stair construction, elevator "Pop-up" enclosures, ADA Improvements, platform improvements, and Van Buren Pedestrian Bridge ADA improvements. (LF # 772; 42nd Ward)
5. A proposed technical amendment to Planned Development no. 1342 submitted by 322 North Clark LLC, for the property generally located at 314-332 N. Clark St., 315-333 N. LaSalle; 101-131 W. Carrol Ave. The amendment to the planned development would allow dwelling units as a permitted use type as well as identify street grade development and public access. (22102; 42nd ward)
6. A proposed Institutional Planned Development, submitted by the Chicago Board of Education, for the property generally located at 5049-5133 W. Harrison Street, 601-629 S. Laramie Avenue, 5000-5132 W. Flournoy Street, 609-628 S. Lavergne Avenue. The applicant is proposing to rezone the site from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and a M1-2 Limited Manufacturing/Business Park District to a B3-1 Community Shopping District and then to an Institutional Planned Development. This will allow for renovations to the Michele Clark High School campus that include a new turf football field along West Flournoy Street, a new 56 space parking area at the western portion of the campus along South Laramie, and a new artificial turf practice area and walking track immediately east of the school building. (22038; 29th Ward)
7. A proposed Planned Development, submitted by Pictor 4435 S Western Boulevard LLC, for the property generally located at 4435 S. Western Boulevard. The applicant seeks to change the zoning designation from M2-3 Light Industry District and Planned Manufacturing District (PMD 8) to a Planned Development. The Applicant proposes to develop the property with three buildings intended for warehouse and distribution use, the planned

development will carry a maximum height of 45', the proposed development will contain 89 loading docks, 703 vehicular parking spaces, and 37 truck parking spaces. The maximum allowed FAR in the planned development will be 3.00. (22030; 12th Ward)

8. A proposed Residential-Business Planned Development, submitted by 548 Development, LLC, for the property generally located at 8840-8856 South Commercial Avenue and 2954-2964 East 89th Street. The applicant is proposing to rezone the site from B3-2 (Community Shopping District) to B3-3 (Community Shopping District) and then to a planned development. The planned development will support the renovation an existing, three-story, mixed-use building at 8840 S. Commercial Ave. to contain 12 residential units and two ground-floor commercial units with commercial and retail uses, and to construct an approximately 76'-tall mixed-use building at 8848-8856 S. Commercial Ave. containing 46-affordable residential units and two ground-floor commercial units with commercial and retail uses, and to construct 12 accessory parking spaces. The overall FAR of the planned development will be 3.0. (22089, 10th Ward)
9. A proposed Planned Development, submitted by Calumet River Fleeting, Inc., for the property generally located at 3025 E. 104th Street. The applicant is proposing to rezone the site from Planned Manufacturing District 6 (PMD 6) to Planned Development to allow for the establishment of a new business license for a Motor Vehicle Repair Shop on the subject site. The application does not contain provisions for the construction of any new structures. The overall FAR of the planned development will be 0.03 (22032, 10th Ward)
10. A proposed Planned Development, submitted by The School for Social Entrepreneurship d/b/a Epic Academy, for the property generally located at 8205-8259 S. South Shore Drive, 3134-3158 E. 83rd Street and 8232-8258 S. Brandon Avenue. The applicant proposes to rezone the site from RS-3 (Detached Housing District) to RM-5 (Residential Multi-Unit District) prior to establishing the Planned Development. The Planned Development will support the renovation of an existing, four-story school building and the construction of a four-story expansion building, for a total of an approximately 67,000 square foot high school with 17 accessory vehicular parking spaces and 12 bicycle parking spaces. The overall FAR for the development will not exceed 2.0 (21178; 7th Ward).
11. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Chicago Park District, for the property generally located at 5950 South Stony Island Avenue. The applicant proposes to improve the 3.3-acre outdoor area at the eastern end of the Midway Plaisance Park. It will include a new playground, lawn, gardens, and associated utility work. (LF #777, 5th Ward)
12. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 1200 South Indiana, LLC, for the property generally located at 1225 South Indiana Avenue. The property is zoned Planned Development Number 499 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is seeking to construct a residential building that will contain 100 residential units that will measure 70' to the penthouse roof. The development will include 87 off-street parking spaces and an approximately 12,000 square foot open space. (LF #778, 3rd Ward)

CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. None.

ADJOURN