

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
Room 201A
2nd Floor, City Hall
Chicago, Illinois 60602
January 18, 2024**

DRAFT MINUTES

PRESENT

Ciere Boatright*
Lissette Castenada*
Rosa Escareno*
Laura Flores*
Daniel LaSpata*
Sarah Lyons
Pastrick Murphey
Carlos Pineiro*
Guacolda Reyes
Byron Sigcho-Lopez
Claudette Soto*
Danielle Tillman*

ABSENT

Lester Barclay
Andre Brumfield
Tom Carney
Pat Dowell
Honorable Brandon Johnson, Mayor
Carlos Ramirez-Rosa
Nicholas Sposato
Gilbert Vllegas

- A. The Chairman called the January 18, 2024, regular hearing of the Chicago Plan Commission to order at 10:02 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven members present (*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Ciere Boatright, seconded by Carlos Pineiro, to approve the Minutes of the December 21, 2023, Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 8-0-0 (Castenada abstained).
- C. A motion by Daniel LaSpata, seconded by Rosa Escareno, to defer item C3, a resolution recommending a proposed ordinance authorizing the disposition of City owned land generally located at 2054-58 West Warren Boulevard to 2054-58 West Warren, LLC. to a future plan commission hearing was approved by a vote of 9-0-0.
- D. Matters submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

A motion by Danielle Tillman, seconded by Rosa Escareno Danielle, to approve the following

matters (Items C1, C2 and C4 under the disposition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a voice vote of 9-0-0 vote.

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 355 North Kedzie Avenue to 345 Art Gallery, LLC. (24-001-21; 27th Ward).
2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1314 and 1316 South Pulaski Road to “Work of His Hands”, Ministries (24-002-21; 24th Ward).
3. Deferred
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3652 and 3658 West 16th Street to Cocina Compartida De Trabajadores Cooperativistas, LWCA, LLC. (24-004-21; 24th Ward).

D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Daniel LaSpata, seconded by Ciere Boatright, to approve a proposed Business Planned Development submitted by 718, LLC and West Lake Chicago Investors LLC for the property generally located at 1016-20 W Lake Street was approved by a vote of 9-0-1 (Lyons Recused). The Applicant seeks a rezoning of the subject property from the C1-1 Neighborhood Commercial District and C1-2 Neighborhood Commercial to the DX-7 Downtown Mixed-Use District and then to a Business Planned Development to allow for the construction of a hotel with 143 keys and a maximum height of 219’-6”, the proposal will also include commercial and accessory uses and will have an FAR of 11.5 by utilizing the Neighborhood Opportunity Bonus. (#22284, 27th Ward).
2. A motion by Rosa Escareno, seconded by Danielle Tillman, to approve a Residential-Business Planned Development submitted by 420 N May Property, LLC for the property generally located at 420 N. May Street was approved by a vote of 11-0-0 (a proxy yes was received from Pineiro). The applicant is proposing to rezone the site from M2-3 Light Industry District to a DX-5 (Downtown Mixed-Use District) prior to establishing the planned development. The rezoning would allow the construction of a 575’ tall building with 587 dwelling units, ground floor retail uses, at grade landscape and open space area, and 440 accessory vehicular parking spaces with accessory and incidental uses. A 3.1 FAR bonus will be taken and the overall FAR of the planned development will be 8.1. (App. # 22178; 27th ward)

E. Chairman’s Update

1. Staff from the Department of Planning and Development (Heidi Sperry) provided an informational presentation on the initial phase of the two-year planning process for the Central Area Plan: a 20-year Vision for Equitable Downtown Growth. This update will include an overview of the draft Central Area Existing Conditions and Trends report, a summary of the feedback received throughout 2023 community engagement activities and a discussion of draft

vision statements which will guide the second phase of the initiative in 2024. The goal of the planning process is to create an implementable, community-driven vision that is informed by the past, rooted in equity, and shaped by Chicagoans on behalf of the entire city. The study area boundaries reflect Chicago's Downtown Zoning District, which is generally bounded by Division Street on the north; portions of Ogden Avenue, Ashland Avenue and Halsted Street on the west; portions of Cermak Road and 25th Street on the south; and Lake Michigan on the east.

F. Adjournment

A motion made by Ciere Boatright, seconded by Daniel LaSpata, to adjourn the January 18, 2024 Regular Hearing of the Chicago Plan Commission, motion was approved by a 7-0-0 vote.