

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
Room 201A
2nd Floor, City Hall
Chicago, Illinois 60602
March 21, 2024**

DRAFT MINUTES

PRESENT

Lester Barclay*
Ciere Boatright*
Andre Brumfield*
Tom Carney*
Lissette Castenada*
Pat Dowell*
Rosa Escareno
Pastrick Murphey
Guacolda Reyes*
Byron Sigcho-Lopez
Claudette Soto*
Danielle Tillman*
Gilbert Villegas*

ABSENT

Laura Flores
Honorable Brandon Johnson, Mayor
Daniel LaSpata
Sarah Lyons
Carlos Pineiro
Carlos Ramirez-Rosa
Nicholas Sposato

- A. The Chairman called the March 21, 2024, regular hearing of the Chicago Plan Commission to order at 10:05 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 Lissette Castenada, to approve the Minutes of the February 15, 2024, Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 8-0-0 (Barclay and Dowell abstained).
- C. A motion by Guacolda Reyes, seconded by Ciere Boatright to defer the following item to a date certain of April 18, 2024. This action was approved by a vote of 10-0-0.

A proposed amendment to Waterway Residential-Business Planned Development No. 1399, submitted by Onni 700 West Chicago LLC, for the property generally located at 700 W. Chicago Avenue. The Applicant requests an amendment to the existing planned development to permit the construction of a multi-building planned development across multiple sub-areas with a maximum height of 650 feet and consisting of 2,451 dwelling units, 1,950 parking spaces, 280 hotel keys, commercial and retail uses with accessory and incidental uses. A 3.1 FAR (Floor Area Ratio) bonus will be taken and the maximum overall FAR of the planned development will be 8.1. (22229; 27th Ward)

D. Matters submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

A motion by Ciere Boatright, seconded by Danielle Tillman, to approve the following matters (Items C1 through C5 under the disposition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a vote of 12-0-0 vote.

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4204, 4208, 4210, 4218, 4220, 4222, and 4232 West Lake Street to Lake Keeler, LLC. (24-005-21; 28th Ward).
2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3320 East 90th Street and 3322 East 90th Street through the ChiBlockBuilder Land Sale Program to Stalwart Market, LLC. (24-008-21; 10th Ward).
3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4936 South Seeley Avenue to **Minerva Sanchez**; 6041 South Wolcott Avenue to **Pamela Evans**; 6129 South Paulina Street to **Yesica B. Ramos**; 6201 South Honore Street to **Maria P. Jalpa Aguirre**; 725 West 48th Street to **Austin Zarah**; 6221 South Honore Street to **Delise Harris**; 6229 South Honore Street to **Lidia Betian**; 6234 South Hermitage Avenue to **Jermaine Bond and Lolita Young-Bond**; 6330 South Hermitage Avenue to **Martin Navarrete**; 531 West 45th Street to **Jennifer Fata**; 5604 South Damen Avenue to **Maria McGee**; and 6041 South Honore Street to **Gabriela Bustos Hernandez** (24-011-21; 15th Ward).
4. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 6801 South Dante Avenue to NeighborSpace. (24-012-21; 5th Ward).
5. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 8926, 8928, 8930, 8934, 8936, 8938, and 8940 South Mackinaw Avenue to NeighborSpace (24-013-21; 10th 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 Lester Barclay, seconded by Daniel La Spata, to approve a proposed resolution to adopt Design Guidelines for Ground Floor Residential on Commercial Corridors was approved by a vote of 12-0-0. The guidelines supplement Chicago's adopted Neighborhood Design Guidelines to provide best practices for renovation and new construction of ground floor housing on commercial corridors. In neighborhoods where housing demand exceeds commercial space demand, some property owners are locating housing on the ground floors of certain buildings rather than retain commercial spaces that will likely remain vacant. These guidelines provide design inspiration for how to better contribute positively to the public realm as ground floor uses shift toward housing, subject to zoning and other requirements. DPD presented a progress report on the guidelines to the Chicago Plan Commission in December 2023 and posted a draft for public feedback in February 2024. The final document presented for adoption will incorporate that feedback.
2. A motion to approve a proposed Residential-Business Planned Development submitted by GW Six Corners, LLC for the property generally located at 3955 North Kilpatrick Avenue was approved by a vote of 8-2-0 (Soto and Villegas voted No). The applicant proposes to rezone the site from RS-3 (Residential Single-Unit Detached House District) to B3-3 (Community Shopping District) and then to a Residential-Business Planned Development. The applicant proposes the construction of four single-story commercial buildings, totaling approximately 30,408 square feet, along with 125 vehicular

parking spaces (sub-area A); and a six-story multi-unit building containing 346 dwelling units and 205 vehicular parking spaces (sub-area B). (#22328, 45th Ward)

3. A motion by Daniel La Spata, seconded by Rosa Escareno, to approve a proposed renovation of and addition to an existing building in the Private Lakefront Protection District, by Akris, Inc., at the property generally located at 101 E Oak Street was approved by a vote of 11-0-0. The Applicant requests to add a glazed atrium at the front of the existing two-story commercial building, which is being leased by Akris, Inc., to operate a retail clothing boutique. The site is 2,608 square feet and there is no off-street accessory parking provided at this site. Because of the site's location in the Private Lakefront Protection District, the proposed construction is subject to a hearing before the Chicago Plan Commission. (LF #782, 42nd Ward).
4. A motion by Ciere Boatright, seconded by Daniel La Spata, to approve a proposed amendment to Business-Residential-Institutional Planned Development No. 1167, as amended, submitted by Ryan Companies US, Inc., for the property generally located at 10636 S. Woodlawn Avenue was approved by a vote of 9-0-0. The applicant proposes to amend Planned Development No. 1167, as amended, to reconfigure Subarea A, create a new Subarea K, and allow industrial uses within Subarea K in order to develop Subarea K with a speculative light industrial facility containing approximately 160,025 square feet, 224 accessory parking spaces, 23 bicycle spaces and 20 loading docks. (22325; 9th Ward)
5. A motion by Rosa Escareno, seconded by Danielle Tillman, to approve a **proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Renaissance Properties-IL LLC, for the property generally located at 1534 E. 66th Place** was approved by a vote of 9-0-0. **The property is currently zoned RM-5 (Residential Multi-Unit District) and is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes the construction of a 4-story residential building, with 8 residential units, and 7 parking spaces. (LF#781, 5th Ward)**

E. Chairman's Update

1. None

F. Adjournment

A motion made by Guacolda Reyes, seconded by Daniel La Spata, to adjourn the March 21, 2024 Regular Hearing of the Chicago Plan Commission at 1:35pm the motion was approved by a 9-0-0 vote.