

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
Room 201A
2nd Floor, City Hall
Chicago, Illinois 60602
May 16, 2024**

DRAFT MINUTES

PRESENT

Ciere Boatright
Tom Carney
Lissette Castenada*
Rosa Escareno*
Laura Flores*
Daniel La Spata*
Pastrick Murphey
Carlos Pineiro*
Guacolda Reyes*
Byron Sigcho-Lopez
Claudette Soto*
Danielle Tillman*
Gilbert Villegas*

ABSENT

Lester Barclay
Andre Brumfield
Pat Dowell
Honorable Brandon Johnson, Mayor
Sarah Lyons
Carlos Ramirez-Rosa
Nicholas Sposato

- A. The Chairman called the May 16, 2024, regular hearing of the Chicago Plan Commission to order at 10:07 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 Daniel La Spata, seconded by Carlos Pineiro, to approve the Minutes of the April 18, 2024, Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 8-0-0 (Reyes abstained).
- C. 1. A motion by Guacolda Reyes, seconded by Danielle Tillman to defer the following item to a date certain of June 20, 2024. This action was approved by a vote of 9-0-0.
 1. A proposed Institutional Planned Development, submitted by the applicant, Chicago Transit Authority (CTA), for the property generally located at 335-375 N. Pulaski Road. The applicant is proposing to rezone the site from PMD-9 (Northwest Planned Manufacturing District) into an Institutional Planned Development with a max FAR of 0.47. The applicant proposes to construct a 56' -tall, 3-story building of approximately 140,000 sq ft. The buildings will contain general office space, classrooms and training spaces, and a control center. The facility will include 188 surface parking spaces, 18 bicycle parking spaces and 2 loading spaces. (#22283, 37th Ward)

2. A motion by Guacolda Reyes, seconded by Ciere Boatright to defer the following item to a date certain of June 20, 2024. This action was approved by a vote of 10-0-0.

A proposed Industrial Planned Development within the Roosevelt/Cicero Industrial Corridor, submitted by IDIL Ogden, LLC, for the property generally located at 4041, 4115 & 4147 West Ogden Avenue and 2309 S. Keeler Avenue. The applicant is proposing to rezone the site from M1-2 (Limited Manufacturing/Business Park) and C2-2 (Motor Vehicle-Related Commercial District) first to a unified M1-2 (Limited Manufacturing/Business Park) designation, and then to an Industrial Planned Development. The applicant proposes to construct a 48' tall industrial building containing 246,200 square feet of space and 271 accessory parking spaces, 47 tractor trailer parking and 26 loading berths. The overall FAR (Floor Area Ratio) of the planned development will be 0.38 (22324, 22nd Ward)

3. A motion by Carlos Pineiro, seconded by Rosa Escareno to defer the following item to a date certain of June 20, 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 C4 under the disposition heading, and item C5 under the ANLAP heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a vote of 10-0-0 vote.

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 5736 West Roosevelt Road to UHS of Hartgrove Inc. dba Hartgrove Behavioral Health Systems or related entities (24-010-21; 29th Ward).
2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 5159 South Emerald Avenue (**Paul DeRonne**); 5403 South Shields Avenue (**Robert L. Moore and Sallie M. Moore**); 5244 South Union Avenue (**Manuel Orlando Saez Arias and Maria Del Rosario Vinalay Avilez**); 520 West 61st Street (**Lenora C. Dennis**); 5020 South Aberdeen Avenue (**Andre M. Flagg**); 904 West 51st Place (**William Nunez**); 5546 South Lafayette Avenue (**Tanya R. Sanders**); 5839 South Shields Avenue (**Demonte Orr and William Orr**); 5019 South Loomis Boulevard (**Leonel Ortega**); 5945 South Princeton Avenue (**Ludibina Torres Ramirez**); 4726 South Princeton Avenue (**Eliseo Celez and Florencia Santiago**); 5219 South May Street (**Armida Hernandez and Leonardo H. Sanchez**); 5942 South LaSalle Street (**Charlotte Osei-Bonsu**); 1428 West 50th Street (**Everardo Rodriguez**); 5034 South Aberdeen Street (**Chester Schaffer**); 851 West

51st Street (**Karen L. Spencer**); 5648 South Wells Street (**Nicole M. Harris**); 5043 South Carpenter Street (**Shirley A. Franklin**); and 5028 South Laflin Street (**Omar A. Umar**) through the ChiBlockBuilder Program (24-022-21; 20th Ward).

3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 5129 South Winchester Avenue (**Deborah Larson**), 5436 South Paulina Avenue (**Santiago Trujilo**), 7026 South Aberdeen Street (**Geoffrey Shiloh**), and 6129 South Laflin Street (**Nanette Tucker**) through the ChiBlockBuilder Program (24-024-21; 16th Ward).
4. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4401 South Honore Street and 4428 South Wood Street (**Juan Ignacio Gonzalez**) through the ChiBlockBuilder Land Sale Program (24-025-21; 15th Ward).

ANLAP

5. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 6618 South Seeley Avenue to Juan Carlos Mendez Delgado (24-023-21; 16th 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 Rosa Escareno, seconded by Guacolda Reyes, to approve a proposed amendment to Business Planned Development No. 1528, submitted by 400 N Elizabeth Land LLC, for the property generally located at 400 N. Elizabeth Street was approved by a vote of 11-0-0 (Tillman Recused). The applicant proposes to rezone the subject property from PD 1528 to the DX-7 (Downtown Mixed-Use District), then to Residential-Business Planned Development 1528, as amended, to permit the construction of two buildings with a maximum height of 380'-0" and combined maximum 724 dwelling units, ground-floor commercial retail space, 300 accessory parking spaces, and 724 bicycle parking spaces. The development will utilize 4.5 FAR of bonus floor area, and the total FAR (floor area ratio) for the development will be 11.5. (22318; 27th Ward)
2. A motion by Ciere Boatright, seconded by Carlos Pineiro, to approve a proposed planned development, submitted by 370 N. Carpenter LLC, for the property generally located at 370 N. Carpenter Street was approved by a vote of 12-0-0. The applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the DX-7 (Downtown Mixed-Use District), then to a Residential-Business Planned Development. This will permit the construction of a 29-story, 349'-tall mixed-use residential building with 390 dwelling units, ground-floor commercial retail space, 156 accessory parking spaces, and 390 bicycle parking spaces. A floor area bonus of 4.2 FAR (Floor Area Ratio) is requested and the total FAR for the planned development will be 11.2. (22248; 27th Ward)
3. A motion by Carlos Pineiro, seconded by Ciere Boatright, to approve a proposed amendment to Commercial Business Planned Development No. 484, submitted by the

applicant, FlexSol Packaging Corp. of Chicago d/b/a ISOFlex Packaging, for the property generally located at 1614 - 1906 E. 95th Street was approved by a vote of 12-0-0. The applicant is proposing to rezone the site from M1-1 (Limited Manufacturing/Business Park District) and existing Commercial-Business Planned Development No.484 to Industrial Planned Development No. 484, as amended. The applicant proposes to construct a 39,650 square foot expansion to an existing light industrial facility and a new 61,950 square foot speculative industrial facility. The buildings will contain general office space, open warehouse and storage space. The facility will include 114 surface parking spaces and 19 loading spaces. (#22327, 8th Ward).

4. A motion by Daniel La Spata, seconded by Rosa Escareno, to approve a proposed Residential-Business Planned Development submitted by Alloy Property Company 2, LLC for the property generally located at 2031-2033 N. Kingsbury Street was approved by a vote of 12-0-0. The applicant is proposing to rezone the site from M2-2 (Light Industry District) to B3-5 (Community Shopping District) to a Residential Business Planned Development. The applicant proposes to construct a 275'-tall building with 355 residential units, 203 parking spaces, 360 bicycle parking spaces and 7,501 square feet of ground floor commercial space. The overall floor area ratio of the proposed planned development will be 5. (21128, 2nd Ward)

E. Chairman's Update

None

F. Adjournment

A motion made by Guacolda Reyes, seconded by Byron Sigcho-Lopez, to adjourn the May 16, 2024 Regular Hearing of the Chicago Plan Commission at 12:46pm the motion was approved by a voice vote.