

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – June 16, 2022**

AGENDA

- A. ROLL CALL**
- B. APPROVAL OF MINUTES FROM THE MAY 26, 2022, CHICAGO PLAN COMMISSION HEARING**
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT**

DISPOSITION

- 1.** A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6435 North California Avenue to FORA (“Forging Opportunities for Refugees in America”) (22-007-21; 50th Ward).
- 2.** A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6204 South Green Street & 6215-6223 South Green Street to Englewood Connect, LLC (22-020-21; 16th Ward).
- 3.** A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 714 East 44th Street to Nicole Wheatly (and/or affiliate entities) (22-022-21; 4th Ward).
- 4.** A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5200 and 5206 West Chicago Avenue to Austin United Alliance Development Company, LLC (the “Developer”) (22-023-21; 37th Ward).
- 5.** A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2433 West Congress Parkway to Joint Venture between Joudeh Investments, LLC & MKB Business Strategies, LLC. (22-024-21; 28th Ward).
- 6.** A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 838-58 West 79th Street and 757 West 79th Street to Evergreen Imagine JV, LLC (22-025-21; 17th ward).

ANLAP

7. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 415 South Kilbourn Avenue to Corasha Diamond Watts (22-021-21; 28th Ward).
8. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 4350 West Van Buren Street to Ngay T. Brunner (22-021-21; 28th Ward).
9. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 4447 West Gladys Avenue to Bryan Ramson (22-021-21; 28th Ward).
10. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 901 West 51st Street to Angelina Contreras (22-021-21; 20th Ward).
11. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 429 East 48th Place to Jeffrey and Stephanie Glover Douglas (22-021-21; 3rd Ward).
12. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 4224 South Wells Street to Zeric Richardson (22-021-21; 3rd Ward).

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

1. A proposed amendment to Business Planned Development 646, submitted by Alloy Property Company 2, LLC, for the property generally located at 1967 N. Kingsbury Street. The applicant proposes to rezone the property located at 1967 N. Kingsbury St. from Business Planned Development 646 to B3-1 (Community Shopping District), then to Business Planned Development 646, as amended, to allow for a drive-through with 5 parking spaces in Subarea A. No changes to Subarea B of Planned Development 646 are proposed. (20867; 2nd Ward)
2. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Shedd Aquarium Society and The Chicago Park District, for the property generally located at 1200 South Du Sable Lake Shore Drive. The property is zoned Institutional Planned Development Number 664 and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicants are seeking to do exterior renovations to the John G. Shedd Aquarium including the following: enhancing the accessible entrance with new entry and ticketing pavilions; reconstructing and expanding the north terrace by 10 feet; and installing a new north gallery roof. (LF #767, 4th Ward)
3. A proposed Residential-Business Planned Development, submitted by SACRED Apartments Developer LLC, for the property generally located at 3211-3277 East 92nd Street and 9200-9242 South Burley Avenue. The applicant is proposing to rezone the site from B2-2 (Neighborhood Mixed-Use District) and RS-2(Residential Single-Unit District) to a B2-3 (Neighborhood Mixed-Use District), and then to a Residential-Business Planned Development. The applicant proposes

to construct a 5-story, approximately 64'-0" tall, 81-unit (all affordable) residential building with approximately 6,000 square feet of ground-floor retail and 44 total parking spaces. (20961;10th Ward)

4. A proposed Amendment to Planned Development #1518 submitted by the Applicant, 63rd Maryland, LLC for property located at 835-61 East 63rd Street/6301-25 South Maryland Avenue. The amendment to the planned development would correct an error in the boundary description approved as part of Residential-Business Planned Development #1518 as designated by the Chicago Plan Commission on August 26, 2021 and approved by City Council on September 14, 2021. No other changes to the planned development are proposed. (20992; 20th Ward)
5. A proposed Residential-Business Planned Development, submitted by Austin United Alliance Development Company, LLC, for the property generally located at 5200 to 5224 W Chicago Avenue to rezone the site from B3-1 (Community Shopping District) to B2-3 (Neighborhood Mixed-Use District) and then to a Residential-Business Planned Development. The proposed Planned Development will support the construction of a six-story, 79.5 foot, mixed-income residential, apartment building containing 78 dwelling units and 28 parking spaces, as well as the restoration of the landmark Laramie Bank building into a commercial and office space. The overall FAR for the development shall not exceed 3.6. (21027; 37th Ward)
6. A proposed Industrial Corridor Map Amendment in the Ravenswood Industrial Corridor, submitted by the applicant, Smylie Brothers Brewing Company, LLC, for the property generally located at 5435 North Wolcott Avenue. The applicant is proposing to rezone the site from M2-2 Light Industry District to a C3-3 Commercial, Manufacturing and Employment District. The applicant seeks to rezone the property to establish an outdoor patio. (20890, 40th Ward)

E. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. NONE

F. ADJOURN