

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
Room 201A
2nd Floor, City Hall
Chicago, Illinois 60602
June 20, 2024

DRAFT MINUTES

PRESENT

Lester Barclay
Ciere Boatright*
Kemena Brooks*
Andre Brumfield
Tom Carney
Lissette Castenada*
Rosa Escareno*
Laura Flores*
Tania Kadakia*
Daniel La Spata*
Pastrick Murphey*
Carlos Pineiro*
Guacolda Reyes*
Byron Sigcho-Lopez
Claudette Soto*
Danielle Tillman*

ABSENT

Pat Dowell
Honorable Brandon Johnson, Mayor
Sarah Lyons
Carlos Ramirez-Rosa
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the June 20, 2024, regular hearing of the Chicago Plan Commission to order at 10:08 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 Ciere Boatright, to approve the Minutes of the May 16, 2024, Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 12-0-0.
- C. 1. A motion by Carlos Pineiro, seconded by Ciere Boatright to defer the following item. This action was approved by a vote of 12-0-0.
 1. 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)

2. A motion by Daniel LaSpata, 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 11-0-0 (Tillman Recused).

A proposed rezoning of the Business Planned Development No. 834, submitted by LPC Chicago, LLC for the property generally located at 749-757 W. North Avenue, 1551-1557 N Halsted St., 1555-1569 N. Clybourn Ave., and 732-754 W. Weed St. The Applicant requests a rezoning of the subject property from Business Planned Development Number 834 to, first, B3-5 Community Shopping District and then to a Residential-Business Planned Development to permit the construction of a 37-story building with up to 396 residential dwelling units and approximately 2,500 square feet of retail space. The existing vacant bank building would be demolished, and the new building constructed in its place. The other existing 2-story concrete and brick retail building containing approximately 46,000 square feet of retail space and the existing 4-story parking garage containing 158 parking spaces would remain and provide accessory parking for the PD. The overall FAR will be 5.0. (22317, 2nd Ward).

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

A motion by Ciere Boatright, seconded by Daniel La Spata, to approve the following matters (Items C1 under the ANLAP heading, item C2 under the Acquisition heading, and items C3 through C9 under the disposition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a vote of 12-0-0 vote.

ANLAP

1. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 4824 W, Gladys Avenue to Ryan Wynee (24-026-21; 29th Ward).

ACQUISITION

2. A resolution recommending a proposed ordinance authorizing the acquisition of land, generally located at 479 East 134th Street, 645 East 134th Street; 612 East 134th Place; 624 East 134th Place; 640 East 134th Place; 652 East 134th Place; 627-647 East 134th Place; 655 East 134th Place; 701-705 East 134th Place; 713 E. 134th Place, 723-729 East 134th Place; 737-749 East 134th Place; and 761-771 East 134th Place to the City of Chicago. (24-033-21; 10th Ward).

DISPOSITION

3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 515 West 81st Street (Leon Baylor), 7004 South Rhodes Avenue (Keisha Harrison), 7144 South Emerald Avenue (Jimmie D. Funderburg), 7201 South St. Lawrence Avenue (Evangela Thomas), 7346 South Langley Avenue (Barbara Braxton), 7449 South Parnell Avenue (Jimmie D. Funderburg), through the ChiBlockBuilder Platform (24-027-21; 6th Ward).

4. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3024 South Tripp Avenue to (Alejandra Melo) through the ChiBlockBuilder Platform (24-028-21; 22nd Ward).
5. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3613-3625 West Chicago Avenue to The Ave SW LLC and/or its affiliated entities (24-029-21; 27th Ward).
6. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 327 West 59th Place to (Dawn Harris) and 425 West 60th Place to (Jose Eurioles) through the ChiBlockBuilder Platform (24-030-21; 20th Ward).
7. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 617-641 East 134th Street; 604-608 East 134th Place; 628-636 East 134th Place; 644-648 East 134th Place; and 656-660 East 134th Place to NeighborSpace (24-031-21; 10th Ward). 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).
8. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1014, 1018, 1020, and 1022 West 51st Street to (Gloria Allen) through the ChiBlockBuilder Platform (24-034-21; 20th Ward).
9. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1841 West 51st Street to (Luis Gomez) through the ChiBlockBuilder Platform (24-035-21; 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 Guacolda Reyes, seconded by Rose Escareno, to approve 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 was approved by a vote of 14-0-0 (Brumfield Recused). 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)
2. A motion by Carlos Pineiro, seconded by Daniel La Spata, to approve a proposed Institutional Planned Development, submitted by the applicant, Chicago Transit Authority (CTA), for the property generally located at 335-375 N. Pulaski Road was approved by a vote of 14-0-0 (Barclay and Boatright recused). 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)

3. A motion by Ciere Boatright, seconded by Carlos Pineiro, to approve a proposed Residential-Business Planned Development, submitted by 2328 S Michigan Owner LLC, for the property generally located at 2328 S. Michigan Avenue was approved by a vote of 15-0-0. The applicant proposes to rezone the site from DS-5 (Downtown Service District) to a DX-5 (Downtown Mixed-Use District), then to a Residential-Business Planned Development. The applicant proposes to construct an 18-story, 170-foot-tall building, 256 dwelling units, 10 parking spaces, 3,000 square feet of ground floor commercial space, and incidental and accessory uses. The project will provide 2 loading berths and 256 bicycle parking spaces. A 3.1 FAR bonus and 0.31 FAR bonus will be taken and the overall FAR of the planned development will be 8.41. (22414; 3rd ward)
4. A motion by Daniel La Spata, seconded by Rosa Escareno, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Raina 2501 MLK, LLC, for the property generally located at 2501 S Martin Luther King Jr. Drive was approved by a vote of 15-0-0. The property is zoned M1-3 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a one-story restaurant with a drive-through lane. (LF #784; 4th Ward).
5. A motion by Rosa Escareno, seconded by Danielle Tillman, to approve a proposed Industrial Planned Development, submitted by the applicant, West Pullman Development Partners, LLC, for the property generally located at 1001-1235 W. 119th Street and 1000-1234 W. 120th Street was approved by a vote of 13-0-0 (Kadokia recused). The applicant is proposing to rezone the site from Planned Manufacturing District Number 10 (PMD 10) to an Industrial Planned Development to allow redevelopment of the site with a 413,400 square-foot speculative light industrial facility. The facility would include 173 surface parking spaces and 119 loading stalls, 97 loading docks, and two at-grade loading doors. (#22399, 21st Ward).
6. A motion by Ciere Boatright, seconded by Carlos Pineiro, to approve a proposed Residential-Business Planned Development submitted by 345 N. Aberdeen, LLC for the property generally located at 345 N. Aberdeen Street was approved by a vote of 13-0-0 (Brumfield recused). The applicant is proposing to rezone the site from the M2-3 Light Industry District to a DX-7 (Downtown Mixed-Use District) prior to establishing the proposed planned development. The rezoning would allow for the construction of a 483' tall building with 559 dwelling units, 559 bicycle spaces, ground floor retail uses, at grade landscape and open space area, and 255 accessory vehicular parking spaces, 10,000 square feet of ground floor retail/commercial uses, with accessory and incidental uses. A 4.5 FAR bonus will be taken and the overall FAR of the planned development will be 11.5. (22360; 27th ward)
7. A motion by Daniel La Spata, seconded by Ciere Boatright, to approve a proposed amendment to Business Planned Development 1450, submitted by 1937 Retail Holdings Series LLC, for the property generally located at 3631-3657 North Central Avenue was approved by a vote of 14-0-0. The Applicant proposes to amend Business Planned Development 1450 to

add “Adult use cannabis dispensary, Cannabis craft grow (including accessory cannabis dispensary), and Cannabis processor and cannabis infuser,” as permitted uses. No bulk or density changes are proposed to the existing building or the previously approved Planned Development. (22425, 30th Ward)

8. A courtesy presentation of a proposed site plan approval and minor change request for Waterway Residential Business Planned Development 1315 pursuant to statement 15 of the approved planned development ordinances submitted by Related Midwest, for the property generally located at the southwest corner of Diversey Parkway & Damen Avenue was made to the plan commission. The applicant proposes to retain an existing public street resulting in subsequent changes to the site’s circulation and parking, to make sub-area adjustments which do not result in an increase of any development rights, and to preserve multiple residential buildings formerly slated for demolition. (32nd Ward).
9. A motion by Rosa Escareno, seconded by Ciere Boatright, to approve A proposed planned development, submitted by 1840 N Marcey, LLC (Sterling Bay), for the property generally located at 1840 N. Marcey Street was approved by a vote of 11-1-0. The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the B3-3 Community Shopping District, then a Residential-Business Planned Development, allowing the construction of a 195-foot mixed-use building with 308 residential units and a 275-foot mixed-use building with 307 residential units, together with ground-floor commercial uses, 275 total accessory parking spaces, 615 bike parking, and accessory and incidental uses. The proposed project is within the North Branch Corridor Overlay District (NBCO-A) and a floor area bonus of 3.5 is proposed, making the maximum overall FAR (floor area ratio) of the planned development a total of 6.5. (22225; 32nd Ward)
10. A motion by Guacolda Reyes, seconded by Carlos Pineiro, to approve a proposed resolution to adopt the Harlem Avenue Visioning Study was approved by a vote of 10-0-0. The study sets forth a big-picture vision for potential future projects along Harlem Avenue and identifies areas of greatest need, opportunities, and aspirations. The Visioning Study area consists of a two-mile stretch of Harlem Avenue, spanning from Irving Park Road to Grand Avenue in the Dunning and Montclare Community Areas. The study considers public right of way improvements along the Harlem Avenue corridor to enhance the public realm, improve safety and circulation, provide storefront recommendations, identify new open spaces for gatherings and events, create branding options for the corridor and locations with a history of Italian and Italian American businesses, locate gateway identifiers for the focus areas that welcome visitors to the area, identify opportunity sites for new businesses, and outline an implementation framework to guide a future streetscape project. An informational presentation was provided to the Chicago Plan Commission in April 2024, and a survey and draft of the study were released for public feedback through May 2024.

E. Chairman’s Update

1. DPD Staff made an information presentation on the Englewood Agr-Eco District Land-Use Plan. The Plan identifies future land uses for the general area within a quarter mile of the proposed Englewood Nature Trail (1.7 miles between S. 58th and S. 59th streets and Lowe and Hamilton). Initiated in the spring of 2022, the plan is based on eight guiding principles:

‘Community First;’ ‘Strength;’ ‘Health and Security;’ ‘Stabilize;’ ‘Pathways to Work and Wealth;’ ‘Farming as a Political Act;’ ‘Art rooted in Local Culture;’ and ‘Design for the Community.’ The plan includes unique goals, objectives, and zoning recommendations for six land use categories; namely, ‘Public Parks,’ ‘Agricultural Sites,’ ‘Neighborhood Commercial Centers,’ ‘Small and Local Production,’ ‘Residential,’ and ‘Mixed-Use Development.’ A draft of the plan will be released on June 17th, 2024, for a 30-day public comment period.

F. Adjournment

A motion made by Carlos Pineiro, seconded by Ciere Boatright, to adjourn the June 20, 2024, Regular Hearing of the Chicago Plan Commission was approved with a vote of 8-0-0 at 4:57 pm.