

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall, City Council Chambers
Chicago, Illinois 60602
Thursday – JUNE 20, 2024

AGENDA

A. ROLL CALL

B. APPROVAL OF MINUTES FROM THE MAY 16, 2024, CHICAGO PLAN COMMISSION HEARING

C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

ANLAP

1. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 4824 West 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 East 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).

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. THIS ITEM WILL SEEK TO BE DEFERRED AT THE APPLICANT'S REQUEST

- 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 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)
 3. 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)
 4. 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).

5. A proposed Residential-Business Planned Development, submitted by 2328 S Michigan Owner LLC, for the property generally located at **2328 S. Michigan Avenue**. 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)
6. 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**. 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).
7. 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**. 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).
8. A proposed Residential-Business Planned Development submitted by 345 N. Aberdeen, LLC for the property generally located at **345 N. Aberdeen Street**. 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)
9. 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**. 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)
10. 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**. 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).

11. A proposed planned development, submitted by 1840 N Marcey, LLC (Sterling Bay), for the property generally located at **1840 N. Marcey Street**. 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)
12. A proposed resolution to adopt the Harlem Avenue Visioning Study. 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. INFORMATIONAL PRESENTATIONS / CHAIR ITEMS

1. The Englewood Agro-Eco District Land Use 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.

ADJOURN