CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
July 17, 2023

DRAFT MINUTES

PRESENT
Gia Biagi*
Andrew Burnfield*
Maurice Cox*
Pat Dowell*
Rosa Escareno*
Laura Flores*
Daniel LaSpata*
Sarah Lyons*
Marisa Novara*
Carlos Pineiro*
Carlos Ramirez-Rosa*
Guacolda Reyes*
Claudette Soto*
Byron Sigcho-Lopez
Danielle Tillman*

ABSENT
Lester Barclay
Raul Garza
Honorable Brandon Johnson, Mayor
Patrick Murphey
Nicholas Sposato
Gilbert Villegas

A. The Chairman called the July 17, 2023, regular hearing of the Chicago Plan Commission to order at 10:06 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with twelve 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 Carlos Pineiro, seconded by Maurice Cox, to approve the Minutes of the June 15, 2023 Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 14-0-0.
C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

A motion by Gia Biagi, seconded by Daniel LaSpata, to approve the following matters (Nos. 1 through 10 under the ANLAP heading and Nos. 11 through 15) pursuant to the Inter-Agency Planning Referral Act, was approved by a 14-0-0 vote.

**ANLAP**


2. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 12040 South Michigan Avenue to David Lomax (23-025-21; 9th Ward).

3. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 6803 South Justine Street to Brandy Allen (23-025-21; 17th Ward).

4. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 7507 South May Street to Zachary Jones (23-025-21; 17th Ward).

5. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 1411 West 70th Street to Lawanda Kelly (23-025-21; 17th Ward).

6. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 1232-34 West 81st Street to Sidney Battle (23-025-21; 17th Ward).

7. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 11479 South Church Street to Julius and Claudia Strong (23-025-21; 19th Ward).

8. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 534 West 61st Street to George Floyd (23-025-21; 20th Ward).

9. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 5656 South Calumet Avenue to Carol Crenshaw (23-025-21; 20th Ward).

10. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 5819 South Wabash Avenue to Jesus Negron (23-025-21; 20th Ward).

**DISPOSITION**


13. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4815, 4823, 4827 North Sacramento Avenue and 2902, 2940, 2944, 2954 West Lawrence Avenue. (23-028-21; 33rd Ward).

14. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4301, 4309, and 4329 West Madison Street to The Community Builders, Inc. (23-029-21; 28th Ward).

15. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1515 West 47th Street to New City Redevelopment Limited Partnership (23-030-21; 20th 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 Marisa Novara, to approve a proposed Residential-Business Planned Development submitted by LP Holdings 375 LLC, for the property generally located at 375 N. Morgan Street and 901 W. Kinzie Street was approved by a vote of 13-0-0. The applicant is proposing to rezone the site from M2-3, (Light Industry District) and C2-2, (Motor Vehicle Related Commercial District) to a DX-5, (Downtown Mixed-Use District) prior to establishing the Residential-Business Planned Development to permit the construction of a 43-story building with up to 460 residential dwelling units, a maximum height of 482 feet, 5,000 square feet of retail/commercial space and 138 parking spaces in Subarea A. An existing building located in Subarea B will remain and include 15,470 square feet of commercial/retail space. The planned development will allow for accessory and incidental uses. The overall FAR will be 7.13 (App. # 22155; 27th ward)

E. Chairman’s Update

1. Staff from the Department of Planning and Development provided the plan commissioners with a brief update on the status of WMBE project compliance in accordance with the Mayoral Executive Order on WMBE participation to the members of the Chicago Plan Commission.

F. Adjournment

A motion by Rosa Escareno, seconded by Marisa Novara, to adjourn the July 17, 2023 Regular Hearing of the Chicago Plan Commission at 12:14 PM, the motion was approved by a 11-0-0 vote.