

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
Room 201A
2nd Floor, City Council Chambers
Chicago, Illinois 60602
July 18, 2024

DRAFT MINUTES

PRESENT

Ciere Boatright*
Kemena Brooks*
Andre Brumfield
Tom Carney
Lissette Castenada*
Pat Dowell*
Rosa Escareno*
Laura Flores*
Tania Kadakia*
Daniel La Spata*
Sarah Lyons*
Carlos Pineiro*
Byron Sigcho-Lopez
Danielle Tillman*

ABSENT

Lester Barclay
Honorable Brandon Johnson, Mayor
Patrick Murphey
Carlos Ramirez-Rosa
Guacolda Reyes
Claudette Soto
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the July 18, 2024, regular hearing of the Chicago Plan Commission to order at 10:04 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 Danielle Tillman, to approve the Minutes of the June 20, 2024, Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 9-0-0 (Dowell and Lyons abstained).
- C. Matters submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

A motion by Ciere Boatright, seconded by Carlos Pineiro, to approve the following matters (Items C1 under the TIF Plan heading, and items C2 through C4 under the Disposition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a vote of 11-0-0 vote.

TIF PLAN

1. A resolution recommending a proposed amendment to the Pilsen Tax Increment Financing Redevelopment Project Area in the area generally bounded by 16th Street on the north, the Chicago River on the east, 33rd Street and the

Stevenson Expressway on the south, and Western Avenue on the west. (11th, 12th, and 25th Ward) (24-038-21; 11th, 12th and 25th Wards).

DISPOSITION

2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 11832 South Princeton Avenue to (**Adrienne Jones**), 321 West 111th Place (**Renardo Terry**), 229 West 104th Street (**Ricardo Echeverria Rosalba and Garcia Gonzalez**), 341 West 106th Place (**Catherine J. Johnson**), 314 West 111th Place (**Jerome and Brittany Powell**), 11918 South Eggleston Avenue (**Felix Mora and Minerva Flores**) and 10223 South Union Avenue (**Vivian R. Bedford**) through the ChiBlockBuilder Platform (24-036-21; 21st Ward).
3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 714-726 North Kedzie Avenue to Chicago Park District (24-037-21; 27th Ward).
4. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 6642 and 6644 South Aberdeen Street to (**Steven Hunter**) through the ChiBlockBuilder Platform (24-039-21; 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 Daniel La Spata, seconded by Kemena Brooks, to approve 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. was approved by a vote of 12-0-0 (Tillman Recused). 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).
2. A motion by Carlos Pineiro, seconded by Tania Kadakia, to approve a proposed amendment to Residential Business Planned Development 1480, submitted by 1140 W Erie LLC, for the property generally located at **1140 W. Erie St.** was approved by a vote of 13-0-0. The applicant proposes to amend Planned Development 1480 to allow animal services, excluding shelter/boarding kennel and stables; financial services, excluding payday loan and pawn shop; and consumer repair/laundry as permitted uses. (22476; 27th Ward)
3. A motion by Ciere Boatright, seconded by Kemena Brooks, to approve a proposed amendment to Residential-Business Planned Development No. 1512, submitted by Fulton Grounds Owner LLC, for the property generally located at **201 N. Racine** was approved by a vote of 12-0-0 (Lyons Recused). The applicant proposes to rezone the site from RBPD No. 1512 to RBPD No. 1512, as amended. The applicant proposes to amend the boundaries of the existing planned development to remove the property south of Lake Street, currently Subarea A. The remaining

property, currently Subarea B, permits the construction of a 222'-6" mixed-use building with 179 dwelling units, ground-floor commercial space, 29 accessory parking spaces, 179 bicycle parking spaces, and accessory and incidental uses. All other bulk and uses of the existing RBPD 1512 would remain unchanged. The development's overall FAR will be 7.5. (22400; 27th Ward)

4. A motion by Rosa Escareno, seconded by Carlos Pineiro, to approve a proposed Residential-Business Planned Development, submitted by Fulton Grounds Owner LLC, for the property generally located at **170 N. May** was approved by a vote of 11-0-0 (Lyons and Tillman Recused). The applicant proposes to rezone the subject property from the previous designation of PD No. 1512 to a new Residential-Business Planned Development. This would permit the construction of a 450'-0" building and a 315'-0" building across two subareas, containing in total 667 dwelling units, ground-floor commercial retail space, 509 accessory parking spaces, 667 bicycle parking spaces, and accessory and incidental uses. The development's overall FAR will be 11.5. (22401; 27th Ward)
5. A motion by Daniel La Spata, seconded by Ciere Boatright, to approve a proposed amendment of Residential-Business Planned Development No. 1562, submitted by 1016 W Jackson, LLC for the property generally located at 1000-24 West Jackson Boulevard, 230-38 South Morgan Street, and 1015-27 West Adams Street was approved by a vote of 12-0-0 (Brooks and Lyons Recused). The Applicant requests a rezoning of the subject property from Residential-Business Planned Development Number 1562 and DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District, then to Residential-Business Planned Development 1562, as Amended. The planned development will have two subareas. Subarea A will permit the construction of a 25-story building with up to 380 residential dwelling units and approximately 23,000 square feet of retail space, 163 accessory parking spaces and 380 bicycle parking spaces. Subarea B will remain as previously approved, subject to future site plan approval, with a maximum of 50 residential dwelling units and a maximum height of 150 feet. The applicant will utilize the neighborhood opportunity bonus to provide additional FAR. The resulting FAR over the entire planned development will be 7.19. (#22375, 34th Ward).

E. Chairman's Update

1. DPD Staff provided 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 made by Ciere Boatright, seconded by Rosa Escareno, to adjourn the July 18, 2024, Regular Hearing of the Chicago Plan Commission was approved with a vote of 12-0-0 at 1:42 pm.