

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
11th Floor, City Hall, Room 1103
Chicago, Illinois 60602
Thursday – August 15, 2024

AGENDA

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE JULY 18, 2024, 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 the disposition of city owned land, generally located at 6411 South Central Avenue to Matthew Skowronski and Kathryn McIlvain (the Developer)

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

- 1. A proposed resolution to adopt the Englewood Agro-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.’
- 2. A proposed Institutional Planned Development, submitted by Sunshine Gospel Ministries and Sunshine Community Development Corporation, for the property generally located at **345-79 E. 60th St./6000-50 South Dr. Martin Luther King Jr. Dr./6001-49 South Calumet Ave.** The applicant is proposing to rezone the site from the RM5 Residential Multi-Unit District to B3-1 Community Shopping District, then to an Institutional Planned Development. The rezoning would allow for the construction of a community center campus development, which will include a 3-

story, 77,050 sf building that will serve as a community center, 20,000 sf outdoor athletic facilities, and 90 on-site parking spaces that will serve Applicants' visitors, guests and employees. The proposed overall height of the planned development will be 45 feet, 6 inches. The maximum FAR of the planned development will be 0.43 (22475, 20th Ward)

3. A proposed amendment to Industrial Planned Development 1443, submitted by Green Era Educational NFP, for the property generally located at **631 W. 81st Street and 650 W. 83rd Street.** The applicant proposes to amend the boundaries of Planned Development 1443 to include an additional lot area directly North of the existing Planned Development site that will provide for an additional detention pond and secondary containment capacity. (22492, 6th Ward)
4. A proposed zoning map amendment to Planned Development 1135, submitted by the Chicago Housing Authority, for the property generally located at **4301 S. Federal Street; 4300-4452 and 4301-4453 S. Dearborn Street; and 4330-4452 S. State Street.** The Applicant seeks to adjust the south boundary of PD 1135 from its current location, approximately 50' south of W. 45th Street, to W. 45th Street. W. 45th Street was not dedicated when PD 1135 was originally approved. The proposed adjustment will correct the south boundary pursuant to the built conditions. No additional changes are proposed to PD 1135. (22323, 3rd Ward)
5. A proposed Planned Development, submitted by the Chicago Housing Authority, for the property generally located at **4500-4556 South State Street and 1-21 West 45th Street.** The Applicant seeks a zoning change from RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) to B2-3 (Neighborhood Mixed-Use District) and then to establish a Residential-Business Planned Development. The subject property is currently vacant and unimproved. The Applicant proposes to develop the property with a 4-story, multi-family residential building with 40 residential units and ground floor retail space, and a 3-story multi-family residential building with 12 residential units. The project will provide a total of 47 accessory vehicular parking spaces. The proposed FAR is 1.6 (22105, 3rd Ward)

E. INFORMATIONAL PRESENTATIONS / CHAIR ITEMS

1. None

ADJOURN