

## **CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
2<sup>nd</sup> Floor, City Hall / Virtually  
Chicago, Illinois 60602  
Thursday - September 17, 2020**

### **AGENDA**

#### **A. ROLL CALL**

#### **B. APPROVAL OF MINUTES FROM THE August 20, 2020 CHICAGO PLAN COMMISSION HEARING**

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

##### **Negotiated Sale:**

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4346-4348 South Dr. Martin Luther King Jr Drive to Dantzler Management Inc. (20-012-21; 3rd Ward).
2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4841 North Lipps to 4841 Lipps LLC (Timothy Pomaville) (20-013-21; 45th Ward).

##### **Disposition:**

3. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 1702 North Monticello Avenue; 3331 and 3724 West LeMoyne Street; 1138 and 1142 North Christiana Avenue; and 2341 West Erie Street to L&MC Investments, LLC. (20-014-21; 26th Ward).

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

1. A proposed technical amendment to Residential-Business Planned Development #138 submitted by the Applicant, Montrose Clarendon Partners, LLC, for the property generally located at 4407 N Clarendon Avenue. The amendment to the planned

development would allow animal services as a permitted use. No other changes to the planned development are proposed. (20429, 46th Ward)

2. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 2300 Clark Street Development LLC, for the property generally located at 2317 N Clark Street. The property is zoned B1-3 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a four-story mixed-use building with 2,350 square feet of retail, 35 dwelling units, and 28 accessory vehicular parking stalls. (LF #747; 43rd Ward)
3. A proposed planned development, submitted by the Chicago Park District, for the property generally located at 4800-4858 S. Western Ave and 2401-2559 W. 48<sup>th</sup> St. The site is currently zoned M2-2 (Light Industry District) and C1-2 (Neighborhood Commercial District). The applicant is proposing to rezone the site to POS-1 (Parks and Open Space District) and then to a Planned Development. The applicant proposes the construction of a 2-story, 88,000 square foot new Park District Headquarters and conjoined field house building, artificial turf fields, playground areas and open space with parking for approximately 200 vehicles for park district employees and park patrons. (20392; 14th Ward)
4. A proposed amendment to Waterway Planned Development 1339, submitted by 2017 Baker Mendell, LLC, for the property generally located at 2017 North Mendell Street in the North Branch Industrial Corridor. The applicant seeks to amend the planned development to add Cannabis Craft Grow (including accessory Cannabis Dispensary), Cannabis Processor, and Cannabis Infuser as allowed uses subject to the provision listed under Section 17-9-0129 of the Chicago Zoning Ordinance to the planned development. No changes are proposed to the exterior of the existing four-story building. (20384; 2nd Ward)

#### E. CHAIRMAN'S REPORT

1. **Update on Fulton Market Planning Efforts**  
DPD staff to provide an informational presentation summarizing previous planning initiatives and current planning efforts for the Fulton Market area.

Adjourn