

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall, City Council Chambers
Chicago, Illinois 60602
Thursday – September 19, 2024**

AGENDA

A. ROLL CALL

B. APPROVAL OF MINUTES FROM THE AUGUST 15, 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 9424 South Burnside Avenue to John Sutherland (24-041-21; 8th Ward).
2. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 4136 West Carroll Avenue to Candi Baldwin (24-041-21; 28th Ward).

TIF PLAN

3. A resolution recommending a proposed ordinance authorizing the current TIF district land use plan to support additional uses generally located at 2508-38 West 21st Street and 2715-21 West Harrison Street (24-042-21; 25th and 28th Wards).

ACQUISITION

4. A resolution recommending a proposed ordinance authorizing the acquisition of land to the City of Chicago from Cook County Land Bank Authority; David Hooks; Corporation of Capital, Inc. generally located at 1334 and 1338 West 59th Street; 5837 and 5843 South Throop Street; and 5832, 5838 and 5844 South Elizabeth Street (24-043-21; 16th Ward).

DISPOSITION

5. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 718 and 722 west 60th Place to Deborah Turner through the ChiBlockBuilder Platform (24-046-21; 16th Ward).
6. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 5140 South Wolcott Street to Elfego Cervantes through the ChiBlockBuilder Platform (24-047-21; 16th Ward).
7. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 6528 and 6534 South Aberdeen Street to Lillie Walls through the ChiBlockBuilder Platform (24-048-21; 16th Ward).
8. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 148 South Hamlin Avenue to Latonya Nelson through the ChiBlockBuilder Platform (24-049-21; 28th Ward).

9. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 27 North Pine Street to Community First Foundation Inc. through the ChiBlockBuilder Platform (24-050-21; 29th Ward).
10. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 557 North Central Avenue to Territory NFP through the ChiBlockBuilder Platform (24-051-21; 37th Ward).
11. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 2810, 2812, 2814, 2818, 2820, 2822, and 2824 East 87th Street to 2804 East 87th Street, LLC., through the ChiBlockBuilder Platform (24-052-21; 7th Ward).

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

1. A proposed amendment to Business Planned Development No. 665, submitted by LDI Partners, LLC, for the properties generally located at **3926-3948 N. Damen Ave and 3959 N. Lincoln Ave.** The applicant proposes to: repurpose and expand the existing building in Subarea A to accommodate a 5-story, approximately 75-foot tall mixed-use building with 64 units, 18 parking spaces and approximately 3,500 square feet of ground floor commercial space; to construct a new 7-story building at a height not to exceed 85 feet that includes 130 units, 54 parking spaces, and approximately 5,000 square feet of ground floor commercial space in Subarea B; and to repurpose and continue the use of a single-story bank building that will not exceed 50 feet in height and will include 7 parking spaces, 5 drive-through lanes for existing ATMs, remote teller, and night deposit safe. The overall FAR of the planned development will not exceed 3.44 (22376; 47th Ward).
2. An information presentation of the Ground Floor Commercial Design Guidelines. The guidelines build off the previously adopted Neighborhood Design Guidelines and the Ground Floor Residential on Commercial Corridors Design Guidelines. The document will provide specific recommendations and best practice examples for future design review of renovation and new construction ground floor commercial project proposals along Chicago's commercial corridors and will create a set of user-friendly and best practice examples for non-design professionals, including small business owners and small property owners. These design guidelines are meant to be a resource and clarify best practices, they are not taking policy positions, changing ordinances, or imposing additional requirements or processes.

3. An informational presentation of the Cicero Avenue Corridor Study. The Study was a collaborative effort of the Department of Planning and Development and the Department of Transportation to investigate potential transportation and land use policy improvements to support investment, safety, and revitalization along Cicero Avenue between I-55 and Marquette Road, and which included a year-long community engagement process between Summer 2021 and Summer 2022. The Study will be made available for 30 days to allow for community feedback prior to adoption. (13th, 14th, 22nd, and 23rd Wards)

E. CHAIR ITEMS

1. None

ADJOURN