

PUBLIC NOTICE IS HEREBY GIVEN THAT a public hearing is tentatively scheduled before the Chicago Plan Commission on Thursday, the seventeenth (17th) day of October 2024, at **10:00 AM** in the City Council Chambers on the 2nd Floor of City Hall, 121 North LaSalle Street, Chicago, Illinois, on the following proposed applications and/or amendments:

A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3666 South Indiana Avenue to (**Lisa Wentzel**), 3806 South Wabash Avenue (**Brent L. Matthews**), and 437 East 45th Place (**Caryce Porter**) through the ChiBlockBuilder Platform (24-044-21; 3rd Ward).

A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 13435 South Brandon Avenue to Abraham Maldonado through the ChiBlockBuilder Platform (24-045-21; 10th Ward).

A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3312-3344 West Lake Street to Firebird Community Arts (24-053-21; 28th Ward).

A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1337 South Talman Avenue to Calin Group, LLC. (24-055-21; 28th Ward).

A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1313 South Talman Avenue to Talman Street LLC. (24-056-21; 28th Ward).

A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1245 South Fairfield Avenue to Keos Realty, LLC. (24-057-21; 28th Ward).

A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3457 West Carroll Avenue to Second Investment, LLC. (24-058-21; 28th Ward).

A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1747 West 18th Place to NeighborSpace through the ChiBlockBuilder Platform (24-059-21; 25th Ward).

A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4741-4745 South Elizabeth Street to NeighborSpace through the ChiBlockBuilder Platform (24-060-21; 20th Ward).

A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application submitted by True North RE Holdings, LLC., for the property generally located at **7015 N Sheridan Road**. The applicant proposes the demolition of an existing building and then to construct a five-story, 20-dwelling unit residential building on a 6,837 square foot site, containing 10 indoor parking spaces and 20 bike spaces. Because of the site's location in the Private Lakefront Protection District, the proposed construction is subject to a hearing before the Chicago Plan Commission. (LPO #786, 49th Ward).

A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by West Leland Avenue, LLC, for the property generally located **936 W. Leland Avenue**. The property is zoned B2-3 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct a five-story residential building with 32 dwelling units and six vehicular parking spaces (LF #785, 46th Ward).

A proposed amendment to Residential-Business Planned Development No. 1404, submitted by 3300 N Clark, LLC, for the property generally located at **3300 N. Clark Street**. The applicant proposes to rezone all of Residential-Business Planned Development No. 1404 to Residential-Business Planned Development No. 1404, as amended, to allow postal service; animal services (except boarding or kennel); medical services; personal services; sports and recreation, participant-indoor (limited to a size not to exceed 8,600 square feet); and repair or laundry services (consumer) as permitted uses. There will be no new construction, site changes, or modifications to the bulk or density of the existing building or the previously approved Planned Development (22534, 44th Ward).

A proposed amendment to Business Planned Development 487, submitted by Commonwealth Development Partners, LLC, for the property generally located at **500 N. Michigan Avenue**. The applicant proposes to amend Planned Development 487 to convert existing office space into 320 dwelling units. The existing building's height will be increased to 322 feet, and 68 valet accessory parking spaces (no self-parking spaces), and a loading berth will be provided. A 0.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 22. (22532; 42nd Ward)

A proposed Residential-Business Planned Development, submitted by 1200 W Fulton Partners LLC, for the property generally located at **1200-1232 West Fulton Street; 310-328 North Racine Avenue**. The applicant is proposing to rezone the site from the M2-3 Light Industry District to the DX-7 Downtown Mixed-Use District and then to a Residential-Business Planned Development to permit the construction of a two-phased development consisting of a 43-story, 545-foot building and a 37-story, 465-foot building. The proposed planned development will contain approximately 124,000 square feet of combined indoor and outdoor commercial space; 1,079 residential units, of which 20 percent will be affordable units; 440 parking spaces; 1,079 bicycle parking spaces; and accessory and incidental uses. A 4.5 FAR bonus will be taken and the overall FAR of the planned development will be 11.5. (22440; Ward: 27)

Dated at Chicago, Illinois, this the second (2nd) day of October 2024.

Laura Flores,
Chair, Chicago Plan Commission

Ciere Boatright
Commissioner, Department of Planning and Development
Secretary, Chicago Plan Commission