

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
November 16, 2023**

DRAFT MINUTES

PRESENT

Tom Carney*
Andre Brumfield*
Pat Dowell*
Rosa Escareno*
Laura Flores*
Daniel LaSpata*
Sarah Lyons*
Patrick Murphey*
Carlos Pineiro*
Guacolda Reyes*
Claudette Soto*
Danielle Tillman*

ABSENT

Lester Barclay
Jim Horan
Honorable Brandon Johnson, Mayor
Carlos Ramirez-Rosa
Byron Sigcho-Lopez
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the November 16, 2023, regular hearing of the Chicago Plan Commission to order at 10:03 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with twelve 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 Andre Brumfield, seconded by Guacolda Reyes, to approve the Minutes of the October 19, 2023, Regular Hearing of the Chicago Plan Commission, this was approved by a voice vote of 12-0-0.
- C. A motion by Rosa Escareno, seconded by Daniel La Spata to defer item D-1, A proposed amendment to Residential Planned Development No. 1320, submitted by Onni 352 Union Chicago LLC for the property generally located at 354 N. Union Avenue and 357 N. Halsted Street, was approved by a vote of 11-0-0 (Lyons abstained).

D. Matters submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

A motion by Pat Dowell, seconded by Carlos Pineiro, to approve the following matters (Items C1 under the ANLAP heading and items C2 through C7 under the disposition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by an voice vote of 12-0-0 vote.

ANLAP

1. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program (ANLAP) of city owned land, generally located at 6222 South Wolcott Avenue to J. Artemio Munoz Bucio and Maria del Carmen Munoz (23-049-21; 16th Ward).

DISPOSITION

2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4337 South Lake Park Avenue to Chandra Cooper, (23-042-21; 4th Ward).
3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 543 North Long Avenue to (Regarding 2050 LLC.), 4907 West Huron Street to (Regina Lewis) and 438 North Lavergne Avenue (Jorge Lopez), (23-048-21; 37th Ward).
4. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 424 North Lockwood Avenue (Annette Uriostegui), 4915 West Hubbard Street (Kimberly Anderson/Francisco C. Valladares), 4954 West Ferdinand Street (Nestor Cesar Morales Ramos), 646 North Laramie Avenue (Jesus Tapia), 4905 West Hubbard Street (Johnnie Magyk Bey), 4839 West Iowa Street (Michelle Barnes), 5467 West Iowa Street (Toyia K Stewart), 531 North Laramie Avenue (Roman and Jasmine Castrejon), 4943 West Ferdinand Street (Custodio Mora), 526 North Lawler Avenue (Lorri Russell), 4853 West Huron Street (Raymundo Hernandez Gricelda Roman), 4816 West Race Avenue (Gregory Loving) (23-050-21; 37th Ward).
5. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 2151 West Adams Street to Sustainabuild, LLC-2149 (23-051-21; 27th Ward).
6. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1946 and 1948 West 63rd Street to Reynoso Insulation, Inc. (23-052-21; 16th Ward).
7. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 10744 South Eggleston Avenue (Ramona James), 11706 South Sangamon Street (Ethel Louis), 8739 South Morgan Street (Estella Johnson Solid) (23-053-21; 21st 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 LaSpata, seconded by Rosa Escareno, to approve a proposed amendment to Residential-Business Planned Development 793, submitted by Alderwoman Monique Scott of the 24th Ward, for the property generally located at 3440-3456 W. Roosevelt Rd. was approved by a vote of 12-0-0. The applicant is proposing the

amendment to revise the planned development boundary map, statements, and bulk table to reduce the amount of area within the planned development so that it will only encompass the existing eight-story, multi-family residential building and surface parking lot. The parcels being removed from the current planned development will be rezoned under a separate ordinance as a B3-3 Community Shopping District, for those fronting Roosevelt Rd., or a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, for those fronting Grenshaw Ave. No new development is proposed for this item. (A-8846, 24th Ward)

2. A motion by Danielle Tillman, seconded by Pat Dowell, to approve a proposed Residential-Business Planned Development, submitted by the applicant, Thrive Exchange, LLC, for the property located at 7901-11 South Exchange Avenue/2933-41 East 79th Street; 7850-72 South Exchange Ave./2908-30 East 79th Street; 7839-45 South Escanaba Avenue was approved by a vote of 12-0-0. The applicant is proposing to rezone the site from C1-2 Neighborhood Commercial District, B3-2 Community Shopping District and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-3 Neighborhood Commercial District and then to a Residential-Business Planned Development (wt. underlying C1-3 Neighborhood Commercial District). The proposed Residential-Business Planned Development will consist of two subareas: Subarea A and Subarea B. The applicant proposes to construct a new six-story mixed-use, 43-unit affordable housing building in Subarea A as the initial phase. Subarea B, as the second phase, will consist of a mixed-use, affordable housing building to be constructed at a future date. (#22250; 7th Ward)

E. Chairman's Update

1. None

F. Adjournment

A motion by Carlos Pineiro, seconded by Guacolda Reyes, to adjourn the November 16, 2023 Regular Hearing of the Chicago Plan Commission at 11:40 am, the motion was approved by a 12-0-0 vote.