

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
September 21, 2023

DRAFT MINUTES

PRESENT

Lester Barclay*
Andre Brumfield*
Tom Carney*
Pat Dowell*
Rosa Escareno
Laura Flores*
Daniel LaSpata*
Sarah Lyons*
Patrick Murphey*
Carlos Ramirez-Rosa*
Guacolda Reyes*
Byron Sigcho-Lopez*
Claudette Soto*
Gilbert Villegas*

ABSENT

Jim Horan
Honorable Brandon Johnson, Mayor
Carlos Pineiro
Nicholas Sposato
Danielle Tillman

- A. The Chairman called the September 21, 2023, regular hearing of the Chicago Plan Commission to order at 10:09 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 Daniel LaSpata, seconded by Sarah Lyons, to approve the Minutes of the August 17, 2023 Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 10-0-0 (Brumfield, Reyes, and Soto abstained).
- C. A motion by Andre Brumfield and Sarah Lyons to defer item B1, A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Dom Acquisitions LLC, for the property generally located at 6521 South Blackstone Avenue. The property is currently zoned RM- 5 (Residential Multi-Unit District) and is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes the construction of a 4-story residential building with 14 residential units, and 14 parking spaces was approved by a vote of 13-0-0.

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

A motion by Sarah Lyons, seconded by Guacolda Reyes, to approve the following matters (No. 1 under the Acquisition heading and items 2 through 4 under the disposition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by an 12-0-0 vote (Barclay Recused).

ACQUISITION

1. A resolution recommending a proposed ordinance authorizing an acquisition of land, generally located at 4319 South Indiana Avenue from The Chicago Park District (23-032-21; 3rd Ward).

DISPOSITION

2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 215 East 45th Street to Kandy Cobbs (23-033-21; 3rd Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5349 South Wabash Avenue to the Black Fire Brigade Organization (23-034-21; 3rd Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 401 W. 103rd St.; 11631-33 S Indiana Ave.; 120-124 E. 116th St.; 128-136 E. 116th St.; 140-142 E. 116th St.; 334 W. 111th Pl.; 10638 S. Stewart Ave.; 356 W. 111th St.; 11579 S. Michigan Ave.; 319 E. 117th St.; 348 W. 110th Pl.; 500 E. 134th St.; 1108 E. 133rd St.; 11542 S. Michigan Ave.; 11578 S. Michigan Ave.; 11552 S. Michigan Ave.; 11525-27 S. State St.; 11530 S. Michigan Ave.; 11562 S. State St.; 11534 S. Michigan Ave.; 11517 S. State St.; 11516 S. Michigan Ave.; 11526-28 S. Michigan Ave.; 1111 W. 110th St.; 12119-12121 S. Union Ave.; 12111 S. Union Ave.; 10200-02 S. Parnell Ave.; 12138 S. Union Ave.; 12139 S. Union Ave.; 12127 S. Union Ave.; 356 -358 E. 118th St.; 12256 S. Cottage Grove Ave.; 12534 S. Cottage Grove Ave.; 11562 S. Wabash Ave. to the Chicago Transit Authority (23-035-21; 9th, 10th and 21st Wards).

D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Guacolda Reyes, seconded by Daniel La Spata, to approve a proposed amendment to Planned Development (PD) No. 1468 submitted by 800-816 W. Lake Fee Owner IL, LLC, for the property generally located at 200-208 and 222 N. Halsted St., 800-818 W. Lake St., 801-811 W. Fulton Market and 224-232 N. Halsted St. was approved by a vote of 12-0-0. The applicant is proposing to rezone the site from PD No. 1468 and PD No. 1277 to a DX-10 (Downtown Mixed-Use District) prior to re-establishing PD No. 1468, as amended. The amendment would establish two new Subareas, labelled as A and B. An existing 7 story masonry building will remain in Subarea B. No physical improvements are contemplated to the existing building. The amendment would allow the construction of a 415' tall building with 406 dwelling units, ground floor retail uses, at grade landscape area, and 102 accessory vehicular parking spaces with accessory and incidental uses within Subarea A. The overall project FAR will be 12.70. (App. #22100; 27th Ward)

E. Chairman's Update

1. None

F. Adjournment

A motion by Guacolda Reyes, seconded by Rosa Escareno, to adjourn the September 21, 2023 Regular Hearing of the Chicago Plan Commission at 11:21 AM, the motion was approved by a 11-0-0 vote.