

## **CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
2<sup>nd</sup> Floor, City Hall / Virtually  
Chicago, Illinois 60602  
Thursday - August 20, 2020**

### **AGENDA**

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE July 16, 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 4444 South St. Lawrence Avenue to Rosemary Wyche (20-007-21; 3rd Ward).
- 2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 11700, 11702 & 11708 South Buffalo Avenue to NP Avenue O, LLC (20-008-21; 10th Ward).
- 3. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 11701 South Burley Avenue to NP Avenue O, LLC (20-009-21; 10th Ward).

#### Disposition:

- 4. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 1319 South Kilbourn Avenue to United Scaffolding (20-010-21; 24th Ward).
- 5. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 947 West Cullerton Avenue to NeighborSpace (20-011-21; 25th Ward).

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

- 1. An informative presentation about the recommendations of the Covid-19 Recovery Task Force to consider a citywide plan over the next several years to address continued growth and sustainability. The plan would guide future decision-making by all levels of Chicago government

with a focus on resiliency, equity and diversity in policies and practice. The planning process would include a community engagement program that would provide an opportunity for all Chicagoans to provide meaningful input and participate in its creation and implementation. (All Wards -Citywide)

2. A resolution recommending the approval of the Halsted Triangle Plan Update. The recommendations in the update are intended to guide future growth and would supersede the Halsted Triangle Plan adopted in 2014. The plan boundaries are in the Near North community area, generally bounded by Division Street to the south, North Avenue to the north, and from Halsted Street to east to the North Branch Canal to the west. (2nd and 27th Wards)
3. A proposed technical amendment to Business Planned Development #1172 submitted by the Applicant, Alderman Derrick Curtis (18<sup>th</sup>), for the property generally located at 3206-3348 West 87<sup>th</sup> Street and 8600-8618 South Kedzie. The amendment to the planned development would remove an approximately 36,000 sq. ft. parcel from the existing Planned Development to allow for a rezoning of the subject parcel to allow uses described in a C3-1 zoning district. No other changes to the planned development are proposed. (18<sup>th</sup> Ward)
4. A proposed planned development, submitted by People's Gas Light and Coke Company (PGL), for the property generally located at 38 West 64th Street. The site is currently zoned M1-2 (Limited Manufacturing/Business Park District) and M2-3 (Light Industry District). The applicant is proposing to rezone the site to M3-2 (Heavy Industry District) and then to a Planned Development. The applicant proposes the construction of a 45' – tall, 2-story, 25,222 square foot operations building and parking for approximately 400 fleet vehicles and 285 employee vehicles. (20397; 20th Ward)
5. A proposed amendment to Planned Development #177, submitted by the North Lawndale Employment Network (NLEN), for the property generally located at 1111 South Homan Avenue. The applicant is proposing to rezone the property from Business Planned Development #177 to Business Planned Development #177, as amended in order to add “Urban Farm – Rooftop Operation”, “Processing & packaging of honey material generated at and brought to site from Applicant’s off-site apiaries\*”, “Community Center” and “Drive-Through Facility” as permitted uses within the PD. The proposed changes will allow NLEN to place up to five (5) apiaries on the rooftop, and collect and package honey indoors as a part of its job training program. No other changes are proposed. (20406; 24<sup>th</sup> Ward)
6. A proposed amendment to Residential Business Planned Development #1335, submitted by Wellstel LLC, for the property generally located at 1520-1532 N. Wells Street and 1513-1525 N. Wieland Street. The applicant proposes to amend the boundaries of the previously approved planned development to incorporate an additional parcel of land. The resulting amended planned development will have three subareas. Sub-Area A will be improved with a thirteen story 152' - 0" tall mixed-use building to have commercial uses on the ground floor and a hotel on the floors above, Sub-Area B will be improved with three (3) single family homes, and Sub-Area C is currently improved with a two-story building with commercial on the ground floor and one dwelling unit on the floor above and will remain unchanged as a result of this application. The

proposal will include 53 accessory vehicular parking spaces and 1 loading berth. (20436; 27th Ward)

7. A proposed Residential-Business Planned Development, submitted by 1140 W. Erie LLC, for the property generally located at 1140 West Erie Street. The Applicant proposes to rezone the property from M1-2 (Limited Manufacturing/Business Park District) to B3-5 (Community Shopping District) prior to establishing a planned development to construct a 108'-tall building containing 113 residential units, ground floor retail and commercial uses, hotel use, and 29 accessory parking spaces. (20296, 27th Ward)
8. A proposed amendment to Residential-Business Planned Development 1303, submitted by 808 North Wells Street Devco, LLC, for the property generally located at 200-08 W. Chicago Avenue/800-20 N. Wells Street/201-09 W. Institute Place. The applicant proposes to add hotel as a permitted use to the Planned Development. No other changes are proposed as part of this application. (20437; 27th Ward)
9. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Urban Kayaks LLC, for the property generally located at 425-475 E. Chicago Riverwalk. The property is zoned POS-1 (Public Open Space District) and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a kayak rental and storage facility, café, fitness area and public restrooms that will increase recreational amenities along the Chicago Riverwalk. (LF#747, 42nd Ward)

#### E. CHAIRMAN'S REPORT

Adjourn