

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
July 17, 2023**

DRAFT MINUTES

PRESENT

Gia Biagi*
Andrew Burmfield*
Maurice Cox*
Pat Dowell*
Rosa Escareno*
Laura Flores*
Daniel LaSpata*
Sarah Lyons*
Marisa Novara*
Carlos Pineiro*
Carlos Ramirez-Rosa*
Guacolda Reyes*
Claudette Soto*
Byron Sigcho-Lopez
Danielle Tillman*

ABSENT

Lester Barclay
Raul Garza
Honorable Brandon Johnson, Mayor
Patrick Murphey
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the July 17, 2023, regular hearing of the Chicago Plan Commission to order at 10:06 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 Carlos Pineiro, seconded by Maurice Cox, to approve the Minutes of the June 15, 2023 Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 14-0-0.

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

A motion by Gia Biagi, seconded by Daniel LaSpata, to approve the following matters (Nos. 1 through 10 under the ANLAP heading and Nos. 11 through 15) pursuant to the Inter-Agency Planning Referral Act, was approved by a 14-0-0 vote.

ANLAP

1. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 5009 South Wabash Avenue to Shelton Edwards (23-025-21; 3rd Ward).
2. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 12040 South Michigan Avenue to David Lomax (23-025-21; 9th Ward).
3. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 6803 South Justine Street to Brandy Allen (23-025-21; 17th Ward).
4. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 7507 South May Street to Zachary Jones (23-025-21; 17th Ward).
5. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 1411 West 70th Street to Lawanda Kelly (23-025-21; 17th Ward).
6. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 1232-34 West 81st Street to Sidney Battle (23-025-21; 17th Ward).
7. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 11479 South Church Street to Julius and Claudia Strong (23-025-21; 19th Ward).
8. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 534 West 61st Street to George Floyd (23-025-21; 20th Ward).
9. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 5656 South Calumet Avenue to Carol Crenshaw (23-025-21; 20th Ward).
10. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 5819 South Wabash Avenue to Jesus Negron (23-025-21; 20th Ward).

DISPOSITION

11. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2358 South Whipple Street to The National Museum of Mexican Arts (NMMA) (23-026-21; 25th Ward).
12. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4032 South Michigan Avenue to Hyde Park Self Storage, Inc. (23-027-21; 3rd Ward).

13. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4815, 4823, 4827 North Sacramento Avenue and 2902, 2940, 2944, 2954 West Lawrence Avenue. (23-028-21; 33rd Ward).
14. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4301, 4309, and 4329 West Madison Street to The Community Builders, Inc. (23-029-21; 28th Ward).
15. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1515 West 47th Street to New City Redevelopment Limited Partnership (23-030-21; 20th 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 Guacolda Reyes, seconded by Marisa Novara, to approve a proposed Residential-Business Planned Development submitted by LP Holdings 375 LLC, for the property generally located at 375 N. Morgan Street and 901 W. Kinzie Street was approved by a vote of 13-0-0. The applicant is proposing to rezone the site from M2-3, (Light Industry District) and C2-2, (Motor Vehicle Related Commercial District) to a DX-5, (Downtown Mixed-Use District) prior to establishing the Residential-Business Planned Development to permit the construction of a 43-story building with up to 460 residential dwelling units, a maximum height of 482 feet, 5,000 square feet of retail/commercial space and 138 parking spaces in Subarea A. An existing building located in Subarea B will remain and include 15,470 square feet of commercial/retail space. The planned development will allow for accessory and incidental uses. The overall FAR will be 7.13 (App. # 22155; 27th ward)

E. Chairman's Update

1. Staff from the Department of Planning and Development provided the plan commissioners with a brief update on the status of WMBE project compliance in accordance with the Mayoral Executive Order on WMBE participation to the members of the Chicago Plan Commission.

F. Adjournment

A motion by Rosa Escareno, seconded by Marisa Novara, to adjourn the July 17, 2023 Regular Hearing of the Chicago Plan Commission at 12:14 PM, the motion was approved by a 11-0-0 vote.