

## CHICAGO PLAN COMMISSION

121 North LaSalle Street  
10:00 A.M.  
2<sup>nd</sup> Floor, City Hall, City Council Chambers  
Chicago, Illinois 60602  
Thursday – March 21, 2024

### AGENDA

#### A. ROLL CALL

#### B. APPROVAL OF MINUTES FROM THE FEBRUARY 15, 2024, CHICAGO PLAN COMMISSION HEARING

#### C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

##### DISPOSITION

1. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4204, 4208, 4210, 4218, 4220, 4222, and 4232 West Lake Street to Lake Keeler, LLC. (24-005-21; 28<sup>th</sup> Ward).
2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3320 East 90<sup>th</sup> Street and 3322 East 90<sup>th</sup> Street through the ChiBlockBuilder Land Sale Program to Stalwart Market, LLC. (24-008-21; 10<sup>th</sup> Ward).
3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4936 South Seeley Avenue to **Minerva Sanchez**; 6041 South Wolcott Avenue to **Pamela Evans**; 6129 South Paulina Street to **Yesica B. Ramos**; 6201 South Honore Street to **Maria P. Jalpa Aguirre**; 725 West 48<sup>th</sup> Street to **Austin Zarah**; 6221 South Honore Street to **Delise Harris**; 6229 South Honore Street to **Lidia Betian**; 6234 South Hermitage Avenue to **Jermaine Bond and Lolita Young-Bond**; 6330 South Hermitage Avenue to **Martin Navarrete**; 531 West 45<sup>th</sup> Street to **Jennifer Fata**; 5604 South Damen Avenue to **Maria McGee**; and 6041 South Honore Street to **Gabriela Bustos Hernandez** (24-011-21; 15<sup>th</sup> Ward).
4. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 6801 South Dante Avenue to NeighborSpace. (24-012-21; 5<sup>th</sup> Ward).
5. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 8926, 8928, 8930, 8934, 8936, 8938, and 8940 South Mackinaw Avenue to NeighborSpace (24-013-21; 10<sup>th</sup> Ward).

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

##### I. TO BE DEFERRED

A proposed amendment to Waterway Residential-Business Planned Development No. 1399, submitted by Onni 700 West Chicago LLC, for the property generally located at 700 W. Chicago Avenue. The Applicant requests an amendment to the existing planned development to permit the construction of a multi-building planned development across multiple sub-areas with a maximum height of 650 feet and consisting of 2,451 dwelling units, 1,950 parking spaces, 280 hotel keys, commercial and retail uses with accessory and incidental uses. A 3.1 FAR (Floor Area Ratio) bonus will be taken and the maximum overall FAR of the planned development will be 8.1. (22229; 27<sup>th</sup> Ward)

2. A proposed resolution to adopt Design Guidelines for Ground Floor Residential on Commercial Corridors. The guidelines supplement Chicago's adopted Neighborhood Design Guidelines to provide best practices for renovation and new construction of ground floor housing on commercial corridors. In neighborhoods where housing demand exceeds commercial space demand, some property owners are locating housing on the ground floors of certain buildings rather than retain commercial spaces that will likely remain vacant. These guidelines provide design inspiration for how to better contribute positively to the public realm as ground floor uses shift toward housing, subject to zoning and other requirements. DPD presented a progress report on the guidelines to the Chicago Plan Commission in December 2023 and posted a draft for public feedback in February 2024. The final document presented for adoption will incorporate that feedback.
3. A proposed Residential-Business Planned Development submitted by GW Six Corners, LLC for the property generally located at 3955 North Kilpatrick Avenue. The applicant proposes to rezone the site from RS-3 (Residential Single-Unit Detached House District) to B3-3 (Community Shopping District) and then to a Residential-Business Planned Development. The applicant proposes the construction of four single-story commercial buildings, totaling approximately 30,408 square feet, along with 125 vehicular parking spaces (sub-area A); and a six-story multi-unit building containing 346 dwelling units and 205 vehicular parking spaces (sub-area B). (#22328, 45<sup>th</sup> Ward)
4. A proposed renovation of and addition to an existing building in the Private Lakefront Protection District, by Akris, Inc., at the property generally located at 101 E Oak Street. The Applicant requests to add a glazed atrium at the front of the existing two-story commercial building, which is being leased by Akris, Inc., to operate a retail clothing boutique. The site is 2,608 square feet and there is no off-street accessory parking provided at this site. 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. (LF #782, 42nd Ward).
5. A proposed amendment to Business-Residential-Institutional Planned Development No. 1167, as amended, submitted by Ryan Companies US, Inc., for the property generally located at 10636 S. Woodlawn Avenue. The applicant proposes to amend Planned Development No. 1167, as amended, to reconfigure Subarea A, create a new Subarea K, and allow industrial uses within Subarea K in order to develop Subarea K with a speculative light industrial facility containing approximately 160,025 square feet, 224 accessory parking spaces, 23 bicycle spaces and 20 loading docks. (22325; 9th Ward)
6. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Renaissance Properties-IL LLC, for the property generally located at 1534 E. 66<sup>th</sup> Place. 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 8 residential units, and 7 parking spaces. (LF#781, 5th Ward)

#### **E. INFORMATIONAL PRESENTATIONS / CHAIR ITEMS**

1. None

**ADJOURN**