

CHICAGO PLAN COMMISSION

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

DRAFT MINUTES

PRESENT

Rosa Escareno*
Patrick Murphey*
Carlos Pineiro*
Guacolda Reyes*
Danielle Tillman*
Gilbert Villegas*

ABSENT

Lester Barclay
Andre Brumfield
Tom Carney
Pat Dowell
Laura Flores
Jim Horan
Honorable Brandon Johnson, Mayor
Danial LaSpata
Sarah Lyons
Carlos Ramirez-Rosa
Byron Sigcho-Lopez
Claudette Soto
Nicholas Sposato

- A. The Chairman called the October 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 Carlos Pineiro, seconded by Guacolda Reyes and Danielle Timman, to approve an action to allow Patrick Murphey to chair today's meeting in place of the Chairman and Vice-Chairman was approved by a voice vote of 6-0-0.
- C. A motion by Rosa Escareno, seconded by Gilbert Villegas, to approve the Minutes of the September 21, 2023, Regular Hearing of the Chicago Plan Commission, this was approved by a voice vote of 6-0-0.
- D. A motion by Guacolda Reyes, seconded by Carlos Pineiro to defer item C-7, 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), was approved by a voice vote of 6-0-0.

- E. A motion by Rosa Escareno, seconded by Danielle Tillman to defer item C-12, A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3927 West Adams Street to (**Nehemiah Group**), 3920 West Jackson Boulevard to (**NFP Changing Oasis, Inc.**), 4236 West Monroe Street to (**Victoria T. Giddens**), 352 South Kostner Avenue to (**Bryan Ramson**), 4441 West Adams Street to (**Tamekia Jenkins**), and 3843 West Washington Boulevard to (**Stephen Novak**), (23-047-21; 28th Ward), was approved by a voice vote of 6-0-0.
- F. A motion by Guacolda Reyes, seconded by Rosa Escareno to defer item C-13, A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 543 North Long Avenue to (**Regarding 2050 LLC.**), 4915 West Ohio Street to (**Tinika Payton**), 4907 West Huron Street to (**Regina Lewis**) and 438 North Lavergne Avenue (**Jorge Lopez**), (23-048-21; 37th Ward) was approved by a voice vote of 6-0-0.
- G. Matters submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

A motion by Rosa Escareno, seconded by Danielle Tillman, to approve the following matters (Items C1 through C6 and items C8 through C11 under the disposition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by an voice vote of 6-0-0 vote.

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3517 West Flournoy Street, 3431 West Flournoy Street, 3433 West Flournoy Street, 3303 West Flournoy Street, 3553 West Lexington Street to **Homan Housing, LLC.** (23-036-21; 24th Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4407 South Calumet Avenue to (**Suzetta Whitaker**), 4409 South Calumet Avenue to (**Cynthia Watson**), and 4319 South Prairie Avenue to (**Heather Martinez**) (23-037-21; 3rd Ward).
3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 8356 South Burley Avenue to (**Natividad N. Garcia**), 8935 South Buffalo Avenue to (**Eduardo Ramirez**), 8956 South Burley Avenue to (**Antonio C. Daniel**), 8810 South Buffalo Avenue to (**Timothy J. Duerkop and Armando Reyes**), 10510 South Avenue M to (**Rafael Jimenez Jr.**), 8802 South Buffalo Avenue to (**Marisol Morelos**) 8856 South Buffalo Avenue to (**John Edward and Phillip Williams**), and 8739 South Buffalo Avenue to (**Maria J. Rangel**) (23-038-21; 10th Wards).
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 217 South Kilpatrick Avenue to (**Austin Sims**), 3849 West Wilcox Street to (**Alfred Ivy**), 3854 West Jackson Boulevard to (**Sandra Allen**), 4045 West Van Buren Street to (**Matthew Bowman**), 4055 West Monroe Street to (**Jose D. Lopez**), 4121 West Van Buren Street to (**Shane and Shawn Burton**), 4126 West Van Buren Street to (**Elias Brown**), 4223 West Jackson Boulevard to (**Tyesha Townsend**), 4258 West Van Buren Street to (**Robert and Deborah Dora Yates**), 4259 West Monroe Street to (**Larry and Venetia Neuman**), 4318 West Wilcox Street to (**Gloria Wilson**), 4324 West Gladys Avenue to (**Elsa Delgado**), 4514 West Van Buren Street to (**Choisie B. Rogers**), and 4501 West Fulton Street to (**Melissa Torres**) (23-039-21; 28th Ward).
5. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 204 South Laramie Avenue to (**Nicodemus Hernandez Sanchez**) and 5514 West Quincy Street to (**Roberto and Martha Garcia**) (23-040-21; 29th Ward).
6. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 6949 South Martin Luther King Drive to **Amanda Crew** (23-041-21; 6th Ward).
7. Deferred

8. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 7029 South Princeton Avenue to **(Grow Greater Englewood)** and 7040 South Rhodes Avenue to **(Kudus Onisemoh)**. (23-043-21; 6th Ward).
9. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3109 East 92nd Street to **South Chicago Mexican American Social Club** (23-044-21; 10th Ward).
10. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3435 West 23rd Street to **NeighborSpace** (23-045-21; 22nd Ward).
11. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1256 South Kildare Avenue to **Kildare Block Club Association** (23-046-21; 24th Ward).
12. Deferred
13. Deferred

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 Rosa Escareno, to approve 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 was approved by a vote of 6-0-0. 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. (LF#780, 5th Ward)

E. Chairman's Update

1. None

F. Adjournment

A motion by Guacolda Reyes, seconded by Carlos Pineiro, to adjourn the October 19, 2023 Regular Hearing of the Chicago Plan Commission, the motion was approved by a 6-0-0 vote.