

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday - May 21, 2020**

AGENDA

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE MARCH 19, 2020 AND APRIL 16, 2020 CHICAGO PLAN COMMISSION HEARINGS BOTH OF WHICH WERE POSTPONED TO MAY 8, 2020
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

Anlap:

- 1. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program generally located at 7020 South Winchester Avenue to Miguel A. Perez-Flores (20-003-21; 17th Ward).
- 2. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program generally located at 7134 South Artesian Avenue to Juan Carlos Lopez & Maria del Carmen Cerrillo (20-003-21; 18th Ward).
- 3. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program generally located at 1537 East 93rd Street to Lester and Valerie Knighten (20-003-21; 8th Ward).
- 4. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program generally located at 5543 South Princeton Avenue to Lottie Hardy (20-003-21; 3rd Ward).
- 5. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program generally located at 6642 South Hoyne Avenue to Elisa Carlos Olivo (20-003-21; 16th Ward).

Negotiated Sale:

- 6. A resolution recommending a proposed ordinance authorizing a negotiated sale generally located at 2840-44 West Roosevelt Road to Wincorp Ventures LLC (20-004-21; 28th Ward)

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

- 1. A resolution recommending the approval of the South Shore Corridor Study. The Study is the result of a yearlong public engagement process and provides a blueprint for the 75th and 79th Street corridors in South Shore. The Study covers the blocks along and immediately adjacent to 75th and 79th Streets between Stony Island Avenue and Lake Michigan, in the South Shore community area and focuses on land use, transit connectivity, retail and housing markets, and outlines 10 Ideas for Action that can position these corridors for future success (7th and 8th wards).
- 2. A resolution recommending the approval of the Woodlawn Plan Consolidation Report. The Report reviews past plans that were developed for Woodlawn, identifies where they align, and outlines recommendations

that the City of Chicago can implement to achieve neighborhood goals, including, through the disposition of City-owned vacant land. The Report covers the Woodlawn community area, generally bounded by Martin Luther King Drive and South Chicago Avenue on the west, 60th Street on the north, Stony Island Avenue on the east, and 67th Street and South Cottage Grove Avenue on the south. (5th and 20th wards)

3. A proposed amendment to Business-Residential-Institutional Planned Development #1167, as amended, submitted by Ryan Companies US, Inc., for the property generally located at 720 E. 111th St. The applicant proposes to allow the reconfiguration of Sub Areas J and G and the addition of commercial, industrial, warehouse, distribution, and vehicle storage uses in Subarea G in order to develop Sub Area G with an industrial distribution facility containing a total of approximately 144,043 square feet of floor area. The planned development will include accessory vehicular parking spaces along with 12 truck trailer parking spaces and 13 loading docks. (20353; 9th Ward)
4. A proposed planned development, submitted by Shorewood Development Group LLC, for the property generally located at 900 West Fulton Market. The applicant is proposing to rezone the property from C1-1 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development. The applicant proposes the rehabilitation of the 4-story building to include a new rooftop addition, the demolition of the 1 and 2 story building and the construction of a new 9-story building at 906 W. Fulton Market, and partial demolition of the 2-story building at 910 W. Fulton to facilitate rehabilitation of the front façade and the construction of an addition. The proposed use of the resulting development is commercial and retail on the ground floor with office uses on the floors above, the overall planned development will contain 0 accessory vehicular parking stalls. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to a maximum of 8.1. (20299; 27th Ward)
5. A proposed amendment to Planned Development #409, submitted by Noah Properties, LLC, for the properties generally located at 4200 West Belmont Avenue. The Applicant proposes to rezone the property to B2-2 (Neighborhood Mixed Use District) and establish Planned Development 409, as amended, to allow for the construction of (52) 33 ft. tall residential townhomes and 104 accessory parking spaces at 4200 West Belmont Avenue, 6 dwelling units in a 36 ft. tall building with 6 accessory parking spaces at 3202 North Kildare Avenue, and 9 dwelling units in a 33 ft. tall building with 9 accessory parking spaces at 4157 West Melrose Street. (20350, 30th Ward)
6. A proposed amendment to Planned Development #1151 in the Addison Industrial Corridor, submitted by Baum Revision, for the property generally located at 2704-2718 West Roscoe Street. The site is currently zoned Industrial Planned Development #1151 and the applicant proposes to rezone the site to C3-2 (Commercial, Manufacturing and Employment District) and then to Business Planned Development No. 1151, as amended. The applicant proposes this change to the zoning designation to allow “Colleges and Universities” as a permitted use. No other changes are proposed to the planned development. (20393, 33rd Ward)
7. A proposed technical amendment to planned development #233, submitted by Napleton Chicago Imports LLC, for the property generally located at 570 West Monroe Street. The applicant is proposing to add “Indoor Light Equipment Sales and Rental” and “Motor Vehicle Repair Shop, not including body work, painting, or commercial vehicle repairs” as permitted uses in Sub-Area A. No other changes are proposed and all other sub-areas will remain as previously approved. (20377; 42nd Ward)

8. A proposed amendment to Residential-Business Planned Development 368 and a proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by RMW Acquisition Company LLC, for the property generally located at 400 North Lake Shore Drive, within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Applicant is proposing to rezone the property to Residential-Business Planned Development 368, as amended, to allow for the construction of a phased development for two residential buildings that are 865' and 765' tall containing 1,100 residential units, ground floor commercial and amenity space, and 300 accessory parking spaces. (20376 & LF#741, 42nd Ward)
9. A proposed Residential-Business Planned Development, submitted by The Habitat Company, for the property generally located at 344 North Canal Street. The Applicant proposes to rezone the property from DS-5 (Downtown Service District) to DX-5 (Downtown Mixed-Use District) prior to establishing a planned development to construct a 375'-tall mixed-use building containing 343 residential units, ground floor commercial, and 123 accessory parking spaces. The applicant will be using the Neighborhood Opportunity Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to 8.1. (20295, 42nd Ward)
10. A proposed amendment to planned development #1321, submitted by CSD Six Corners, LLC, for the property generally located at 3911 North Milwaukee Avenue. The site is currently zoned Business Planned Development #1321 and the applicant proposes to rezone the site to B3-3 and then to Residential Business Planned Development No. 1321, as amended. The application contains provisions to re-subdivide the property into three sub-areas with Sub-Area A and C to receive new development, while Sub-Area B is to remain unchanged as currently developed. Sub-Area A is to be developed with a ten-story building containing retail and commercial uses on the ground floor and 114 independent living units, 144 assisted living and memory care units on the floors above. Sub-Area C will be developed with a one-story commercial building. The planned development as a whole will include 216 accessory vehicular parking stalls (20394; 45th Ward)

E. Chairman's Update

Adjourn