

CHICAGO PLAN COMMISSION

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

DRAFT MINUTES

PRESENT

Lester Barclay
Tom Carney*
Andre Brumfield*
Ciere Boatright*
Pat Dowell*
Rosa Escareno*
Laura Flores*
Daniel LaSpata*
Sarah Lyons
Carlos Pineiro*
Guacolda Reyes*
Danielle Tillman*
Gilbert Villegas*

ABSENT

Jim Horan
Honorable Brandon Johnson, Mayor
Patrick Murphey
Carlos Ramirez-Rosa
Byron Sigcho-Lopez
Claudette Soto
Nicholas Sposato

- A. The Chairman called the December 21, 2023, regular hearing of the Chicago Plan Commission to order at 10:03 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven 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 Andre Brumfield, seconded by Carlos Pineiro, to approve the Minutes of the November 16, 2023, Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 11-0-0.
- C. A motion by Daniel LaSpata, seconded by Rosa Escareno, to approve the 2024 calendar for the Chicago Plan Commission was approved by a vote of 11-0-0.
- D. 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 D1 through D9 under the disposition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a voice vote of 11-0-0 vote.

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1253 West Marquette Road (**Florida Rozena Crawford**), 1269 West 73rd Street (**Delores and Mattie Barnett**), 1512 West 71st Street (**Marquis Soencer**), 6812 South Ada Street (**Jose Guadalupe Perez Flores, Elsa Yolanda Guachichulca Guaman**), 6819 South Wolcott Avenue (**Stephanie Orozco and Gustavo Hernandez**), 6837 South Throop Street (**Cotina Smith**), 6934 South Bishop Street (**Connisha Butler**), 7015 South Elizabeth Street (**Lewis and Searcy Williams**), 7112 South Morgan Street (**Alejandro Alvarado**), 7320 South Damen Avenue (**Rogelio Bautista Martinez**), 7411 South Peoria Street (**David Howell**), 7645 South Bishop Street (**Felix Garcia-Aguilar and Ana Palacios-Jimenez**) (23-054-21; 17th Ward).
2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1242 South Harding Avenue (**Aileen Berg**), 4047 West Fifth Avenue (**Pamela Walker**), 4157 West Fifth Avenue (**Valerie Davis**), 1516 South Tripp Avenue (**Darnell Tubbs Sr.**) (23-055-21; 24th Ward).
3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4531-33 West Washington Boulevard to Care Manor I.L.P. and/or its affiliated entities, (23-056-21; 28th Ward).
4. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 7909 South Exchange Avenue to DL3 Realty Advisors, LLC and/or its affiliated entities (23-057-21; 7th Ward).
5. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 7027 South Princeton Avenue to Grow Greater Englewood, Inc. (23-058-21; 6th Ward).
6. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 8616 South Carpenter Street to Valerie Goodloe (23-059-21; 17th Ward).
7. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3927 West Adams Street (**Nehemiah Group**), 4236 West Monroe Street (**Victoria T. Giddens**), 352 South Kostner Avenue (**Bryan Ramson**), 4441 West Adams Street (**Tamekia Jenkins**) (23-060-21; 28th Ward).
8. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4741 South Indiana Avenue to JD Housing LLC. (23-061-21; 3rd Ward).
9. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4704, 4706, 4708, 4712, 4714, 4716, 4722, 4728, 4732, 4736, and 4738 West Fifth Avenue to K Town Business Center 2, LLC. (23-062-21; 24th Ward). 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).

D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Andre Brumfield, seconded by Daniel LaSpata, to approve a proposed amendment to Residential Planned Development No. 1320, submitted by Onni 352 Union Chicago LLC for the property generally located at 354 N. Union Avenue and 357 N. Halsted Street was approved by a vote of 12-0-1 (Lyons Recused). The applicant proposes to amend Planned Development No. 1320. The applicant seeks to add “hotel” as a permitted use for a maximum of 56 total keys and to amend the open space plan. No other changes to Planned Development No. 1320 are proposed. (#22249, 34th Ward).
2. A courtesy presentation related to Phase 2 of Subarea A of Residential-Business Planned Development #1525, for the property generally located at 4400 – 4458 S. Cicero Avenue was made to the plan commission – no vote was required. This Phase proposes to construct 183 units of mixed-income housing and ground floor commercial space across two buildings, a central courtyard accessible to the public, and 134 parking spaces. The PD, as approved on

October 21, 2021, allows for a maximum of 725 dwelling units, the development of several mixed-use buildings, approximately 440,000 square feet of commercial space, publicly accessible open spaces, and accessory parking spaces to be built in multiple phases. (22nd Ward)

E. Chairman's Update

1. Staff from the Department of Planning and Development (Katharyn Hurd) will provide an informational presentation on design guidelines being drafted for ground floor housing on commercial corridors. The in-progress 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 space that will likely remain vacant. These guidelines will 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.
2. Staff from the Department of Planning and Development will provide 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 made by Ciere Boatright, seconded by Carlos Pineiro, to adjourn the December 21, 2023 Regular Hearing of the Chicago Plan Commission at approximately 12:03 pm, motion was approved by a 8-0-0 vote.