

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall, Room 201A
Chicago, Illinois 60602
Monday – January 18, 2024**

AGENDA

A. ROLL CALL

B. APPROVAL OF MINUTES FROM THE DECEMBER 21, 2023, 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 355 North Kedzie Avenue to 345 Art Gallery, LLC. (24-001-21; 27th Ward).
2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 1314 and 1316 South Pulaski Road to “Work of His Hands”, Ministries (24-002-21; 24th Ward).
3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 2054-58 West Warren Boulevard to 2054-58 W Warren LLC., (24-003-21; 27th Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3652 and 3658 West 16th Street to Cocina Compartida De Trabajadores Cooperativistas, LWCA, LLC. (24-004-21; 24th Ward).

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

1. **A proposed Business Planned Development submitted by 718, LLC and West Lake Chicago Investors LLC for the property generally located at 1016-20 W Lake Street. The Applicant seeks a rezoning of the subject property from the C1-1 Neighborhood Commercial District and C1-2 Neighborhood Commercial to the DX-7 Downtown Mixed-Use District and then to a Business Planned Development to allow for the construction of a hotel with 143 keys and a maximum height of 219’-6”, the proposal will also include commercial and accessory uses and will have an FAR of 11.5 by utilizing the Neighborhood Opportunity Bonus. (#22284, 27th Ward).**

2. **A proposed Residential-Business Planned Development submitted by 420 N May Property, LLC for the property generally located at 420 N. May Street. The applicant is proposing to rezone the site from M2-3 Light Industry District to a DX-5 (Downtown Mixed-Use District) prior to establishing the planned development. The rezoning would allow the construction of a 575' tall building with 587 dwelling units, ground floor retail uses, at grade landscape and open space area, and 440 accessory vehicular parking spaces with accessory and incidental uses. A 3.1 FAR bonus will be taken and the overall FAR of the planned development will be 8.1. (App. # 22178; 27th ward)**

E. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. An informational presentation on the initial phase of the two-year planning process for the Central Area Plan: a 20-year Vision for Equitable Downtown Growth. This update will include an overview of the draft Central Area Existing Conditions and Trends report, a summary of the feedback received throughout 2023 community engagement activities and a discussion of draft vision statements which will guide the second phase of the initiative in 2024. The goal of the planning process is to create an implementable, community-driven vision that is informed by the past, rooted in equity, and shaped by Chicagoans on behalf of the entire city. The study area boundaries reflect Chicago's Downtown Zoning District, which is generally bounded by Division Street on the north; portions of Ogden Avenue, Ashland Avenue and Halsted Street on the west; portions of Cermak Road and 25th Street on the south; and Lake Michigan on the east.

ADJOURN