

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – May 26, 2022

AGENDA

A. ROLL CALL

B. APPROVAL OF MINUTES FROM THE APRIL 21, 2022, 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 a disposition of city owned land, generally located at 4116 South Lake Park Avenue to NeighborSpace (22-019-21; 4th Ward).

2. **TO BE DEFERRED**

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6204 South Green Street & 6215-6223 South Green Street to Englewood Connect, LLC (22-020-21; 16th Ward).

ANLAP

3. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 4441 South Princeton Avenue to Andrea Bell (22-018-21; 3rd Ward).

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

1. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by St. James Interests, LLC, for the property generally located at 438 W St. James Place. The property is zoned RM-6 and is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a new ten-story building with five dwelling units and five parking spaces (LF# 764, 43rd Ward).
2. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Second Church of Christ Scientist, Chicago, for the property generally located at 2700-2710 N Pine Grove Avenue. The property is zoned RM-6 and is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to renovate the existing church building to provide continued religious assembly in approximately 5,000 SF and add a six-story addition containing 22 dwelling units and 31 parking spaces (LF# 766, 43rd Ward).
3. A proposed Residential-Business Planned Development, submitted by Solar Junkyard LLC, for the property generally located at 210 North Morgan Street. The applicant is proposing to rezone the site from C1-1 (Neighborhood Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development to construct a 380'-tall building containing 204 residential units, approximately 4,000 square feet of ground floor commercial space, and 50 accessory vehicular parking spaces. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. (20868, 27th Ward)

E. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. NONE

F. ADJOURN