

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
March 17, 2022**

DRAFT MINUTES

PRESENT

Lester Barclay*
Gia Biagi*
Andre Brumfield*
Walter Burnett*
Maurice Cox*
Laura Flores*
Raul Garza*
Sarah Lyons*
Deborah Moore*
Marisa Novara
Carlos Pineiro*
Guacolda Reyes*
Linda Searl*
Tom Tunney*
Scott Waguespack*

ABSENT

Rosa Escareno
Honorable Lori E Lightfoot, Mayor
Patrick Murphey
Harry Osterman
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the March 17, 2022, regular hearing of the Chicago Plan Commission to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with nine 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 Gia Biagi, seconded by Raul Garza, to approve the Minutes of the February 17, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 13-0-0 vote.
- C. Deferrals
 - I. A motion by Tom Tunney, seconded by Sarah Lyons, to defer a resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6435 North California Avenue to Yachad/Libenu was approved a vote of 14-0-0. (22-007-21; 50th Ward)

D. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

1. A motion by Gia Biagi, seconded by Linda Searl, to approve the following matter (No. 1 under the disposition heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 14-0-0 vote:

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6831-6839 South Halsted Street to The Beloved Community Family Wellness Center (22-006-21; 6th Ward).

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

1. A motion by Marisa Novara, seconded by Guacolda Reyes, to approve a proposed Residential Planned Development, submitted by Belray Limited Partnership, for the property generally located at 3150 N. Racine Avenue was approved by a vote of 13-0-0 (Pineiro and Waguespack recused). The applicant proposes to change the zoning from M1-2 (Limited Manufacturing/Business Park District) to B2-3 (Neighborhood Mixed-Use District), and then to a Residential Planned Development. The applicant is proposing to renovate the existing 70-unit single room occupancy building and construct an addition to provide a total of 81 single room occupancy units and 5 dwelling units. There will be no off-street parking spaces. The maximum building height of the building will be 47'- 3". (App #20041; 32nd Ward)
2. A motion by Carlos Pineiro, seconded by Raul Garza to approve a proposed amendment to Institutional Planned Development #599, submitted by Humboldt Park Health, for the property generally located at 2933 W. Division Street was approved by a vote of 14-0-0 (Flores recused). The applicant is proposing to rezone the site from IPD #599 and a RS-3 Residential Single-Unit (Detached House) District to a C1-2 Neighborhood Commercial District and then to IPD #599, as amended. The amendment will expand the planned development boundary to facilitate the development of a three-story, 45,500 square foot fitness center building with a maximum height of 60'. A minimum number of 528 parking spaces are currently provided in the planned development. (20911, 26th Ward)
3. A motion by Gia Biagi, seconded by Andre Brumfield, to approve a proposed Residential-Business Planned Development, submitted by 1353 Partners LLC, for the property generally located at 1353 West Fulton Street was approved by a vote of 12-0-0 (Burnett Recused). The applicant is proposing to rezone the site from M2-3 (Light Industry District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 28-story, 314'-

tall building with 305 residential units, ground floor commercial space, and 115 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. (20786, 27th Ward)

4. A motion by Scott Waguespack, seconded by Linda Searl, to approve a proposed amendment to Business Planned Development No. 1407, submitted by 360 North Green LLC, for the property generally located at 360 N. Green St. was approved by a vote of 10-0-0 (Burnett and Brumfield Recused; Tunney proxied his yes). The applicant proposes to amend Planned Development No. 1407 to permit the construction of a 25-story commercial building containing, with a maximum height of 425 feet and containing 495,000 square feet of commercial office space, 90 accessory parking spaces, 2 loading births, 38,000 square feet of public open space on site, and accessory and incidental uses. The proposed planned development has a base FAR (Floor Area Ratio) of 5.0 and the proposal seeks to utilize a 3.1 in NOF Bonus FAR, bringing the overall FAR of the planned development to 8.1. (20853; 27th Ward)
5. A motion by Scott Waguespack, seconded by Linda Searl, to adopt the Neighborhood Design Guidelines which will provide specific recommendations to enhance the planning, review, and impact of development along the city's commercial corridors was approved by a vote of 9-0-0. As a complement to other City design resources and regulations, these urban design guidelines are adaptable to the unique context of individual neighborhoods, corridors, and blocks. The draft guidelines are intended to be used for all public and private projects located along Chicago's commercial corridors. Projects that require the City's review and oversight should substantially correspond to their parameters, especially Planned Developments, Lakefront Protection Ordinance projects, and projects that receive City grants, funding, or other incentives.

F. Chairman's Update

G. Adjournment

A motion by Scott Waguespack, seconded by Linda Searl, to adjourn the March 17, 2022 Regular Hearing of the Chicago Plan Commission at 1:47 PM, the motion was approved by a 9-0-0 vote.