

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall / Virtually  
Chicago, Illinois 60602  
July 16, 2020**

**DRAFT MINUTES**

PRESENT

Gia Biagi  
Andre Brumfield\*  
Walter Burnett\*  
Teresa Córdova (Chair)\*  
Maurice Cox\*  
Raul Garza\*  
Mike Kelly\*  
Sarah Lyons\*  
Deborah Moore\*  
Patrick Murphey\*  
Marisa Novara  
Terry Peterson\*  
Guacolda Reyes\*  
Linda Searl\*  
Smita Shah (Vice Chair)\*  
Tom Tunney\*  
Gilbert Villegas  
Scott Waguespack\*

ABSENT

Honorable Lori E Lightfoot, Mayor  
Laura Flores  
Fran Grossman  
Harry Osterman  
Nicholas Sposato

- A. The Chairman called the July 16, 2020 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 fifteen 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 Smita Shah, seconded by Maurice Cox, to approve the Minutes of the June 18, 2020 Regular Hearing of the Chicago Plan Commission, this was approved by a 16-0-0 vote.
- C. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
  1. A motion by Linda Searl, seconded by Guacolda Reyes, to approve a proposed planned development, submitted by Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016, as Trust No. 8002372723, for the property generally located at 2653 North Clark Street was approved by a vote of 16-0-0. The applicant is proposing to rezone the property from B1-2 (Neighborhood Shopping District) to B1-3 (Neighborhood Shopping District) and then to a Residential Business Planned

Development. The applicant proposes the rehabilitation of the existing SRO Covent Hotel and the construction of a 7-story building with 84 dwelling units. The overall planned development will contain 52 accessory vehicular parking stalls. (20256; 43rd Ward)

2. A motion by Smita Shah, seconded by Walter Burnett, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by Rush Walton, LLC, for the property generally located at 937 N. Rush Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 17-0-0. The property is zoned DX-7 (Downtown Mixed-Use District). The applicant is proposing to construct a new two-story commercial building. (LF #746; 42<sup>nd</sup> Ward)
3. A motion by Smita Shah, seconded by Deborah Moore, to approve a proposed industrial corridor map amendment in the North Branch Industrial Corridor, submitted by Fullerton Property Holdings, LLC, for the property generally located at 1645 West Fullerton Avenue was approved by a vote of 17-0-1 (Waguespack Recused). The Applicant proposes to rezone the property from M3-3 (Heavy Industry District) to C3-2 (Commercial, Manufacturing, and Employment District), to allow a new 2nd floor addition to the rear of the existing building to allow an expanded office use, Fitness Center and Daycare uses to establish on the subject site. (20053-T1; 32nd Ward)
4. A motion by Maurice Cox, seconded by Terry Peterson, to approve a proposed industrial corridor map amendment in the North Branch Industrial Corridor, submitted by 1650 Fullerton LLC, for the property generally located at 1842-1858 W. Webster Avenue/2200-2242 N. Lister Avenue was approved by a vote of 15-0-1 (Waguespack Recused). The applicant proposes to rezone the property from M3-3 (Heavy Industry District) to C2-3 (Motor Vehicle-Related Commercial District) to allow for the renovation of an existing emissions testing facility for reuse as an Adult Use Cannabis Dispensary. (20389-T1; 32nd Ward)
5. A motion by Marisa Novara, seconded by Linda Searl, to approve a proposal to amend residential planned development #1357 submitted by 19 N. May LLC for the property generally located at 1115 W. Washington Boulevard and 19 North May Street. a proposed industrial corridor map amendment in the North Branch Industrial Corridor, submitted by 1650 Fullerton LLC, for the property generally located at 1842-1858 W. Webster Avenue/2200-2242 N. Lister Avenue was approved by a vote of 16-0-0. The applicant seeks to amend the planned development to modify the building plans for the portion of the property located at 19 N. May Street to allow for the construction of a 15-story residential building to contain 58 dwelling units and 78 parking stalls. The portion of the planned development located at 1115 W. Washington is to remain unchanged from what was previously approved. The applicant would utilize the Neighborhood Opportunity Fund Bonus to increase the allowed FAR from the previously approved 5.5 FAR to 8.1 FAR. The Applicant is proposing to rezone the property from a Residential Planned Development #1357 to Residential Planned Development # 1357, as amended. (19900; 25th and 27th Wards)
6. A motion by Maurice Cox, seconded by Mike Kelly, to approve a proposed planned development, submitted by the Academy for Global Citizenship, for the property generally located at 4930 - 5004 W. 44th St was approved by a vote of 14-0-0. The applicant is proposing to rezone the property from RS-3 (Residential Single-Unit (Detached House) District) to C2-1 (Motor Vehicle-Related Commercial District) and then to an Institutional Planned Development. The applicant proposes the construction of

a two-story academic building. The proposed primary use of the resulting development is a school, with accessory uses of Urban Farm, Multi-Unit Residential, and Community Garden. The overall planned development will contain 29 accessory vehicular parking stalls and 90 bicycle parking stalls. (20230; 22<sup>nd</sup> Ward)

D. Chairman's Updates

1. DEPARTMENT OF PLANNING AND DEVELOPMENT HIRING UPDATE - Commissioner Maurice Cox presented an update of new hires to the Department of Planning and Development over the last several months.

Adjournment

A motion by Linda Searl, and a second by Deborah Moore, to adjourn the July 16, 2020 Regular Hearing of the Chicago Plan Commission at 2:19 PM, was approved by a 11-0-0 vote.