

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
August 17, 2023**

DRAFT MINUTES

PRESENT

Lester Barclay*
Rosa Escareno*
Laura Flores*
Jim Horan*
Daniel LaSpata*
Sarah Lyons*
Patrick Murphey*
Carlos Pineiro*
Carlos Ramirez-Rosa

ABSENT

Andre Brumfield
Tom Carney
Maurice Cox
Pat Dowell
Honorable Brandon Johnson, Mayor
Guacolda Reyes
Byron Sigcho-Lopez
Claudette Soto
Nicholas Sposato
Danielle Tillman
Gilbert Villegas

- A. The Chairman called the August 17, 2023, regular hearing of the Chicago Plan Commission to order at 10:06 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with twelve 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 Daniel LaSpata, seconded by Carlos Pineiro, to approve the Minutes of the July 20, 2023 Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 6-0-0 (Barclay and Horan abstained).
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

A motion by Rosa Escareno, seconded by Sarah Lyons, to approve the following matters (No. 1 under the Negotiated Sale heading) pursuant to the Inter-Agency Planning Referral Act, was approved by an 8-0-0 vote.

NEGOTIATED SALE

- 1. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 7524 South Emerald Avenue to Academic Adventure Academy (23-031-21; 17th 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 Rosa Escareno, seconded by Lester Barclay, to approve a proposed amendment to Business-Institutional Planned Development, submitted by 1851 Land LLC for the property generally located at 1801-1853 W. Jackson Blvd. and 301 S. Damen Ave. was approved by a vote of 8-0-0 (Lyons Recused). The applicant is proposing to rezone Institutional Planned Development #1309 to a C2-5 (Motor Vehicle-Related Commercial District) then to Business-Institutional Planned Development #1309, as amended, to facilitate the expansion of the existing Fifth Third Arena, which serves as the practice facility and private ice rink for the Chicago Blackhawks professional hockey franchise. The planned development is generally bounded by West Jackson Boulevard, South Wood Street, West Ogden Avenue, West Van Buren Street and South Damen Avenue. The development proposal consists of a two-story addition onto the existing Fifth Third Arena building and a surface parking lot with 219 vehicle parking spaces. (App. #22206; 27th Ward)
2. A motion by Daniel La Spata, seconded by Carlos Pineiro, to approve a proposed Residential-Business Planned Development, submitted by the applicant, DK Halsted LLC, for the property generally located at 1633-1649 North Halsted Street was approved by a vote of 8-0-0. The applicant is proposing to rezone the site from B3-2 (Community Shopping District) to B3-5 (Community Shopping District) and then to a Residential-Business Planned Development. The applicant proposes to construct a nine-story, 5.0 FAR, mixed-use building at a height of not more than 105' containing 131 dwelling units, 4,507 square feet of ground-floor retail space, 34 parking spaces, and bicycle parking spaces at a ratio of 1:1 relative to the number of dwelling units. (App. #22205; 2nd Ward)
3. A motion by Rosa Escareno, seconded by Daniel La Spata, to approve a proposed Industrial Corridor Map Amendment within the Brighton Park Industrial Corridor, submitted by Rocket Twins, LLC, for the property generally located at 2614 West 48th Street and 4743 South Talman Avenue was approved by a vote of 7-0-0. The applicant is proposing to rezone the site from M1-2 (Limited Manufacturing/Business Park District) to C3-2 (Commercial, Manufacturing and Employment District) to allow for the "Medium Venue" use category, in order to provide a 12,000 square foot venue at the rear section of the existing building. No other changes are proposed. (App. #22170-T1; 15th Ward)
4. A motion by Jim Horan, seconded by Daniel La Spata, to approve A proposed Planned Development, submitted by Gorman & Company, LLC an Illinois limited liability company for a property located at 1701-1725 W. 61st Street; 6100-6158 S. Paulina Street; 1700-1724 W. 62nd Street; 6101-6159 S. Hermitage Avenue was approved by a vote of 8-0-0. The applicant seeks a change in zoning from RS-3 (Residential Single-Unit ((Detached House)) District) to RT-3.5 (Residential Two-Flat Townhouse and Multi-Unit District) and then to a Planned Development. The subject property is currently vacant and shuttered. The Applicant proposes to redevelop the existing former Charles Warrington

Earle School site in two subareas. Subarea A will consist of the adaptive reuse of the existing buildings with 50 dwelling units and 50 parking spaces. The building heights in Subarea A will not exceed the existing building heights. Subarea B will be developed in the future with up to 25 dwelling units. The proposed FAR is 0.75. (App. #20374; 15th Ward)

5. A motion by Rosa Escareno, seconded by Carlos Pineiro, to approve a proposed Residential-Business Planned Development and Industrial Corridor Map Amendment within the Kinzie Industrial Corridor, submitted by Chicago 413 Carpenter LLC, for the property generally located at 370, 400, and 401 North Morgan Street was approved by a vote of 6-0-0. The applicant is proposing to rezone the property from DS-5 (Downtown Service District), C1-5 (Neighborhood Commercial District), M2-3 (Light Industry District) to DX-7 (Downtown Mixed-Use District) then to a Residential-Business Planned Development to permit the construction of a multi-building planned development consisting of up to 1,450 overall dwelling units within 3 subareas. Sub-Area A is a proposed 478' building with up to 478 units and 192 parking spaces; Sub-Area B is a proposed 475' building with up to 480 units and will be either commercial or residential, subject to future site plan approval; and Sub-Area C is a proposed 410' building with up to 492 units and 225 parking spaces. Ground floor commercial, retail and accessory/incidental uses will be provided. A 4.2 FAR (Floor Area Ratio) bonus will be taken and the overall FAR will be 11.2. (App. #22065; 27th Ward)
6. A motion by Carlos Ramirez-Rosa, seconded by Daniel La Spata, to approve a proposed Residential Planned Development, submitted by the applicant, TRP 2136 Ashland, LLC, for the property generally known as 2134-2146 S. Ashland Avenue was approved by a vote of 7-0-0. The applicant is proposing to rezone the site from a M1-1 (Limited Manufacturing/Business Park District) to a B2-3 (Neighborhood Mixed-Use District) and then to a new Residential Business Planned Development. This will allow for the construction of an eight-story multi-family residential building with 98 units of housing and 20 parking spaces. (App. #22090; 25th Ward)
7. A motion by Daniel La Spata, seconded by Rosa Escareno, to approve a proposed amendment to Institutional Planned Development No. 878, submitted by the Chicago Board of Education for the City of Chicago, for the property generally located at 3729 West Leland Avenue was approved by a vote of 7-0-0. The applicant proposes to rezone all of Institutional Planned Development No. 878 to B1-3 (Neighborhood Shopping District) and then to Institutional Planned Development No. 878, as amended. The applicant proposes a new wall-mounted dynamic image display sign facing West Leland Avenue for the co-located ASPIRA Haugan Middle School and North River Elementary School. (App. # 22203; 33rd Ward)
8. A motion by Daniel La Spata, seconded by Carlos Ramirez Rosa, to approve A proposed amendment to Residential Business Planned Development No. 139, submitted by BAI Century, LLC, for the property generally located at 2828 N. Clark Street was approved by a vote of 6-0-0. The applicant proposes to amend Planned Development No.

139 to remove limitations on their ability to seek liquor licenses for the property. No physical changes or new land uses are proposed (App. #22113; 44th Ward).

9. A motion by Rosa Escareno, seconded by Daniel La Spata, to approve a proposed amendment to Residential Business Planned Development No. 1164, submitted by Addison & Clark Property Owner LLC, for the property generally located at 3515-49 North Clark Street, 1001-29 West Addison Street and 3546-58 North Sheffield Avenue was approved by a vote of 6-0-0. The applicant proposes to amend Planned Development No. 1164 to add an internal mezzanine in one of its commercial units. The proposed FAR (Floor Area Ratio) of the planned development will be increased by 0.11 FAR, this will bring the total overall FAR of the planned development to a maximum of 3.87. (App. # 22228; 44th Ward).
10. A motion by Daniel La Spata, seconded by Jim Horan, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 5035 N. Sheridan Inc, for the property generally located at 952 West Carmen Avenue was approved by a vote of 6-0-0. The property is zoned B1-5 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to build a new eight story mixed-use building on a currently vacant lot. The building will include 77 residential units, one commercial retail unit, 39 indoor car parking spaces and 77 bike parking spaces. (LF #779; 48th Ward).

E. Chairman's Update

1. None

F. Adjournment

A motion by Daniel La Spata, seconded by Rosa Escareno, to adjourn the August 17, 2023 Regular Hearing of the Chicago Plan Commission at 2:11 PM, the motion was approved by a 6-0-0 vote.