

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
December 16, 2021**

DRAFT MINUTES

PRESENT

Lester Barclay
Andre Brumfield*
Walter Burnett
Teresa Córdova (Chair)*
Maurice Cox*
Rosa Excarenó*
Laura Flores*
Sarah Lyons*
Deborah Moore*
Patrick Murphey
Marisa Novara
Carlos Pineiro*
Guacolda Reyes*
Linda Searl*
Smita Shah*
Tom Tunney*
Scott Waguespack*

ABSENT

Gia Biagi
Raul Garza
Honorable Lori E Lightfoot, Mayor
Harry Osterman
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the December 16, 2021, 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 Smita Shah, seconded by Deborah Moore, to approve the Minutes of the November 18, 2021 Regular Hearing of the Chicago Plan Commission, this was approved by a 9-0-4 (Brumfield, Cox, Escareno, and Flores abstained) vote.

- C. A motion by Smita Shah, seconded by Linda Searl, to approve the 2022 Chicago Plan Commission Calendar, this was approved by a 13-0-0 vote.

D. Deferrals

1. A motion by Smita Shah, seconded by Tom Tunney, to defer the following matter which was being presented pursuant to the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance, was approved by a 13-0-0 vote:

A proposed Residential Planned Development, submitted by Belray Limited Partnership, for the property generally located at 3150 N. Racine Avenue. The applicant proposes to change the zoning from M1-2 (Limited Manufacturing/Business Park District) to B2-5 (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 95 single room occupancy units, provided that up to ten units may be one-bedroom dwelling units. There will be no off-street parking spaces. The maximum building height of the building will be 43'- 3". (App #20041; 32nd Ward)

2. A motion by Linda Searl, seconded by Smita Shah, to defer the following matter which was being presented pursuant to the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance, was approved by a 14-0-0 vote:

A proposed amendment to Institutional Planned Development #833, submitted by Alderman Michael Scott, Jr. of the 24th Ward, for the property bounded by West Ogden Avenue; South Homan Avenue; the alley next southeast of and parallel to West Ogden Avenue; the alley next north of and parallel to West 21st Street; and South Trumbull Avenue. The applicant is proposing to remove 26,792 square feet from the existing Planned Development boundary, no other changes are contemplated to the remaining Institutional Planned Development #833 as a result of this application. (24th Ward)

3. A motion by Carlos Pineiro, seconded by Smita Shah, to defer the following matter which was being presented pursuant to the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance, was approved by a 14-0-0 vote:

A proposed Residential-Business Planned Development, submitted by the applicant, East Lake Management & Development Corp., for the property generally known as 3401-23 W. Ogden Ave. The applicant is proposing to rezone the site from Planned Development #833 to a B3-3 (Community Shopping District) and then to a new Residential Business Planned Development. This will allow for the construction of a six-story, 74,798 square

foot mixed-use building with 64 units of housing, 5,972 square feet of ground-floor retail space and 19 parking spaces. (20852, 24th Ward)

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

1. A motion by Linda Searl, seconded by Deborah Moore, to approve the following matters (No. 1 through 6 under the Disposition heading, 7-8 under the Acquisition heading and 9-10 under the ANLAP 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 835-61 East 63rd Street/6301-25 South Maryland Avenue to 63rd Maryland, LLC, or an affiliated entity (21-035-21; 20th Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1530 West Barry Avenue to Volo Holdings, LLC (21-037-21; 32nd Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 209 South Kedzie Avenue and 3137-3157 West 5th Street to C40 Preservation Associates LP, and/or its affiliated entities (21-038-21; 28th Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 912 South California Avenue to 914 S California LLC (21-041-21; 28th Street).
5. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1318 South Kilbourn Avenue (partial) 1318 South Kilbourn Avenue; and 1256 South Kilbourn Avenue to Industrial Fence, Inc. (21-042-21; 24th Ward).
6. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1924 West 46th Street to Harvest Food Group (or affiliated entity) (21-043-21; 12th Ward)

ACQUISITION

7. A resolution recommending a proposed ordinance authorizing an acquisition authority from PMG Pilsen Investments, LLC, generally located at 1600 to 1800 S Peoria Street (21-039-21; 25th Ward).
8. A resolution recommending a proposed ordinance authorizing an acquisition authority from Aldi's, generally located at 3811-41 West Madison Street (21-040-21; 28th Ward).

ANLAP

9. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 424 East 46th Place to Jason and Allison Miller Julien (21-036-21; 3rd Ward).
10. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 3564 South Giles Avenue to Kendal Fambro (21-036-21; 3rd Ward).

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

1. A motion by Guacolda Reyes, seconded by Carlos Pineiro, to approve a proposed Residential-Business Planned Development, submitted by 1245 W. Fulton, LLC, for the property generally located at 1245 West Fulton Street was approved by a vote of 13-0-0 (Burnett and Lyons Recused). The applicant is proposing to rezone the site from C3-3 (Commercial Manufacturing and Employment District / 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'-0"- tall building with ground floor commercial space, and residential use above. The project will contain 95 accessory vehicular parking spaces and 199 bicycle parking spaces. A 2.0 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 9.0. (20708, 27th Ward)
2. A motion by Marisa Novara, seconded by Lind Searl to approve a proposed Residential Business Planned Development, submitted by the applicant, 3914 N Lincoln, LLC, for the property generally located at 3914-30 North Lincoln Avenue and 3909-17 North Damen Avenue was approved by a vote of 16-0-0. The applicant is proposing to rezone the site from the current B1-2 Neighborhood Shopping District to a B3-3 (Community Shopping District), and then to a Residential-Business Planned Development. The applicant seeks to rezone the property to establish a qualifying transit-served location to allow a new 5 story, 68 dwelling unit building, with 27 internal parking stalls, 1 loading berth, and approximately 7,579 square feet of ground floor commercial space along North Lincoln Avenue and Damen Avenue. (20850, 47th Ward)
3. A motion by Tom Tunney, seconded by Marisa Novara, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Sarah's on Lakeside, LLC, for the property generally located at 4737 North Sheridan Road was approved by a vote of 17-0-0. The property is zoned B3-3 and is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a new five-story building with 28 SRO units of permanent supportive housing, office space for Sarah's Circle staff, and six parking spaces (LF# 762, 46th Ward).
4. A motion by Walter Burnett, seconded by Deborah Moore, to approve proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Brinshore Development LLC for the property generally located at 835 W. Wilson Avenue was approved by a vote of 14-0-0. The property is zoned B2-5, Neighborhood Mixed-Use district, and is within the Private-Use Zone of the Lake

Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a six story, 73-unit senior housing building with 44 parking spaces. (LF #744, 46th Ward)

5. A motion by Maurice Cox, seconded by Deborah Moore, to approve A proposed Residential-Business Planned Development, submitted by the applicant Hispanic Housing Development Corporation for the property located at 1203 N California Avenue was approved by a vote of 15-2-0. The applicant is proposing to rezone the site from B1-1 (Neighborhood Shopping District) to a B3-5 (Community Shopping District) and then to a Residential-Business Planned Development. The applicant is proposing to construct a 9-story, 94' 6", mixed-use affordable housing building, with 64 dwelling units. The building will also include approximately 2,500 square feet of commercial space, 19 parking spaces, and 49 bike parking spaces. (20375, 26th Ward)
6. A motion by Linda Searl, seconded by Scott Waguespack, to approve A proposed Residential-Business Planned Development and a proposed Industrial Corridor Map Amendment within the Burnside Industrial Corridor, submitted by Trinity 95th & Cottage Grove Planned Community Development Series, LLC, for the property generally located at 9619-9645 S. Cottage Grove Avenue was approved by a vote of 12-0-0 (Pineiro Recused). The applicant is proposing to rezone the site from M1-2 (Limited Manufacturing/Business Park District) to a B2-3, (Neighborhood Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a two-phase, affordable senior housing project. Phase 1 will include a 5-story residential building, with 70-units and a height of approximately 66' – 0" tall, and a 1-story, approximately 20' tall amenity building. 44 total parking spaces will serve both phases of the Project. Phase 2 will include a 5-story, approximately 66'-0" tall, 63-unit residential building. (20729; 8th Ward)
7. A motion by Linda Searl, seconded by Rosa Escareno, to approve a Type-1 Industrial Corridor Map Amendment in the North Branch Industrial Corridor has been proposed by Litton Adventures, LLC for the property generally located at 1690 North Elston Avenue was approved by a vote of 12-0-0. The applicant is proposing to rezone the site from M3-3 (Heavy Industrial District) to C3-3 (Commercial, Manufacturing and Employment District). This will allow for the repurposing of the existing 2-story masonry building on-site for use in its entirety as tenant office space, and the construction of new office space and 50 vehicular parking spaces in the remainder of the lot. (20841-T1; 2nd Ward)

G. Adjournment

A motion by Carlos Pineiro, seconded by Guacolda Reyes, to adjourn the December 16, 2021 Regular Hearing of the Chicago Plan Commission at 1:13 PM, the motion was approved by a 11-0-0 vote.