

CHICAGO PLAN COMMISSION

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

DRAFT MINUTES

PRESENT

Lester Barclay*
Andre Brumfield*
Walter Burnett
Rosa Escareno
Laura Flores*
Raul Garza*
Deborah Moore
Patrick Murphey*
Marisa Novara*
Carlos Pineiro*
Guacolda Reyes*
Linda Searl*
Tom Tunney
Gilbert Villegas
Scott Waguespack*

ABSENT

Gia Biagi
Maurice Cox
Honorable Lori E Lightfoot, Mayor
Sarah Lyons
Harry Osterman
Nicholas Sposato

- A. The Chairman called the May 26, 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 Linda Searl, seconded by Guacolda Reyes, to approve the Minutes of the April 21, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 8-0-0 vote.
- C. A motion by Raul Garza, seconded by Carlos Pineiro, to defer 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 was approved by an 11-0-0 vote (Barclay Abstained).
- D. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 1. A motion by Raul Garza, seconded by Andre Brumfield, to approve the following matters (No. 1 under the disposition heading and item 3 under the ANLAP heading pursuant to the Inter-Agency Planning Referral Act, was approved by a 10-0-0 vote.

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).

ANLAP

2. 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).

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

1. A motion by Walter Burnett, seconded by Linda Searl, to approve 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 was approved by a vote of 11-0-0. 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 motion by Scott Waguespack, seconded by Marisa Novara, to approve 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 was approved by a vote of 12-0-0. 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 motion by Carlos Pineiro, seconded by Raul Garza, to approve a proposed Residential-Business Planned Development, submitted by Solar Junkyard LLC, for the property generally located at 210 North Morgan Street was approved by a vote of 14-0-0 (Burnett Recused). 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)

F. Chairman's Update

G. Adjournment

A motion by Andre Brumfield, seconded by Linda Searl, to adjourn the May 26, 2022 Regular Hearing of the Chicago Plan Commission at 11:21 PM, the motion was approved by a 15-0-0 vote.