

**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  
June 18, 2020**

**DRAFT MINUTES**

PRESENT

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

ABSENT

Honorable Lori E Lightfoot, Mayor  
Mike Kelly  
Deborah Moore  
Fran Grossman  
Harry Osterman

- A. The Chairman called the June 18, 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 sixteen 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 Raul Garza, to approve the Minutes of the May 21, 2020 Regular Hearing of the Chicago Plan Commission, this was approved by a 15-0-0 vote.
- C. Deferral
  - 1. A motion by Linda Searl, seconded by Smita Shah, to defer to a date certain of July 16, 2020, 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 17-0-0. 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. A motion by Sarah Lyons, seconded by, Raul Garza to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 15-0-0 vote.

1. Items No. 1-2, under Negotiated Sale

- i. A resolution recommending a proposed ordinance authorizing a ground lease and sale of building and improvements generally located at 5801 N Pulaski Road, Building H to EHDOC North Park Village Charitable Corporation. (20-005-21; 39th Ward)
- ii. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land generally located at 1815-1911 N. Laramie Ave.; 5136-74 W. Moffat St. and 5143-75 W. Moffat St. to North Austin Community Center (20-006-21; 37th Ward)

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

1. A motion by Scott Waguespack, seconded by Marisa Novara, was approved by a vote of 16-0-0 to approve a proposed rule authorizing the chair to promulgate emergency rules (including regarding public attendance and/or participation) during public disasters or other emergencies.” The proposed rule would read as follows: “When, due to public disasters or other emergencies the State of Illinois and/or the City of Chicago have, by executive proclamation or order, legislation or otherwise, limited where, when and/or how many people may publicly gather and/or the State of Illinois has suspended or modified portions of the Open Meetings Act for the public health, safety and welfare of the citizens of the State of Illinois and/or the City of Chicago, the Chairman shall have the power to promulgate emergency rules (including regarding public attendance and/or participation) not inconsistent with such directives from the State of Illinois and/or the City of Chicago, the Chairman shall have the power to promulgate emergency rules (including regarding public attendance and/or participation) not inconsistent with such directives from the State of Illinois and/or the City of Chicago. The Secretary shall ensure that such emergency rules are posted on the Commission’s website, and such emergency rules shall last until the State of Illinois and/or the City of Chicago rescind such directives.”
2. A motion by Tom Tunney, seconded by Smita Shah, to approve a proposed amendment to Institutional Planned Development #1150, submitted by By the Hand Club for Kids and Grace and Peace Fellowship, for the property generally located at 1830-1864 N. Leclair Avenue/1815-1915 N. Laramie Avenue was approved by a vote of 18-0-0. The applicants propose to increase the size of and as a result amend the boundaries of the existing Planned Development #1150 to include property located at 1815-1915 N, Laramie Avenue (currently zoned Residential Planned Development #1149). The resulting planned development will have four subareas and will add additional allowed uses including sports and recreation (indoor and outdoor) and accessory parking. The planned development will allow the construction of a 2-story, 140,000 square foot recreation/community center and have a total Floor Area Ratio of 1.2. The proposal will include 250 accessory vehicular parking spaces. (20258; 37th Ward)
3. A motion by Smita Shah, seconded by Linda Searl, to approve a proposed technical amendment to Residential Business Planned Development #1252, submitted by the Applicant, 733 W. Lake St., Inc., for the property generally located at 733 W. Lake St. was approved by a vote of 16-0-2 (Brumfield and Burnett Recused). The amendment to the planned development would allow the additional uses of liquor, packaged goods sales to be added as permitted uses within the planned development. No other changes to the planned development are proposed. (20405; 27<sup>th</sup> Ward)
4. A motion by Tom Tunney, seconded by Smita Shah, to approve a proposed Planned Development, submitted by South Carroll LLC, for the property generally located at 1200 West Carroll Avenue was approved by a vote of 14-0-2 (Brumfield and Burnett Recused) . The applicant is proposing to rezone the property from M2-3 (Light Industry District) to DX-5 (Downtown Mixed-Use District)

and then to a Business Planned Development. The applicant proposes the construction of a 230' - 0" tall mixed-use building with commercial and retail uses on the ground floor and office use on the floors above. The overall planned development will contain 90 accessory vehicular parking stalls and 2 loading berths. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to a maximum of 8.1. (20298; 27th Ward)

5. A motion by Gilbert Villegas, seconded by Smita Shah, to approve a proposed planned development submitted by NP Avenue O, for the property generally located at 3044 East 122nd Street. The applicant is proposing to rezone the property from PMD #6 (Planned Manufacturing District #6) to a Waterway Industrial Planned Development was approved by a vote of 17-0-0. The applicant proposes the construction of an industrial building containing approximately 580,587 square feet of floor area, 384 vehicular parking spaces, 136 trailer parking spaces and 56 loading spaces within 100' of the Calumet River in the Calumet Industrial Corridor. (20396; 10th Ward)

#### F. Chairman's Updates

1. MBE/WBE LOCAL HIRING UPDATE - Assistant Commissioner Nancy Radzevich presented an update of data, through May 2020. Plan commissioners provided feedback through questions and comments and discussed the potential for a sub-committee or working group to be formed to continue to help evolve and facilitate compliance with the goals of the executive order.

#### Adjournment

A motion by Walter Burnett, and a second by Maurice Cox, to adjourn the June 18, 2020 Regular Hearing of the Chicago Plan Commission at 1:33 PM, was approved by a 13-0-0 vote.