

**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  
September 15, 2022**

**DRAFT MINUTES**

PRESENT

Lester Barclay\*  
Gia Biagi\*  
Andre Brumfield\*  
Walter Burnett\*  
Maurice Cox  
Rosa Escareno\*  
Laura Flores\*  
Raul Garza\*  
Sarah Lyons\*  
Patrick Murphey\*  
Marisa Novara  
Carlos Pineiro  
Tom Tunney\*  
Scott Waguespack\*

ABSENT

Honorable Lori E Lightfoot, Mayor  
Harry Osterman  
Guacolda Reyes  
Nicholas Sposato  
Gilbert Villegas

- A. The Chairman called the September 15, 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 Scott Waguespack, seconded by Raul Garza, to approve the Minutes of the August 18, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 11-0-1 (Lyons Abstained) vote.
- C. Deferral
  - 1. A motion by Marisa Novara, seconded by Gia Biagi, to defer the following matter which was being presented pursuant to the Inter-Agency Planning Referral Act, was approved by a 13-0-0 vote:

DISPOSITION

- 1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4300 West Roosevelt Road and 4301 West Fifth Avenue to 4300 Roosevelt LLC (22-040-21; 24<sup>th</sup> Ward).

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 and No. 2 under the ANLAP heading, Nos. 3-8 and 10 under the disposition heading (No. 9 was deferred), No. 11 under the Acquisition heading, and Nos 12 and 13 under the TIP Plan Update heading pursuant to the Inter-Agency Planning Referral Act, was approved by a 9-0-0 vote.

**ANLAP**

1. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 103 West 110<sup>th</sup> Place to Eyvis Garcia Palma (22-035-21; 34<sup>th</sup> Ward).
2. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 156 East 111<sup>th</sup> Street to David D. Flowers Sr. (22-035-21; 9<sup>th</sup> Ward).

**DISPOSITION**

3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 914 West 63<sup>rd</sup> Street and 6231 South Sangamon Avenue to Thrive Englewood, LLC and Neighborhood Housing Services of Chicago, Inc. (22-036-21; 16<sup>th</sup> Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2719 East 75<sup>th</sup> Place; 2716 East 76<sup>th</sup> Street; 7607 South Saginaw Avenue; 2733 East 76<sup>th</sup> Street; 2731 East 76<sup>th</sup> Street; 9230 South Clyde Avenue; and 2727 East 93<sup>rd</sup> Street to R&D Builders LLC. (22-029-21; 7<sup>th</sup> Ward).
5. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3740 W Huron St; 3738 W Huron St; 654 N Ridgeway Ave; 652 N Ridgeway Ave; 648 N Ridgeway Ave; 646 N Ridgeway Ave; 632 N Ridgeway Ave; 628 N Ridgeway Ave; | 645 N Lawndale Ave; 643 N Lawndale Ave; 615 N Lawndale Ave; 613 N Lawndale Ave; 3658 W Ohio St; 3654 W Ohio St; 3652 W Ohio St; 3650 W Ohio St; 3648 W Ohio St; 3713 W Ohio St; 3711 W Ohio St; and 554 N Monticello Ave to Inherent Invest LLC. (22-030-21; 27<sup>th</sup> Ward).
6. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4005 South Dearborn Street to Corey Smith (22-032-21; 3<sup>rd</sup> Ward).
7. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5021 South Wabash Avenue to Urban Equities, Inc. (22-037-21; 3<sup>rd</sup> Ward).
8. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 9230 South Burley Avenue to Sacred Apartments Developer LLC and/or its affiliated entities (22-038-21; 10<sup>th</sup> Ward).
10. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 747-757 East 48<sup>th</sup> Street; and 4800-4848 South Cottage Grove Avenue to Northwestern Memorial Healthcare (22-039-21; 4<sup>th</sup> Ward).

**ACQUISITION**

11. A resolution recommending a proposed ordinance authorizing an acquisition of land, generally located at 4833 South Evans Avenue from Northwestern Memorial Healthcare (22-039-21; 4<sup>th</sup> Ward).

## **TIF PLAN UPDATE**

12. A resolution recommending a proposed amendment to the Homan/Arthington Tax Increment Financing Redevelopment Project Area in the area generally bounded by Polk Street on the north, Fillmore Street on the south, Kedzie Avenue on the east, and the Independence Boulevard on the west in order to continue redevelopment in the East Garfield Park and North Lawndale community areas. (22-041-21; 24th Ward)
  13. A resolution recommending a proposed amendment to the 79th Street Corridor Tax Increment Financing Redevelopment Project Area in the area generally located at 75th Street, between Damen and Racine Avenues; along Racine Avenue, between 75th and 79th Streets; and along 79th Street, between Honore and Wallace Streets in order to continue redevelopment in the Auburn Gresham and West Englewood community areas. (22-042-21; 17th 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 Scott Waguespack, seconded by Walter Burnett, to approve a proposed amendment to Residential Business Planned Development #896, submitted by the City of Chicago Department of Planning and Development for the property carrying a reference address of 1201-1285 W. Cabrini Street was approved by a vote of 11-1-0 (Brumfield and Escareno recused). The applicant is proposing to rezone Residential-Business Planned Development #896 to Residential-Business Planned Development #896, as amended, to facilitate the development of a training facility for the Chicago Fire Football Club in an area generally bounded by Roosevelt Road, Ashland Avenue, 15th Street, and South Loomis. The overall development will include a two-story, roughly 51,500 square foot office building and 142 vehicle parking spaces. Additionally, the boundaries of the planned development will be adjusted to account for the removal of several parcels of land along Ashland Avenue. Lastly, as a result of the proposed development and the adjusted boundaries, the sub-areas will be redefined within the planned development boundary - no additional overall bulk or density will be added to the previously approved planned development as a result of this amendment. (21046, 25th Ward and 28th Ward)
  2. A motion by Lester Barclay, seconded by Raul Garza, to approve A proposed Planned Development, submitted by Northwestern Memorial Healthcare, NFP, for the property generally located at 747-757 East 48th Street and 4800-4848 South Cottage Avenue was approved by a vote of 12-0-0. The subject parcels are vacant and unimproved. The applicant seeks a change in zoning from C2-3 Motor Vehicle-Related Commercial District to C2-5 and then establishes a Residential-Business Planned Development. The subject property is currently vacant and unimproved. The Applicant proposes to develop the property with new construction of a multi-story medical office building of approximately 120,000 square feet. The proposal will include ground-level retail, community space, and a naturally ventilated open-air parking structure, along with a goal to obtain LEED certification. The development will contain approximately 237 parking spaces. The proposed FAR is 5.0. (21084, 4th Ward)
  3. A motion by Marisa Novara, seconded by Gia Biagi, to approve A proposed amendment to Residential-Business Planned Development 815, submitted by Family Roots, LLC, for the

property generally located at 1147 South Wabash Avenue was approved by a vote of 11-0-0. The applicant seeks to amend the use list for Subarea B of Residential-Business Planned Development 815 to add cannabis dispensary as a permitted use subject to the provisions listed under Section 17-9-0129 of the Chicago Zoning Ordinance. No changes are proposed to the exterior of the existing building in Subarea B. (21085, 4th Ward)

4. A motion by Marisa Novara, seconded by Maurice Cox, to approve A proposed Residential Planned Development, submitted by SL Solar Lofts LLC, for the property generally located at 2556 South Federal Street was approved by a vote of 11-0-0. The applicant is proposing to rezone the site from C2-3 (Motor Vehicle-Related Commercial District) to B2-5 (Neighborhood Mixed-Use District) and then to a Residential Planned Development. The applicant proposes to rehabilitate and construct a 5-story, 78'-8"- tall building with 47 residential units, 19 bicycle parking spaces, and 25 accessory vehicular parking spaces. The overall FAR of the planned development will be 3.7. (21083, 3rd Ward)
5. A motion by Lester Barclay, seconded by Tom Tunney, to approve A proposed Planned Development, submitted by 43rd and Prairie Phase II LP, for the property generally located at 301-313 East 43rd Street and 4301-4313 South Prairie Avenue was approved by a vote of 8-0-0. The applicant seeks a change in zoning from B2-3, Neighborhood Mixed-Use District and RM-5, Residential Multi-Unit District to B3-5 and then to establish a Residential-Business Planned Development. The subject property is currently vacant and unimproved. The Applicant proposes to develop the property with a 10-story mixed-use building with 80-residential units, retail space, and 13 accessory vehicular parking spaces. The proposed FAR is 4.2 (20995, 3<sup>rd</sup> Ward)
6. A motion by Maurice Cox, seconded by Rosa Escareno, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 1043 N Rush Street LLC, for the property located at 1043 N. Rush St was approved by a vote of 7-0-0. The site is currently zoned DX-7 and is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes the demolition of the existing Carmine's Restaurant and the construction of a 2-story structure with 21,370 square feet of commercial retail and restaurant retail space. (LF#769, 42nd Ward)

#### F. Chairman's Update

1. None

#### G. Adjournment

A motion by Walter Burnett, seconded by various members, to adjourn the September 15, 2022 Regular Hearing of the Chicago Plan Commission at 1:47 PM, the motion was approved by a 7-0-0 vote.