

**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  
February 18, 2021**

**DRAFT MINUTES**

PRESENT

Gia Biagi\*  
Andre Brumfield\*  
Walter Burnett\*  
Teresa Córdova (Chair)\*  
Maurice Cox\*  
Laura Flores\*  
Raul Garza\*  
Fran Grossman  
Mike Kelly\*  
Sarah Lyons\*  
Deborah Moore\*  
Patrick Murphey\*  
Marisa Novara\*  
Harry Osterman  
Guacolda Reyes\*  
Linda Searl\*  
Smita Shah (Vice Chair)\*  
Tom Tunney\*  
Gilbert Villegas\*  
Scott Waguespack\*

ABSENT

Honorable Lori E Lightfoot, Mayor  
Nicholas Sposato

- A. The Chairman called the January 21, 2021 regular hearing of the Chicago Plan Commission to order at 10:01 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with eighteen 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 Gia Biagi, to approve the Minutes of the January 21, 2021 Regular Hearing of the Chicago Plan Commission, this was approved by a 17-0-0 vote.
- C. Deferral

1. A motion by Smita Shah, seconded by Raul Garza, to defer to a date to be determined, a proposed planned development and a proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by Eterra Plus LLC, for the property generally located at 525 S. Wabash Avenue, within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 18-0-0. The Applicant is proposing to rezone the property from DX-12 (Downtown Mixed-Use District) to a Residential- Business Planned Development to construct a mixed-use residential and hotel development consisting of a 23-story and a 36-story tower connected by a commercial and parking base. The development will contain 777 residential units, 314 hotel keys, 42,000 square feet of commercial space, amenity space, and 151 accessory parking spaces. (20572 & LF#751, 42nd 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 Marisa Novara, seconded by Gilbert Villegas, to approve a proposed planned development, submitted by GRIT Chicago, LLC, for the property generally located at 2601-3045 and 2600-3001 S. Ellis Avenue; 2900-3030 and 2901-3001 S. Cottage Grove; 2600-2900 S. Lake Park Avenue; 533 E. 29th Street; 401-434 E. 26th Street; 2701-2955 S. Vernon Avenue; 400-598 E. 31st Street; and 2601-3099 S. Martin Luther King Drive was approved by a vote of 15-0-0 (Kelly Recused). The applicant proposes to rezone the property from Residential-Business-Institutional Planned Development Number 1133 and RM-5 Residential Multi-Unit District to an underlying B3-5 Community Shopping District, and then, to a Business-Residential Planned Development. The proposed development site consists predominantly of the former Michael Reese Hospital site and the existing Prairie Shores apartments. The proposed planned development will facilitate the redevelopment on the subject site with a multi-phase, mixed-use development including new retail, commercial, cultural, community and residential uses, and parks and open space. The development includes construction of new streets and infrastructure, including implementing a new roadway network. (20428; 4th Ward).
2. A motion by Smita Shah, seconded by Maurice Cox, to approve a resolution recommending the approval and subsequent adoption of the Fulton Market Innovation District Update was approved by a vote of 15-0-0. The recommendations in the update are intended to guide future growth and would supersede the Fulton Market Innovation District plan adopted in 2014. The plan boundaries are in the Near West Side community area, generally bounded by West Hubbard Street to the north, one half-block south of West Randolph Street to the south, and east from North Halsted Street to North Ogden Avenue to the west. (27th Ward)
3. A motion by Scott Waguespack, seconded by Tom Tunney, to approve a proposed planned development, submitted by the Public Building Commission, for the property located at 2400-2440 N Meade Avenue and 6100-6138 W Fullerton Avenue was approved by a vote of 17-0-0 (Kelly Recused). The applicant is proposing to rezone the project site from POS-1 (Regional or Community Parks District) to RS-3 (Residential

Single-Unit/Detached House Districts) then to an Institutional Planned Development. The applicant proposes to construct a 3-story public school building and gymnasium facility, with an overall maximum height of 50'-0" on a 141,122 square foot lot. The existing Riis Park fieldhouse's main building generally located at 6100 W. Fullerton will remain with the exception of the 1-story rear gym wing. The overall maximum FAR of the planned development will be .90 FAR and 43 accessory parking spaces will be provided. (20576; 30th Ward)

4. A motion by Gilbert Villegas, seconded by Walter Burnett, to approve a proposed amendment to Residential Business Planned Development 1261, submitted by KV 4000 Diversey Commercial LLC, for the property generally located at 4029-4153 W George Street/4000-4180 W Diversey Avenue was approved by a vote of 14-0-0. The Applicant proposes to amend Residential Business Planned Development 1261 to allow for expanded uses across the site. Proposed physical improvements to the historic warehouse building include new storefront systems at levels 1, 2 & 6, and two new roof decks with additions of occupiable space on the level 2 roof deck. Alterations to the non-historic buildings on the parcel include demolition and new construction of a new 50'-tall building at the northwest portion of the site. The project will retain the existing 623 parking spaces and 50 bicycle parking spaces. (20486, 31st Ward)
5. A motion by Fran Grossman, seconded by Maurice Cox, to approve a proposed Industrial Corridor Map Amendment in the North Branch Industrial Corridor, submitted by Dean Siebert, for the property generally located at 1905-07 W. Fullerton Avenue. was approved by a vote of 12-0-0 (Waguespack Recused). The applicant proposes to rezone the property from M3-3 (Heavy Industry District) to B2-2 (Neighborhood Mixed-Use District) to allow for the renovation of and an addition to an existing residential building. (20450-T1, 32nd Ward)
6. A motion by Deborah Moore, seconded by Sarah Lyons, to approve a proposed Industrial Corridor Map Amendment located within the Knox Industrial Corridor, submitted by GW 3800 Milwaukee, LLC, for the property generally located at 3800 North Milwaukee Avenue. was approved by a vote of 11-0-0. The Applicant proposes to rezone the property from M1-1 (Limited Manufacturing/Business Park District) to a C2-1 (Motor Vehicle-Related Commercial District). The change in zoning is required only to allow for the adaptive reuse of the existing building along with expanded permitted uses. The proposal does not call for any changes to or expansion of the existing building. (20408-T1, 45th Ward)
7. A motion by Maurice Cox, seconded by Deborah Moore, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Edgewater Acquisitions LLC, for the property generally located at 5950 N Sheridan Road. was approved by a vote of 13-0-0. The property is zoned RM5-5 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 residential building with 59 dwelling units and 59 vehicular parking spaces (LF #752; 48th Ward).

## Chairman's Update

1. No Items.

## Adjournment

A motion to adjourn the February 18, 2021 Regular Hearing of the Chicago Plan Commission at 4:40 PM, was approved by a 13-0-0 vote.