

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
August 20, 2020

DRAFT MINUTES

PRESENT

Gia Biagi*
Andre Brumfield*
Walter Burnett*
Teresa Córdova (Chair)*
Maurice Cox*
Laura Flores*
Raul Garza*
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
Fran Grossman
Terry Peterson
Nicholas Sposato

- A. The Chairman called the August 20, 2020 Regular Hearing of the Chicago Plan Commission to order at 10:03 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 Sarah Lyons, to approve the Minutes of the July 16, 2020 Regular Hearing of the Chicago Plan Commission, this was approved by a 18-0-0 vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 1. A motion by Smita Shah, seconded by Linda Searl, to approve the following five matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 17-0 vote:

Negotiated Sale:

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city owned

land, generally located at 4444 South St. Lawrence Avenue to Rosemary Wyche (20-007-21; 3rd Ward).

2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city owned land, generally located at 11700, 11702 & 11708 South Buffalo Avenue to NP Avenue O, LLC (20-008-21; 10th Ward).
3. A resolution recommending a proposed ordinance authorizing a negotiated sale of city owned land, generally located at 11701 South Burley Avenue to NP Avenue O, LLC (20- 009-21; 10th Ward).

Disposition:

4. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 1319 South Kilbourn Avenue to United Scaffolding (20-010- 21; 24th Ward).
5. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 947 West Cullerton Avenue to NeighborSpace (20-011-21; 25th 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 Deborah Moore, to approve a proposed amendment to Planned Development #177, submitted by the North Lawndale Employment Network (NLEN), for the property generally located at 1111 South Homan Avenue was approved by a vote of 19-0-0. The applicant is proposing to rezone the property from Business Planned Development #177 to Business Planned Development #177, as amended in order to add “Urban Farm – Rooftop Operation”, “Processing & packaging of honey material generated at and brought to site from Applicant’s off-site apiaries*”, “Community Center” and “Drive-Through Facility” as permitted uses within the PD. The proposed changes will allow NLEN to place up to five (5) apiaries on the rooftop, and collect and package honey indoors as a part of its job training program. No other changes are proposed. (20406; 24th Ward)
2. Department of Planning and Development staff made an informative presentation to the plan commission about the recommendations of the Covid-19 Recovery Task Force to consider a citywide plan over the next several years to address continued growth and sustainability. The plan would guide future decision-making by all levels of Chicago government with a focus on resiliency, equity and diversity in policies and practice. The planning process would include a community engagement program that would provide an opportunity for all Chicagoans to provide meaningful input and participate in its creation and implementation. (All Wards -Citywide) No vote was required for this item.
3. A motion by Maurice Cox, seconded by Scott Waguespack, to approve a resolution recommending the approval of the Halsted Triangle Plan Update was approved by a vote of 19-0-0. The recommendations in the update are intended to guide future growth and would supersede the Halsted Triangle Plan adopted in 2014. The plan boundaries are in the Near North community area, generally bounded by Division Street to the south, North Avenue to the north, and from Halsted Street to east to the North Branch Canal to the west. (2nd and 27th Wards)

4. A motion by Smita Shah, seconded by Raul Garza, to approve a proposed technical amendment to Business Planned Development #1172 submitted by the Applicant, Alderman Derrick Curtis (18th), for the property generally located at 3206-3348 West 87th Street and 8600-8618 South Kedzie Avenue was approved by a vote of 18-0-0. The amendment to the planned development would remove an approximately 36,000 sq. ft. parcel from the existing Planned Development to allow for a rezoning of the subject parcel to allow uses described in a C3-1 zoning district. No other changes to the planned development are proposed. (18th Ward)
5. A motion by Sarah Lyons, seconded by Linda Searl, to approve a proposed planned development, submitted by People's Gas Light and Coke Company (PGL), for the property generally located at 38 West 64th Street was approved by a vote of 15-0-0. The site is currently zoned M1-2 (Limited Manufacturing/Business Park District) and M2-3 (Light Industry District). The applicant is proposing to rezone the site to M3-2 (Heavy Industry District) and then to a Planned Development. The applicant proposes the construction of a 45' – tall, 2-story, 25,222 square foot operations building and parking for approximately 400 fleet vehicles and 285 employee vehicles. (20397; 20th Ward)
6. A motion by Deborah Moore, seconded by Tom Tunney, to approve a proposed amendment to Residential Business Planned Development #1335, submitted by Wellstel LLC, for the property generally located at 1520-1532 N. Wells Street and 1513-1525 N. Wieland Street was approved by a vote of 12-0-2 (Burnett and Lyons Recused). The applicant proposes to amend the boundaries of the previously approved planned development to incorporate an additional parcel of land. The resulting amended planned development will have three subareas. Sub-Area A will be improved with a thirteen story 152' -0" tall mixed-use building to have commercial uses on the ground floor and a hotel on the floors above, Sub-Area B will be improved with three (3) single family homes, and Sub-Area C is currently improved with a two-story building with commercial on the ground floor and one dwelling unit on the floor above and will remain unchanged as a result of this application. The proposal will include 53 accessory vehicular parking spaces and 1 loading berth. (20436; 27th Ward)
7. A motion by Guacolda Reyes, seconded by Linda Searl, to approve a proposed Residential-Business Planned Development, submitted by 1140 W. Erie LLC, for the property generally located at 1140 West Erie Street was approved by a vote of 11-0-2 (Burnett and Lyons Recused). The Applicant proposes to rezone the property from M1-2 (Limited Manufacturing/Business Park District) to B3-5 (Community Shopping District) prior to establishing a planned development to construct a 108'-tall building containing 113 residential units, ground floor retail and commercial uses, hotel use, and 29 accessory parking spaces. (20296, 27th Ward)
8. A motion by Linda Searl, seconded by Deborah Moore, to approve a proposed amendment to Residential-Business Planned Development 1303, submitted by 808 North Wells Street Devco, LLC, for the property generally located at 200-08 W. Chicago Avenue/800-20 N. Wells Street/201-09 W. Institute Place was approved by a vote of 11-0-2 (Burnett and Lyons Recused). The applicant proposes to add hotel as a permitted use to the Planned Development. No other changes are proposed as part of this application. (20437; 27th Ward)
9. A motion by Maurice Cox, seconded by Linda Searl, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Urban Kayaks LLC, for the property generally located at 425-475 E. Chicago Riverwalk was

approved by a vote of 13-0-0. The property is zoned POS-1 (Public Open Space District) and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a kayak rental and storage facility, café, fitness area and public restrooms that will increase recreational amenities along the Chicago Riverwalk. (LF#747, 42nd Ward)

Adjournment

A motion by Guacolda Reyes, and a second by Sarah Lyons, to adjourn the July 16, 2020 Regular Hearing of the Chicago Plan Commission at 3:08 PM, was approved by a 11-0-0 vote.