

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
October 21, 2021**

DRAFT MINUTES

PRESENT

Gia Biagi*
Andre Brumfield*
Walter Burnett*
Teresa Córdova (Chair)*
Maurice Cox*
Laura Flores*
Raul Garza*
Carlos Pineiro*
Sarah Lyons*
Deborah Moore*
Patrick Murphey*
Marisa Novara*
Lester Barclay
Guacolda Reyes*
Linda Searl*
Smita Shah*
Tom Tunney
Gilbert Villegas*

ABSENT

Rosa Escareno
Honorable Lori E Lightfoot, Mayor
Harry Osterman
Nicholas Sposato
Scott Waguespack

- A. The Chairman called the October 21, 2021, 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 Smita Shah, seconded by Gia Biagi, to approve the Minutes of the September 16, 2021 Re-Scheduled Regular Hearing of the Chicago Plan Commission, this was approved by a 15-0-0 (Pineiro Recused) vote.

C. Deferral

1. A motion by Smita Shah, seconded by Linda Searl, to defer the following matter which was being presented pursuant to the Inter-Agency Planning Referral Act, was approved by a 16-0-0 vote:

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1300 North Astor Street and 24 East Goethe Street to 24 E Goethe LLC. (21-030-21; 43rd Ward)

D. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

1. A motion by Sarah Lyons, seconded by Deborah Moore, to approve the following matters (No. 1 under the Negotiated Sale heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 15-0-0 vote:

NEGOTIATED SALE

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city owned land, generally located at 5093 West Jackson Boulevard to Chicago Jesuit Academy. (21-031-21; 28th Ward)

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5113 Vacant Street, formerly Moffat Street. The block bounded by N. Le Claire Avenue, W. Bloomingdale Avenue, N. Laramie Avenue and the Chicago, Minneapolis, St. Paul, and Pacific Railroad) to North Austin Community Center and Expert Management Inc. (21-032-21; 37th 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 Guacolda Reyes, seconded by Raul Garza, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Chicago Park District for the property generally located at 3701 N Recreation Drive was approved by a vote of 17-0-0. The property is zoned POS-1 and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a golf practice area both natural and artificial turf surfaces including putting greens, chipping area, and sand bunker area at the Sydney R. Marovitz Golf Course located in Lincoln Park along the lakefront. (LF #761 46th Ward)
2. A motion by Maurice Cox, seconded by Smita Shah to approve a proposed Residential-Business Planned Development submitted by, Trammell Crow Chicago Development,

Inc., for the property generally located at 315 N. May Street and 1112 West Carroll Avenue was approved by a vote of 12-3-0 (Burnett Recused). The applicant is proposing to rezone the site from M2-3, (Light Industry District) to a DX-7, (Downtown Mixed-Use District) prior to establishing the Residential-Business Planned Development to permit the construction of a two-phased development consisting of two high-rise buildings, a 410' tall, 26-story mixed-use office and commercial building containing 184 parking spaces, 650,000 square feet of office, in subarea A and 15,000 sf of commercial space at 315 N. May with a 370' tall, 33-story mixed use building containing 377 residential units, 96 parking spaces, open space, and ground floor commercial and retail uses at 1112 W. Carroll, together with accessory and incidental uses. A 4.5 FAR bonus will be taken and the overall FAR of the planned development will be 11.5. (20707; 27th ward)

3. A motion by Raul Garza, seconded by Linda Searl, to approve A proposed Business Planned Development, submitted by the applicant, Mark Goodman & Associates, Inc., for the property generally located at 400 N. Elizabeth St. was approved by a vote of 14-0-0 (Burnett Recused). The applicant is proposing to rezone the site from C3-3 (Commercial, Manufacturing, and Employment District) to a DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development. The request is sought to allow for the development of a 270' tall, 16-story mixed-use commercial office and life sciences building containing 492,171 square feet of office, 131 vehicle parking spaces, 28 bicycle parking spaces and open space. A 3.1 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 8.1. (20712, 27th Ward)
4. A motion by Linda Searl, seconded by Carlos Pineiro, to approve a zoning map amendment is being proposed for the North Branch Industrial Corridor, submitted by 1521-25 Elston Adventures, LLC, for the property generally located at 1521-25 North Elston Avenue was approved by a vote of 12-0-0 (Burnett Recused). The applicant is proposing to rezone the site from M2-3, (Light Industry District) to a C3-3, (Commercial, Manufacturing and Employment District). This will allow for the existing on-site building to be utilized in its entirety for office tenant space. (20840-T1; 27th ward)
5. A motion by Guacolda Reyes, seconded by Raul Garza, to approve a proposed planned development submitted by the Chicago Housing Authority, for the property generally located at 4210 – 4258, 4300 – 4358, 4400 – 4458 S. Cicero Avenue; 4800 – 4926, 4801 – 4959 W. 44th Street; 4301 – 4359 S. LaPorte Avenue; 4800 – 4958 W. 45th Street; and 4401 – 4435, 4441 – 4459 S. Lavergne Avenue was approved by a vote of 14-0-0 (Pineiro Recused). The site is currently zoned RS-3, Residential Single-Unit (Detached). The applicant is proposing to rezone the site to B3-3, Community Shopping District, then to a Residential-Business Planned Development. The proposal will establish 2 subareas (A and B) with a maximum of 725 dwelling units, and allow for the development of several mixed-use buildings, approximately 440,000 square feet of commercial space, publicly accessible open spaces, and accessory parking spaces all of which will be built in multiple phases. (20657, 22nd Ward)

6. A motion by Walter Burnett, seconded by Gilbert Villegas, to approve a proposed technical amendment to Manufacturing Planned Development No. 776 submitted by the Applicant, Alderman Derrick G. Curtis (18th), for the property generally located at 2850 West Columbus Avenue was approved by a vote of 13-0-0. The amendment to the planned development would remove approximately 28 acres from the existing planned development to allow for a rezoning of the subject parcel to a M2-2 Light Industry District. No other changes to the Planned Development No. 776 are proposed. (A-8722); 18th Ward)
7. A motion by Gilbert Villegas, seconded by Carlos Pineiro, to approve A proposed planned development, submitted by Abe Holdings, LLC, for the property generally located at 3100 West 77th Street and 7600 South Kedzie Avenue was approved by a vote of 13-0-0. The applicant is proposing to rezone the approximately 39-acre subject property from the existing M2-2 (Limited Industry District) to a planned development. The applicant proposes the expansion of an existing intermodal container and truck chassis storage yard which will include new landscaping along the western perimeter of expanded yard, a new water detention area, a new truck connection under the Kedzie bridge and the construction of a 1000 sq. ft. accessory structure. The overall planned development will contain 51 accessory vehicular parking stalls. (20710; 18th Ward)
8. A motion by Marisa Novara, seconded by Guacolda Reyes, to approve a proposed amendment to Residential Planned Development No. 156, submitted by Morningside South Affordable LLC, for the property generally located at 141 West Oak Street was approved by a vote of 10-0-0. The applicant is proposing to rezone the property from Residential Planned Development No. 156 to DX-5 (Downtown Mixed-Use District) to Residential Planned Development No. 156, as amended to allow the existing 201 residential dwelling units to be occupied both as multi-unit residential units and as elderly housing. 59 accessory vehicular parking spaces will be provided and there are no proposed changes to the exterior of the building. (20740, 2nd Ward)

F. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. An informational presentation to provide an update on WMBE Goals. Pursuant to the Executive Order was made by DPD staff (Nancy Radzevich, Assistant Commissioner). The presentation provided a brief update on the status of project compliance in accordance with the Mayoral Executive Order on WMBE participation to the members of the Chicago Plan Commission.

G. Adjournment

A motion by Guacolda Reyes, seconded by Maurice Cox, to adjourn the October 21, 2021 Regular Hearing of the Chicago Plan Commission at 4:10 PM, the motion was approved by a 8-0-0 vote.