

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
February 21, 2020

DRAFT MINUTES

PRESENT

Gia Biagi*
Andre Brumfield*
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*
Tom Tunney
Gilbert Villegas
Scott Waguespack

ABSENT

Honorable Lori E Lightfoot, Mayor
Walter Burnett
Fran Grossman
Terry Peterson
Smita Shah (Vice Chair)
Nicholas Sposato

- A. The Chairman called the February 21, 2020 Regular Hearing of the Chicago Plan Commission to order at 10:10 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with fourteen members present (*). The public hearing was audio recorded. 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 Raul Garza, seconded by Sarah Lyons, to approve the Minutes of the January 23, 2020 Regular Hearing of the Chicago Plan Commission, was approved by a 11-0-0 vote.
- C. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
 1. A motion by Linda Searl, seconded by Mike Kelly, to defer a proposed amendment to Planned Development #447, submitted by DAC Developments LLC, for the property generally located at 808 North Cleveland Avenue (Subarea A-1A), as requested by the applicant, was approved by a vote of 14-0-0. The applicant proposes a change in use in Subarea A-1A from multi-unit residential to hotel with retail on the ground floor to allow for the construction of a 24-story hotel building. (20190; 27 Ward)

2. A presentation of the Woodlawn Plan Consolidation Report, no action required today. The presentation was made along with a proclamation extending comment period for 30 additional days. The Report reviews past plans that were developed for Woodlawn, identifies where they align, and outlines recommendations that the City of Chicago can implement to achieve neighborhood goals, including, through the disposition of City-owned vacant land. The Report covers the Woodlawn community area, generally bounded by Martin Luther King Drive and South Chicago Avenue on the west, 60th Street on the north, Stony Island Avenue on the east, and 67th Street and South Cottage Grove Avenue on the south. (5th and 20th wards).
3. A motion by Linda Searl, seconded by Tom Tunney, to approve a proposed technical amendment to Institutional Planned Development #43 to incorporate the property generally located at 5616 South Maryland Avenue into the boundaries of Institutional Planned Development #43. The item was approved by a vote of 16-0-0. The applicant has proposed that the subject property be rezoned from RM-5 (Residential Multi-Unit District) to Institutional Planned Development #43. (5th Ward).
4. A motion by Maurice Cox, seconded by Harry Osterman, to approve a proposed technical amendment to Planned Development #1384, submitted by Marquette Management LLC, for the property generally located at 180 North Ada Street was approved by a vote of 16-0-0. The Applicant is proposing to rezone the property from the current Planned Development #1384 to Planned Development #1384, as amended, to allow for a restaurant and tavern use to be established on the ground floor. No other changes are proposed. (20113, 27th Ward)
5. A motion by Guacolda Reyes, seconded by Deborah Moore, to approve a proposed planned development submitted by LG Development Group LLC, for the property generally located at 1150 West Lake Street was approved by a vote of 14-0-1 (Brumfield, recused). The applicant is proposing to rezone the property from C1-1, C1-2 and C1-3 (Neighborhood Commercial Districts) to DX-5 (Downtown Mixed-Use District) and then to a Residential Business Planned Development, with two sub-areas. Sub-Area A is proposed to be improved with a 33-story, 330 ft. high mixed-use building with ground floor commercial uses and 550 dwelling units on the floors above and Sub-Area B is proposed to be developed with an 11-story, 125 ft. high, 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 290 accessory vehicular parking stalls and 5 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. (20229; 27th Ward)
6. A motion by Linda Searl, seconded by Maurice Cox, to approve a proposed amendment to Planned Development #1230, submitted by Randolph Halsted, LLC for the property generally located at 725 W. Randolph Street was approved by a vote of 13-0-1 (Lyons, recused). The applicant proposes to rezone the subject property from Planned Development #1230 and DX-5 to DX-7 Downtown Mixed-Use District then to Planned Development No. 1230, as amended. The applicant proposes to construct a 49-story, 550 ft. high, mixed-use building with commercial uses on the ground floor and 370 dwelling units and 240 hotel rooms on the floors above, and a 15-story, 250 ft. high mixed-use building with commercial uses on the ground floor and office uses on the floors above. The overall planned development will contain 50 accessory vehicular parking spaces and 3 loading berths. The applicant was previously approved for a bonus of 4.5 FAR (Floor Area Ratio), consisting of an Affordable Housing Bonus (+0.45 FAR) and a Neighborhood Opportunity Bonus (+4.05 FAR) for a total FAR of 11.5; the bonus FAR will remain unchanged. (20231, 27th Ward)

7. A motion by Raul Garza, seconded by Linda Searl, to approve a proposed planned development, submitted by RPO 225 W. Chicago LLC, for the property generally located at 777 North Franklin Street, was approved by a vote of 13-0-0. The applicant The applicant is proposing to rezone the property from DX-5 (Downtown Mixed-Use District) to a Business Planned Development to construct a 9-story, 125'-8" tall building with commercial uses on the ground floor and office uses above, with 7 accessory vehicular parking stalls and one loading berth. The applicant will be utilizing the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to a maximum of 8.1. (20297; 42nd Ward)
8. A motion by Linda Searl, seconded by Patrick Murphey, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by the Chicago Park District, for the property generally located at 141 West Diversey Parkway and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 9-0-1 (Kelly, recused). The applicant is proposing to construct a new artificial turf multi-use field, new natural area, and picnic lawn that will increase recreational amenities along the lakefront and address flooding issues north of the proposed artificial turf field in Lincoln Park. (LF#740, 44th Ward)

Adjournment

A motion and a second, to adjourn the February 21, 2020 Regular Hearing of the Chicago Plan Commission at 2:24 PM, was approved by a 9-0 vote.