

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
April 20, 2023**

DRAFT MINUTES

PRESENT

Lester Barclay*
Andre Brumfield*
Walter Burnett
Maurice Cox*
Rosa Escareno
Laura Flores*
Sarah Lyons*
Patrick Murphey
Marisa Novara
Guacolda Reyes*
Danielle Tillman*
Tom Tunney*
Scott Waguespack

ABSENT

Gia Biagi
Raul Garza
Honorable Lori E Lightfoot, Mayor
Harry Osterman
Carlos Pineiro
Claudette Soto
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the April 20, 2023, 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 Andre Brumfield, seconded by Danielle Tillman, to approve the Minutes of the March 16, 2023 Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 7-0-0 (Escareno and Lyons abstained) vote.
- C. The Plan Commission acted to defer three matters:
 1. A motion by Tom Tunney, seconded by Sarah Lyons to defer item C3, A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 7414 South Phillips Avenue to Marshana Marie Cooley (23-014-21; 7th Ward) was approved by a vote of 8-0-0.

2. A motion Guacolda Reyes, seconded by Tom Tunney to defer item C5, A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 7507 South May Street to Zachary Lee Jones (23-014-21; 17th Ward) was approved by a vote of 8-0-0
3. A motion by Danielle Tillman, seconded by Lester Barclay to defer item D2, A proposed amendment to Residential Business Planned Development No. 139, submitted by BAI Century, LLC, for the property generally located at 2828 N. Clark St. The applicant proposes to amend Planned Development 139 to remove limitations on their ability to seek liquor licenses for the property. No physical changes or new land uses are proposed. (22113; 44th Ward) was approved by a vote of 8-0-0

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

A motion by Andre Brumfield, seconded by Tom Tunney, to approve the following matters (No. 1 under the disposition heading, and Nos. 2, 4, and then 6-9 under the disposition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a 12-0-0 vote.

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 2215 West Warren Boulevard to Makema Kromah Adkins (23-015-21; 27th Ward).

ANLAP

2. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 4466 South Wells Street to Juan Vincente Alvarez and Maria Del Consuelo Rodriguez (23-014-21; 3rd Ward).
3. Was deferred earlier.
4. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 2831 West 25th Place to Daniel and Rosa Cantu (23-014-21; 12th Ward).
5. Was deferred earlier.
6. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 814 South Keeler Avenue to Robin R. and Royne J. Scott (23-014-21; 24th Ward).
7. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 1254 South Springfield Avenue to Atneada Nance (23-014-21; 24th Ward).
8. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 2134 South Millard Avenue to Rochelle Foster (23-014-21; 24th Ward).
9. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 929 North Hamlin Avenue to Cristobal Castillo Reyes (23-014-21; 27th 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 Guacolda Reyes, seconded by Lester Barclay, to approve a proposed Planned Development, submitted by The School for Social Entrepreneurship d/b/a Epic Academy, for the property generally located at 8205-8259 S. South Shore Drive, 3134-3158 E. 83rd Street and 8232-8258 S. Brandon Avenue was approved by a vote of 10-0-0 (Flores Recused). The applicant proposes to rezone the site from RS-3 (Detached Housing District) to RM-5 (Residential Multi-Unit District) prior to establishing the Planned Development. The Planned Development will support the renovation of an existing, four-story school building and the construction of a four-story expansion building, for a total of an approximately 67,000 square foot high school with 17 accessory vehicular parking spaces and 12 bicycle parking spaces. The overall FAR for the development will not exceed 2.0 (21178; 7th Ward).
2. A motion by Andre Brumfield, seconded by Scott Waguespack, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Briar Street 453 LLC, for the property generally located at 453-455 W. Briar Place was approved by a vote of 10-0-0 (Tunney Recused). The property is zoned RM-6 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a 76-foot and 4-inch-tall residential building with 8 dwelling units and 12 vehicular parking spaces. (LF #775; 44th Ward).
3. A motion by Sarah Lyons, seconded by Rosa Escareno, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by St. James Interests, LLC, for the property generally located 438 W. St. James Place was approved by a vote of 10-0-0. The property is zoned RM-6 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a five-story residential building with 4 dwelling units and 5 vehicular parking spaces. (LF #776; 43rd Ward).
4. A motion by Scott Waguespack, seconded by Marisa Novara, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Commuter Rail Division of the Regional Transportation Authority ("Metra"), for the property located at 132 E. Van Buren St. and 401-407 S. Michigan Ave. was approved by a vote of 8-0-0 (Escareno Recused). The site is currently zoned IPD No. 677, T District, POS-1 and is within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to rehabilitate the Van Buren commuter rail station. The project will renovate station components and include a green roof as part of overall roof improvements, tunnel and stair construction, elevator "Pop-up" enclosures, ADA Improvements, platform improvements, and Van Buren Pedestrian Bridge ADA improvements. (LF # 772; 42nd Ward)
5. A motion by Tom Tunney, seconded by Rosa Escareno, to approve a proposed technical amendment to Planned Development no. 1342 submitted by 322 North Clark LLC, for the property generally located at 314-332 N. Clark St., 315-333 N. LaSalle; 101-131 W. Carroll Ave was approved by a vote of 6-0-0 (Escareno recused). The amendment to the planned development would allow dwelling units as a permitted use type as well as identify street grade development and public access. (22102; 42nd ward)

6. A motion by Tom Tunney, seconded by Maurice Cox, to approve a proposed Institutional Planned Development, submitted by the Chicago Board of Education, for the property generally located at 5049-5133 W. Harrison Street, 601-629 S. Laramie Avenue, 5000-5132 W. Flournoy Street, 609-628 S. Lavergne Avenue was approved by a vote of 11-0-0. The applicant is proposing to rezone the site from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and a M1-2 Limited Manufacturing/Business Park District to a B3-1 Community Shopping District and then to an Institutional Planned Development. This will allow for renovations to the Michele Clark High School campus that include a new turf football field along West Flournoy Street, a new 56 space parking area at the western portion of the campus along South Laramie, and a new artificial turf practice area and walking track immediately east of the school building. (22038; 29th Ward)
7. A motion by Maurice Cox, seconded by Andre Brumfield, to approve A proposed Planned Development, submitted by Pictor 4435 S Western Boulevard LLC, for the property generally located at 4435 S. Western Boulevard was approved by a vote of 9-1-0. The applicant seeks to change the zoning designation from M2-3 Light Industry District and Planned Manufacturing District (PMD 8) to a Planned Development. The Applicant proposes to develop the property with three buildings intended for warehouse and distribution use, the planned development will carry a maximum height of 45', the proposed development will contain 89 loading docks, 703 vehicular parking spaces, and 37 truck parking spaces. The maximum allowed FAR in the planned development will be 3.00. (22030; 12th Ward)
8. A motion by Guacolda Reyes, seconded by Marisa Novara, to approve A proposed Residential-Business Planned Development, submitted by 548 Development, LLC, for the property generally located at 8840-8856 South Commercial Avenue and 2954-2964 East 89th Street was approved by a vote of 10-0-0. The applicant is proposing to rezone the site from B3-2 (Community Shopping District) to B3-3 (Community Shopping District) and then to a planned development. The planned development will support the renovation an existing, three-story, mixed-use building at 8840 S. Commercial Ave. to contain 12 residential units and two ground-floor commercial units with commercial and retail uses, and to construct an approximately 76'-tall mixed-use building at 8848-8856 S. Commercial Ave. containing 46-affordable residential units and two ground-floor commercial units with commercial and retail uses, and to construct 12 accessory parking spaces. The overall FAR of the planned development will be 3.0. (22089, 10th Ward)
9. A motion by Scott Waguespack, seconded by Walter Burnett, to approve a proposed Planned Development, submitted by Calumet River Fleeting, Inc., for the property generally located at 3025 E. 104th Street was approved by a vote of 9-0-0. The applicant is proposing to rezone the site from Planned Manufacturing District 6 (PMD 6) to Planned Development to allow for the establishment of a new business license for a Motor Vehicle Repair Shop on the subject site. The application does not contain provisions for the construction of any new structures. The overall FAR of the planned development will be 0.03 (22032, 10th Ward)
10. A motion by Andre Burmfield, seconded by Maurice Cox, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Chicago Park District, for the property generally located at 5950 South Stony Island Avenue was approved by a vote of 6-0-0 (Escareno recused). The applicant proposes to improve the 3.3-

acre outdoor area at the eastern end of the Midway Plaisance Park. It will include a new playground, lawn, gardens, and associated utility work. (LF #777, 5th Ward)

11. A motion by Scott Waguespack, seconded by Sarah Lyons, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 1200 South Indiana, LLC, for the property generally located at 1225 South Indiana Avenue was approved by a vote of 7-0-0. The property is zoned Planned Development Number 499 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is seeking to construct a residential building that will contain 100 residential units that will measure 70' to the penthouse roof. The development will include 87 off-street parking spaces and an approximately 12,000 square foot open space. (LF #778, 3rd Ward)

E. Chairman's Update

1. None

F. Adjournment

A motion by Commissioner Cox, seconded by Andre Burmfield, to adjourn the April 20, 2023 Regular Hearing of the Chicago Plan Commission at 3:49 PM, the motion was approved by a 7-0-0 vote.