

## 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  
July 21, 2022

### DRAFT MINUTES

#### PRESENT

Lester Barclay  
Andre Brumfield\*  
Walter Burnett  
Maurice Cox\*  
Raul Garza  
Sarah Lyons\*  
Deborah Moore\*  
Marisa Novara\*  
Carlos Pineiro\*  
Guacolda Reyes  
Tom Tunney\*  
Gilbert Villegas  
Scott Waguespack\*

#### ABSENT

Gia Biagi  
Rosa Escareno  
Laura Flores  
Honorable Lori E Lightfoot, Mayor  
Patrick Murphey  
Harry Osterman  
Nicholas Sposato

- A. The Chairman called the July 21, 2022, 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 Maurice Cox, seconded by Scott Waguespack, to approve the Minutes of the June 16, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 10-0-0 vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
  1. A motion by Tom Tunney, seconded by Sarah Lyons, to approve the following matters (No. 1 under the disposition heading, No. 2 under the negotiated sale heading and items 3 through 8 under the ANLAP heading pursuant to the Inter-Agency Planning Referral Act, was approved by a 11-0-0 vote.

## **DISPOSITION**

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5216 and 5223 West Ferdinand Avenue to By the Hand Club (22-033-21; 37<sup>th</sup> Ward).

## **NEGOTIATED SALE**

2. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 4207 South Princeton Avenue to Stephanie Muratalla (22-028-21; 3<sup>rd</sup> Ward).

## **ANLAP**

3. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 6108 South Bell Street to Luis Miguel Rios Cruz and Lidia Adelita Medrano Gonzalez (22-026-21; 16<sup>th</sup> Ward).
4. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 5952 South Loomis Boulevard to Emma Hudson (22-026-21; 16<sup>th</sup> Ward).
5. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 2747 West Jackson Boulevard to Martin Nunez (22-026-21; 27<sup>th</sup> Ward).
6. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 2445 East 74<sup>th</sup> Street to Michael Lofton II (22-026-21; 7<sup>th</sup> Ward).
7. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 5426 West Potomac Avenue to Patricia and Melvin Dodd (22-026-21; 37<sup>th</sup> Ward).
8. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 1736 North Ridgeway Avenue to Ana and Disifredo Del Valle (22-026-21; 26<sup>th</sup> 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 Raul Garza, seconded by Guacolda Reyes, to approve a proposed amendment to Residential-Business Planned Development 735, submitted by Alderman Reilly, for the property generally located at 1 West Huron Street was approved by a vote of 10-0-0 (Lyons Recused). The Applicant proposes to amend Residential-Business Planned Development 735 to remove "Lodging" or "Hotel/Motel" as a permitted use in Sub-Area B. No changes are proposed to the existing approved improvements in the Planned Development. The Applicant will also include a correction in the boundary

description of PD #735 to describe the Planned Development boundary more accurately, the exhibit associated with this corrected description remains unchanged. (A-8775, 42nd Ward)

2. A motion by Guacolda Reyes, seconded by Raul Garza, to approve A proposed Residential Planned Development and a Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by KGiles LLC, Inc., for the property generally located at 640 West Irving Park Road and 4030 North Marine Drive was approved by a vote of 12-0-0. The property is currently zoned RT-4 and is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to change the zoning designation from RT-4 to RM-6 and then to a Residential Planned Development. The applicant proposes the rehabilitation of the existing buildings in accordance with applicable landmark requirements and the construction of a new 23-story senior living residential building. (20753, LF#770, 46th Ward)
3. A motion by Walter Burnett, seconded by Lester Barclay, to approve a proposed map amendment in the Stevenson Industrial Corridor, submitted by 22<sup>nd</sup> Ward Alderman Michael Rodriguez, for the property generally located at 4401-4431 South Knox Avenue was approved by a vote of 12-0-0. The applicant is proposing to rezone the property from M1-1 (Limited Manufacturing/Business Park District) to RS-2, Residential, Single-Unit (Detached House) District. (A-8750, 22nd Ward)
4. A motion by Tom Tunney, seconded by Deborah Moore, to approve A proposed Planned Development, submitted by Thrive Englewood, LLC for City-owned property located at 914 West 63rd Street was approved by a vote of 12-0-0. The applicant seeks a change in zoning from C1-3, Commercial Shopping District to establish a Residential-Business Planned Development. The subject property is currently vacant and unimproved. The Applicant proposes to develop the property with a two-phased development including a 6-story mixed-use building (Phase I building) with 61-residential units, retail space, accessory vehicular parking spaces and a 5-story (Phase II building) 47-unit residential building. The proposed FAR is 1.3 (20994, 16th Ward)
5. A motion by Maurice Cox, seconded by Scott Waguespack, to approve a proposed Industrial Corridor Map Amendment application, submitted by Maria Medina, for the property generally located at 10759 S. Burley Avenue and located within the Calumet Industrial Corridor was approved by a vote of 11-0-0 (Pineiro and Searl Recused). The applicant is proposing to rezone the site from M1-2 (Limited Manufacturing/Business Park District) to a C1-2 (Neighborhood Commercial District) to facilitate the reuse of an existing commercial building as a banquet hall/meeting hall with a 120-person occupancy. (21014T1; 10th Ward)
6. A motion by Tom Tunney, seconded by Carlos Pineiro, to approve A proposed amendment to Institutional-Business Planned Development 1189, submitted by The Salvation Army, for the property generally located at 2258-2276 N. Clybourn Avenue was approved by a vote of 11-0-0. The applicant proposes to rezone the property located

at 2274-2276 N. Clybourn Ave. from M1-2 to C2-1, then to Institutional- Business Planned Development 1189, as amended, to amend and expand the existing PD boundary and allow for a new accessory parking lot. (20814; 2nd Ward)

E. Chairman's Update

F. Adjournment

A motion by Marisa Novara, seconded by Deborah Moore, to adjourn the July 21, 2022 Regular Hearing of the Chicago Plan Commission at 12:29 PM, the motion was approved by a 10-0-0 vote.