

CHICAGO PLAN COMMISSION

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

August 26, 2021 (Re-Scheduled from August 19, 2021)

DRAFT MINUTES

PRESENT

Gia Biagi*
Walter Burnett
Teresa Córdova (Chair)*
Maurice Cox
Laura Flores*
Mike Kelly
Sarah Lyons*
Deborah Moore*
Patrick Murphey*
Marisa Novara
Lester Barclay
Linda Searl*
Nicholas Sposato
Tom Tunney*

ABSENT

Andre Brumfield
Raul Garza
Fran Grossman
Honorable Lori E Lightfoot, Mayor
Harry Osterman
Guacolda Reyes
Smita Shah
Gilbert Villegas
Scott Waguespack

- A. The Chairman called the August 26, 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 Gia Biagi, seconded by Laura Flores, to approve Linda Searl as a replacement Chair Woman for the day should the need arise during this August 26, 2021 Regular Hearing of the Chicago Plan Commission, this action was approved by a 9-0-0 vote.
- C. A motion by Linda Searl, seconded by Gia Biagi, to approve the Minutes of the July 15, 2021 Regular Hearing of the Chicago Plan Commission, this was approved by a 10-0-0 vote.

D. Deferrals

1. A motion by Sarah Lyons, seconded by Linda Searl, to defer to a future to-be-decided hearing date, a proposed Residential-Business Planned Development, submitted by FRC Realty Inc., for the property generally located at 1017-1039 N. LaSalle Street and 125 W. Maple Street was approved by a 11-0-0 vote. The applicant is proposing to rezone the site from RM-5 (Residential Multi-Unit District) to a DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 39-story, 418'-tall building with 303 residential units, 3,698 sf of ground floor commercial space, and 124 parking spaces with accessory and incidental uses on the property located at 125 W. Maple St. (Sub-Area B). The property located at 1017 N. LaSalle St. (Sub-Area A) will continue to be improved with the Annunciation Greek Orthodox Cathedral. The existing 6-unit apartment building and coach house at 1015 N. LaSalle St. (Subarea A) will remain. Bonus FAR of 1.50 for Subarea A and bonus FAR of 4.5 for Subarea B will be taken and the overall FAR of the planned development will be 9.5 (20704; 2nd Ward).

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

1. A motion by Mike Kelly, seconded by Linda Searl, to approve the following matters (No. 1 under the TIF Plan Update heading and Nos. 1-3 under the Disposition heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 9-0-0 vote:

TIF Plan Update

1. A resolution recommending a proposed amendment to the Near North Tax Increment Financing Redevelopment Project Area in the area, generally bounded by North Avenue to the north, Chicago Avenue on the south, Wells Street to the east, and the North Branch Chicago River to the west (21-025-21; 2nd & 27th Ward).

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6411 South Cicero Avenue to GW Properties (21-026-21; 13th Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1433-1443 East 77th Street, and 7700-7708 South Blackstone to Regal Mile Ventures LLC. (21-027-21; 5th Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3346 and 3348 West Carroll Avenue to Breakthrough Urban Ministries (21-028-21; 28th Ward).

F. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Tom Tunney, seconded by Sarah Lyons, to approve a proposed technical amendment to Institutional Planned Development #17 submitted by the Applicant, N. Paulina Street Properties, LLC, for the property generally located at 1601-1717 West Winnemac Avenue; 1614-1640 West Winnemac Avenue; 4900-5028 North Ashland Avenue; 1600-1614 West Ainslie Street; 5001-5029 North Paulina Street; 4916-5028 North Paulina Street; and 4901-4909 and 4917 North Paulina Street was approved by a vote of 11-0-0. The amendment to PD 17 would amend the boundary to incorporate adjacent parcels containing accessory parking and open space serving the hospital, health care, senior living, and other permitted uses; and to remove parcels not used in connection with such permitted uses from the boundary. No other changes to the planned development are proposed. (20787, 47th Ward)
2. A motion by Tom Tunney, seconded by Maurice Cox to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by City of Chicago Department of Transportation, for the property generally bounded by Montrose Ave, Simonds Dr, and Wilson Dr. in Lincoln Park was approved by a vote of 9-0-0 (Biagi Recused). 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 reconstruct and rehabilitate four bridge structures located in the Montrose Harbor Area. Two of the structures are along Simonds Drive, one is on Wilson Avenue and the other on Montrose Drive. (LF #760 46th Ward)
3. A motion by Tom Tunney, seconded by Linda Searl, to approve a proposed amendment to Business Planned Development 617, submitted by Six Corners Real Estate Devt., LLC, for the property generally located at 4712-4738 W Irving Park Road was approved by a vote of 10-0-0. The Applicant proposes to amend Business Planned Development 617 to create three subareas within the preexisting planned development boundaries with an underlying B3-3 (Community Shopping District) zoning classification. The B3-3 zoning will allow for expanded uses, including residential dwelling units, across the site. Proposed physical improvements to the former Sears department store building include additions of habitable floor area and outdoor amenity space at the roof level, new window openings, façade rehabilitation, and reconstruction of the northern portion of the parcel for structured parking and additional mixed-use commercial/residential space. The project will result in approximately 50,000sf of ground floor commercial retail with a total of 207 dwelling units on the four floors above. The proposed building height, with additions, is 97'-0" to the top of the 6th floor roof plus 15'-7" to the top of the rooftop mechanical screening. The building's parking garage is proposed to accommodate 257 automobiles and 207 bicycles. Pedestrian walkway improvements and additional landscaping to be provided along the Cuyler private roadway immediately north of the building site. (20785, 45th Ward)
4. A motion by Tom Tunney, seconded by Gia Biagi, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Chicago Park District, for the property generally bounded by North Cannon Drive, West Fullerton Avenue and North Lakeview Avenue in Lincoln Park was approved by a vote of 8-0-0 (Kelly Recused). 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 dredge, grade, line and deepen the pond and restore the pond's edge with native plants to improve water quality, reduce erosion and run-off and reduce the pond's reliance on city water. The project will also add additional park amenities. (LF #759, 43rd Ward)

5. A motion by Maurice Cox, seconded by Linda Searl, to approved a proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by Eterra Plus LLC, for the property generally located at 525 S. Wabash Avenue, within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 9-0-0 (Lyons Recused). The Applicant is proposing to rezone the property from DX-12 (Downtown Mixed-Use District) to a Residential-Business Planned Development to construct a mixed-use residential and hotel development consisting of a 24-story and a 36-story tower connected by a commercial and parking base. The development will contain 777 residential units, 405 hotel keys, 41,000 square feet of commercial space, amenity space, and 151 accessory parking spaces. (20572 and LF#751; 42nd Ward)

A motion by Maurice Cox, seconded by Linda Searl, to approve a proposed planned development application, submitted by Eterra Plus LLC, for the property generally located at 525 S. Wabash Avenue, within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 9-0-0 (Lyons Recused). The Applicant is proposing to rezone the property from DX-12 (Downtown Mixed-Use District) to a Residential-Business Planned Development to construct a mixed-use residential and hotel development consisting of a 24-story and a 36-story tower connected by a commercial and parking base. The development will contain 777 residential units, 405 hotel keys, 41,000 square feet of commercial space, amenity space, and 151 accessory parking spaces. (20572 and LF#751; 42nd Ward)

6. A motion by Deborah Moore, seconded by Gia Biagi, to approve a proposed Residential-Business Planned Development, submitted by Jamal Properties (601 W. Monroe) Inc., for the property generally located at 601 West Monroe Street was approved by a vote of 10-0-0. The applicant is proposing to rezone the site from DC-12 (Downtown Core District) to a Residential-Business Planned Development to construct a mixed-use, two-phased development, consisting of two towers containing a total of 1,053 residential units, 430 accessory vehicular parking spaces, and ground floor commercial space. The first phase (Subarea A) is proposed to include a 535'-tall tower with 537 residential units, 400 accessory vehicular parking spaces, and ground floor commercial space. The second phase (Subarea B) is proposed to include a 465'-tall tower with 516 residential units, 30 accessory vehicular parking spaces, and ground floor commercial space. A 3.74 FAR bonus will be taken and the overall FAR of the planned development will be 15.74. (20703, 42nd Ward)
7. A motion by Linda Searl, seconded by Sarah Lyons, to approve a proposed amendment to planned development #44, submitted by Glenstar O'Hare LLC, for the property generally located at 8535 West Higgins Road was approved by a vote of 10-1-0. The site is currently zoned Planned Development No. 44, and the applicant seeks to change the

designation to Planned Development 44, as amended. The amendment would allow the applicant to divide Sub-Area B into three sub areas; Sub-Area B1 will include a 90' tall, seven-story building with 297 dwelling units and 270 required, accessory, vehicular, parking spaces. Sub-Areas B2 and B3 will retain previously approved development rights for a future office development with a maximum height of 190' and 1,230 required, accessory, vehicular, parking spaces. No changes are proposed to Sub-Area A. (20699; 41st Ward)

8. A motion by Walter Burnett, seconded by Maurice Cox, to approve a proposed planned development, submitted by Lexington Homes, LLC, for the property generally located at 7400-7404 W. Talcott Avenue/7401-7425 W. Everell Avenue was approved by a vote of 8-1-0. The Applicant proposes to create a new Residential Planned Development on a net site area of 313,084sf which will consist of 50 new detached single-family houses, none to exceed the 30-foot height limit that currently applies to the underlying RS-2 Residential Single-Unit (Detached House) zoning district. Vehicular access to the new development will be from the south, at the intersection of Talcott Avenue and a private road on the grounds of the former Resurrection Convent property. A restricted fire lane at the north end of the new development would provide emergency-only access on an as-needed basis. The project will provide 100 parking spaces through private garages accessed by new private rear alleys plus 15 additional guest parking spaces along the newly created residential street. (20700, 41st Ward)
9. A motion by Linda Searl, seconded by Maurice Cox, to approve a zoning map amendment being proposed for the Armitage Industrial Corridor, submitted by Whitecap Lofts LLC, for the property generally known as 1819 N. Major was approved by a vote of 9-0-0. The applicant is proposing to rezone the site from a M1-2 Zoning District to a C3-5 Zoning District. This will allow for the rehabilitation of an existing vacant building to be occupied by commercial and industrial tenants. (20501-T1; 29th Ward)
10. A motion by Marisa Novara, seconded by Linda Searl, to approve an amendment is proposed to Institutional Planned Development 30, submitted by Alderman Walter Burnett and Alderman Jason Ervin, for the property bounded by the north line of West Congress Parkway; South Ashland Avenue; the alley next south of West 15th Street; South Paulina Street; west 15th Street; South Wood Street; West 14th Street; South Damen Avenue; the north line of the Chicago and Northwestern Railroad right-of-way; and South Oakley Boulevard was approved by a vote of 10-0-0. The applicants are proposing to rezone Institutional Planned Development 30 from a C1-2 Zoning District to a C2-5 Zoning District and revise the Planned Development statements that regulate development. (27th Ward/28th Ward)
11. A motion by Linda Searl, seconded by Maurice Cox, to approve A proposed Residential-Business Planned Development, submitted by DAC Developments LLC, for the property generally located at 1201 W. Washington Blvd was approved by a vote of 8-0-0 (Burnett and Lyons Recused). The Applicant proposes to rezone the property from C1-3 to a unified DX-5 and then to a Residential Business Planned Development. The proposal is comprised of three sub-areas. Sub-Area A is improved with an existing 3-story

commercial/office building measuring 108 feet in height. On Sub-Area B, the applicant proposes to construct a 19-story, 213'-tall building with 4,000 square feet of ground floor commercial space and 288 dwelling units above. Sub-Area C, located at 1229 W. Washington Blvd. is already improved with 4-story commercial/office building measuring 57 feet in height. The overall planned development would contain 183 accessory vehicular parking spaces and 5 loading berths with an overall FAR of 5, no FAR (Floor Area Ratio) bonus will be taken. (20742, 27th Ward)

12. A motion by Gia Biagi, seconded by Mike Kelly, to approve a proposed Waterway-Residential-Business-Planned Development, submitted by Onni Halsted Street Chicago LLC, for the property generally located at 901 N. Halsted Street was approved by a vote of 9-0-0 (Burnett and Lyons Recused). The applicant is proposing to rezone the site from DS-5 (Downtown Service District) to DX-5 (Downtown Mixed-Use District) and then to a Waterway-Residential-Business-Planned Development to permit the construction of a multi-building, multi-phased planned development consisting of 2,650 dwelling units, 300 hotel keys, 1,400 parking spaces, open space, commercial and retail uses with accessory and incidental uses. A 3.1 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 8.1. (20730; 27th Ward)
13. A motion by Marisa Novara, seconded by Linda Searl, to approve a proposed planned development, submitted by 63rd Maryland, LLC, for the property generally located at 835-61 East 63rd Street and 6301-25 South Maryland Avenue was approved by a vote of 9-0-0. The applicant is proposing to rezone the property from B3-3 (Neighborhood Mixed-Use District) to a Residential Business Planned Development to construct a 60'-0" tall mixed-use multi-family residential building with two live/work units, retail uses, and residential amenities on the ground floor, 56 residential units on the upper floors, and 40 accessory vehicular parking stalls. (20709; 20th Ward)
14. A motion by Tom Tunney, seconded by Maurice Cox, to approve a proposed amendment to Residential-Business Planned Development No. 1353, submitted by 1400 Land Holdings, LLC, for the property generally located at 1354-1408 South Wabash Avenue was approved by a vote of 10-0-0. The applicant is proposing to amend Residential-Business Planned Development No. 1353 to construct a 305'-tall building with 299 residential units, ground floor commercial space, and 105 accessory vehicular parking spaces. A 4.15 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.15. (20723, 3rd Ward)
15. A motion by Maurice Cox, seconded by Linda Searl, to approve a proposed Residential-Business Planned Development, submitted by CHICAGO 741 LLC, for the property generally located at 739-755 N. Wells Street. The applicant is proposing to rezone the site from a DX-5 (Downtown Mixed-Use District) to a Residential-Business Planned Development was approved by a vote of 9-0-0. The applicant proposes to construct a 21-story, 254'-4"-tall building with 178 residential units, 7,530 sf of ground floor commercial space, and 53 parking spaces with accessory and incidental uses on the property located at 741 N. Wells St. Bonus FAR of 3.1 will be taken and the overall FAR of the planned development will be 8.1. (20711; 2nd Ward)

16. Item D16 was Deferred (See earlier entry)

17. A motion by Maurice Cox, seconded by Marisa Novara, to approve A proposed Residential-Business Planned Development, submitted by Quick's LLC, for the property generally located at 1120-30 North State Street was approved by a vote of 8-0-0. The applicant is proposing to rezone the site from DX-7 (Downtown Mixed-Use) to a Residential-Business Planned Development to construct a 345'-tall mixed-use, two-phased development, containing a total of 304 residential units, 132 accessory parking spaces, and commercial space. The first phase (Subarea A) is proposed to include all 304 residential units, approximately 10,000 square feet of commercial space, with a total FAR (Floor Area Ratio) of 16.8. The second phase (Subarea B) is proposed to include approximately 21,700 square feet of commercial space with a total FAR of 2.0. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. (20728, 2nd Ward)

Adjournment

A motion by Marisa Novara, and seconded by Linda Searl was made to adjourn the August 26, 2021 Regular Hearing of the Chicago Plan Commission at 5:10 PM, the motion was approved by a 9-0-0 vote.