

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
December 12, 2022**

DRAFT MINUTES

PRESENT

Lester Barclay*
Gia Biagi*
Andre Brumfield*
Walter Burnett
Maurice Cox
Rosa Escareno*
Laura Flores*
Raul Garza
Sarah Lyons*
Patrick Murphey*
Marisa Novara*
Carlos Pineiro*
Guacolda Reyes*
Claudette Soto*
Danielle Tillman*
Tom Tunney*
Gilbert Villegas

ABSENT

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

- A. The Chairman called the December 12, 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 Gia Biagi, seconded by Sarah Lyons, to approve the Minutes of the November 17, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 12-0-1 (Pineiro Abstained) vote.
- C. A motion by Sarah Lyons, seconded by Guacolda Reyes, to approve the proposed 2023 Chicago Plan Commission calendar, this was approved by a 13-0-0 vote.
- D. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 - 1. A motion by Rosa Escareno, seconded by Marisa Novara, to approve the following matters (No. 1 under the disposition heading and No. 2 under the ANLAP heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a 15-0-0 vote.

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2151 West Adams Street to Sustainabuild, LLC - 2149 (22-070-21; 27th Ward).

ANLAP

2. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program item, generally located at 713 North Homan Avenue to Autumn Pierce (22-069-21; 27th 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 Gia Biagi, seconded by Rosa Escareno, to approve a proposed amendment to Air Rights Waterway Business Residential Planned Development No. 1426, submitted by Bally's Chicago Operating Company LLC., for the property generally located at 643-741 W. Chicago Avenue and 641-739 N. Halsted was approved by a vote of 12-1-3 (Brumfield, Burnett and Lyons recused). The applicant is proposing to rezone the site from Air Rights Waterway Business Residential Planned Development No. 1426 to Air Rights Waterway Business Residential Planned Development No. 1426, as amended, the resulting proposal will be divided into sub-areas for phased development. The first phase of development will include a casino, hotel, entertainment venue, and various commercial uses. The overall development is proposed to be 6.2 FAR, this includes a neighborhood opportunity bonus of 1.2 FAR. (21129, 27th Ward)
2. A motion by Guacolda Reyes, seconded by Gia Biagi, to approve a proposed amendment to Residential Commercial Planned Development No. 1006 (RCPD 1006), submitted by Parkside Associates, LLC, for the property generally located at 421-547 West Division Street was approved by a vote of 13-0-0 (Burnett Recused). The applicant proposes to amend the development boundary by removing a portion of land. The remaining amended RCPD No. 1006 boundary will be rezoned from RCPD No. 1006 to DX-3 (Downtown Mixed-Use District), and then back to RCPD No. 1006, as amended. The applicant will redefine the subareas of the planned development for phased development of the site. Block 1 (Sub-Area C) is proposed to contain 6 dwelling units in a 42'-tall walk-up building with 12 accessory parking spaces. Block 7 (Sub-Area D) will be subject to future site-plan approval for a building with a maximum of 82 dwelling units and a height of 100'. The overall Floor Area Ratio (FAR) of the site will be 2.5. (21080, 27th Ward)
3. A motion by Sarah Lyons, seconded by Raul Garza, to approve a proposed Residential Planned Development submitted by Parkside Associates, LLC, for the property generally located at 1101-1129 North Cambridge Avenue; 500-520 West Hobbie Street; and 1100-1128 North Cleveland Avenue was approved by a vote of 12-0-0 (Burnett Recused). The applicant proposes to rezone the property from Residential Commercial Planned

Development No. 1006 to DR-3 (Downtown Residential District), and then to a Residential Planned Development to construct three buildings not to exceed 105' – 0" in height and which in total will contain 93 dwelling units and 65 accessory vehicular parking spaces. The overall Floor Area Ratio (FAR) of the Planned Development will be 2.0. (21081, 27th Ward)

4. A motion by Rosa Escareno, seconded by Danielle Tillman, to approve a proposed Industrial Corridor Map Amendment located within the North Branch Industrial Corridor, submitted by ChiSai Properties LLC, for the property generally located at 1226 West Augusta Boulevard was approved by a vote of 13-0-0 (Burnett Recused). The Applicant proposes to rezone the property from M3-3 (Heavy Industry District) to a B2-3 (Neighborhood Mixed-Use District) to allow for the construction of a new three-story, three-unit residential building with basement and two off-street parking spaces. (21119-T1, 27th Ward)
5. A motion by Raul Garza, seconded by Marisa Novara, to approve a proposed technical amendment to Business Planned Development No. 468 submitted by Northwestern Memorial Healthcare for the property generally located at 201-221 E Erie St, 631-649 N St. Clair St and 200-212 E Ontario Street was approved by a vote of 11-0-0 (Brumfield and Lyons recused). The amendment to the planned development would allow medical services as a permitted use and add a pedestrian bridge. No further changes are proposed to the planned development. (21177, 42nd Ward)

F. Chairman's Update

1. None

G. Adjournment

A motion by Gia Biagi, seconded by Guacolda Reyes, to adjourn the December 12, 2022 Regular Hearing of the Chicago Plan Commission at 1:24 PM, the motion was approved by a 13-0-0 vote.