

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
December 19, 2019**

**DRAFT MINUTES**

PRESENT

Gia Biagi\*  
Andre Brumfield\*  
Walter Burnett  
Teresa Córdova (Chair)\*  
Maurice Cox  
Laura Flores\*  
Raul Garza  
Fran Grossman\*  
Mike Kelly\*  
Deborah Moore\*  
Patrick Murphey\*  
Marisa Novara\*  
Terry Peterson\*  
Guacolda Reyes\*  
Linda Searl\*  
Smita Shah (Vice Chair)\*  
Tom Tunney\*

ABSENT

Honorable Lori E Lightfoot, Mayor  
Sarah Lyons  
Harry Osterman  
Nicholas Sposato  
Gilbert Villegas  
Scott Waguespack

- A. The Chairman called the December 19, 2019 Regular Hearing of the Chicago Plan Commission to order at 10:10 AM. The Chairman introduced and welcomed Gia Biagi, the new Acting Commission of Chicago Department of Transportation, and then 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 Smita Shah, seconded by Marisa Novara, to approve the Minutes of the November 21, 2019 Regular Hearing of the Chicago Plan Commission, was approved by a 13-0-1 vote (Biagi, abstained).
- C. The Chairman noted the following application had been withdrawn from the agenda and that the applicant would refile at a later date:
  - 1. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 5801 North Pulaksi Road, Building H to Elderly Housing Development & Operations Corporation (“EHDOC”) (19-051-21; 39th Ward).

A motion by Smita Shah, seconded by Deborah Moore, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 13-0-1 vote (Biagi, abstained):

Negotiated Sale:

2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 508-510 South Cicero Avenue to Workers for Christ Ministries Apostolic Church NFP (19-056-21; 29th Ward).

Sealed Bid:

3. A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 2549-53 West 63rd Street to Tanue Kolubah (19-057-21; 16th Ward).
4. A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 5124 South Damen Avenue to Chicago Title Land Trust Company #8002360634, dated November 9, 2012 (19-058-21; 16th 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 Marisa Novara, seconded by Linda Searl, 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), to January 23, 2020, as requested by the applicant, was approved by a vote of 12-0-1 (Biagi, abstained). 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 motion by Fran Grossman, seconded by Raul Garza, to defer a proposed planned development, submitted by North Park Ventures LLC, for the property generally located at 800 West Lake Street, to January 23, 2020, as requested by the applicant, was approved by a vote of 11-0-1 (Biagi, abstained). The applicant is proposing to rezone the property from C1-1 (Neighborhood Commercial District) and C2-5 (Motor Vehicle-Related Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Business Planned Development to construct a 265'-0" tall mixed-use building with commercial uses on the ground floor and a 476-key hotel on the floors above, with 0 accessory vehicular parking stalls and 2 loading berths. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 7.0 to a maximum of 11.5. (20112; 27th Ward )
3. A motion by Marisa Novara, seconded by Linda Searl, to approve a proposed planned development, submitted by RBH Chicago Project LLC, for the property generally located at 2600-2624 West Hirsch Street was approved by a vote of 12-0-1 (Biagi; abstained). The Applicant proposes to rezone the subject property from the RS-3 (Residential Single-Unit Detached House District) to the B2-3 (Neighborhood Mixed-Use District), then to a Residential Business Planned Development, to allow the rehabilitation and reuse of the existing vacant school building and the new construction of 5 townhouses. The overall development will contain approximately 107 residential dwelling units along with classroom, community, commercial and office uses. The proposal includes 53 parking spaces and 1 loading berth. (20045, 1st Ward)
4. A motion by Raul Garza, seconded by Smita Shah, to proposed Residential-Business Planned Development, submitted by Lookout, LLC, for the property generally located at 1200-12 North State Street was approved by a vote of 14-0-1 (Biagi, abstained). The applicant proposes to rezone the site from B3-5 (Community Shopping District) to a Residential-Business Planned Development to construct a 134'-8" tall building with 91 residential units, ground floor commercial, and 33 accessory vehicular parking spaces (20062; 2nd Ward)

5. 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 8500 South Green Bay Avenue and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 13-0-2 (Biagi, abstained; Kelly, recused). The property is zoned POS-1 (Public Open Space District). The applicant is proposing to construct a new water landing, within Steelworkers Park, which will provide access to Lake Michigan for non-motorized water craft. (LF#738, 10th Ward )
6. A motion by Mike Kelly, seconded by Patrick Murphey, to approve a proposed Planned Development, submitted by 2841 S Ashland LLC, for the property generally located at 2801 South Ashland Avenue was approved by a vote of 12-0-1 (Biagi, abstained). The applicant proposed to rezone the subject property from PMD #11 (Pilsen Planned Manufacturing District) to a Waterway Planned Development to construct a new 2 story food packaging and cold storage facility. (20178; 25th Ward)
7. A motion by Marisa Novara, seconded by Deborah Moore, to approve a proposed planned development, submitted by 900 Block II Holdings LLC, for the property generally located at 906 West Randolph Street was approved by a vote of 10-0-2 (Biagi, abstained; Burnett, recused). The applicant proposes to rezone the subject property from C1-1 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to Residential Business Planned Development to construct a 495'-0" tall mixed-use building with ground floor retail and up to 300 residential dwelling units on the floors above, with 75 accessory vehicular parking stalls and 2 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 8.1. (19380; 27th Ward)
8. A motion by Linda Searl, seconded by Maurice Cox, to approve a proposed amendment to Planned Development #1025, submitted by 2700 Elston LLC and 2710 Elston Development LLC, for the property generally located at 2700-2718 North Elston Avenue / 2300-2326 West Logan Boulevard / 2301-2325 West Schubert Avenue, to include the property generally located at 2710 North Elston Avenue into the boundaries of the planned development was approved by a vote of 8-0-1 (Biagi, abstained). The applicant proposes to rezone the property at 2710 North Elston Avenue from M1-3 (Limited Manufacturing /Business Park District) to Business Planned Development #1025, as amended, to allow for the construction of an accessory parking lot. (19942, 32 Ward)
9. A motion by Linda Searl, seconded by Patrick Murphey, to approve a proposed Residential Planned Development, submitted by US Investments-Residential LLC, for the property generally located at 1225-35 West School and 1240 West Melrose Streets was approved by a vote of 9-1-2 (Biagi, abstained; Reyes, opposed; Tunney, recused). The applicant proposes to rezone the site from M1-2 (Limited Manufacturing/Business Park District) and RT4 (Residential Two-Flat, Townhouse and Multi-Unit District) to RM4.5 (Residential Multi-Unit District) and then to a Residential Planned Development to construct 4 residential structures, with a maximum height of 38 ft. and 28 residential dwelling units, which will be connected by a base parking structure with 28 accessory vehicular parking spaces (19995; 44th Ward)
10. A motion by Fran Grossman, seconded by Raul Garza, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by Skymaster, LLC, for the property generally located at 3726-28 N. Lakeshore Drive, within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 11-0-1 (Biagi; abstained). The property is zoned RM-5 (Residential Multi-Unit District). The applicant is

proposing to construct a 45' tall building with 36 residential units and 36 accessory vehicular parking spaces (LF#737, 46th Ward)

11. A motion by Maurice Cox, seconded by Linda Searl, to approve a proposed text amendment to Waterway Residential-Business Planned Development 1434, submitted by Roosevelt/Clark Partners, LLC, for the property generally located at 101-213 West Roosevelt Road/1200-1558 South Clark Street was approved by a vote of 10-0-1 (Biagi, abstained). The applicant proposes to add Major Utilities and Services as a permitted use in Sub-Areas 1 and 2 of the Planned Development, to allow a public transit station to be built within the Planned Development. (19988; 25th Ward)

E. MBE/WBE LOCAL HIRING UPDATE – This item was deferred to January 23, 2020.

F. CHAIRMAN'S UPDATE

1. The Chairman advised the Commissioners the current proposed date for the February 2020 Plan Commission meeting is Friday, February 21, 2020. She asked Commissioners to confirm their availability with Nancy Radzevich.
2. The Chairman noted the City had received a number of comments in responses to the proposed Master Planned Development Addendum and that she would be reviewing those comments along with staff.

Adjournment

A motion by Deborah Moore, seconded by Linda Searl, to adjourn the December 19, 2019 Regular Hearing of the Chicago Plan Commission at 3:07 PM, was approved by a 10-0 vote.