

CHICAGO PLAN COMMISSION

121 North LaSalle Street

10:00 A.M.

City Council Chambers

2nd Floor, City Hall

Chicago, Illinois 60602

April 16, 2020 - Postponed to May 8, 2020

DRAFT MINUTES

PRESENT

Gia Biagi*
Andre Brumfield*
Walter Burnett*
Teresa Córdova (Chair)*
Maurice Cox*
Laura Flores*
Fran Grossman
Raul Garza*
Mike Kelly*
Sarah Lyons*
Deborah Moore*
Patrick Murphey*
Marisa Novara*
Harry Osterman*
Guacolda Reyes*
Linda Searl*
Smita Shah (Vice-Chair)*
Tom Tunney*
Gilbert Villegas*
Scott Waguespack*

ABSENT

Honorable Lori E Lightfoot, Mayor
Terry Peterson
Nicholas Sposato

A. The Chairman called the April 16, 2020 Regular Hearing of the Chicago Plan Commission which had been postponed until May 8, 2020 to order at 12:34 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with nineteen 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. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

1. 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). A motion by Smita Shah, seconded by Raul Garza, to approve a resolution recommending a proposed ordinance authorizing a negotiated sale of land, generally located at 2503-67 West Lake Street/2522-68 West Maypole Avenue to Red Sky Capital LLC, (20-002-21; 27th Ward) was approved by a vote of 19-0-0.

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

1. A motion by Maurice Cox, seconded by Smita Shah, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 113 E. Oak Street LLC, for the property generally located at 113 E. Oak Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 18-0-0. The property is zoned DX-5 (Downtown Mixed-Use District). The applicant is proposing to construct a new two-story commercial building. (LF #739, 42nd Ward)
2. A motion by Smita Shah, seconded by Linda Searl, to approve a proposed planned development, submitted by Tribune Tower East (Chicago) Owner, LLC, for the property generally located at 421-451 N. Michigan Avenue was approved by a vote of 16-1-1 (Reyes voted No, Lyons Recused, and Tunney submitted a proxy yes). The applicant is proposing to rezone the subject property from DX-12 (Downtown Mixed-Use) and DX-16 (Downtown Mixed-Use) to a unified DX-12 (Downtown Mixed-use) and then to a Residential Business Planned Development. The applicant is renovating the existing building on the western portion of the site and intends to develop the eastern portion of the site with a mixed-use building 1,442 ft.in height containing 564 dwelling units as well as 200 hotel rooms. The overall planned development will contain 726 dwelling units, 687 accessory vehicular parking stalls and 14 loading berths. (20323; 42nd Ward)
1. A motion by Smita Shah, seconded by Maurice Cox, to approve a proposed amendment to Business Planned Development 376, submitted by 320 South Canal Titleholder LLC, for the property generally located at 320 South Canal Street (Subarea C) was approved by a vote of 14-0-1 (Lyons recused). The applicant proposes to increase the allowable height from 715 ft. to 730 ft., incorporate vacated right-of-way into the net site area, and purchase 46,143 square feet of floor area through the Neighborhood Opportunity Fund Bonus to construct a commercial building with a total Floor Area Ratio of 17.11 and 400 accessory vehicular parking spaces in Subarea C. (20348; 42nd Ward)

F. CHAIRMAN'S UPDATES

Adjournment

A motion by Deborah Moore, and a second by Marisa Novara, to adjourn the April 16, 2020 Regular Hearing of the Chicago Plan Commission that had been postponed until May 8, 2020 at 3:00 PM, was approved by a 14-0-0 vote.