

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
August 18, 2022**

DRAFT MINUTES

PRESENT

Andre Brumfield*
Rosa Escareno*
Laura Flores*
Raul Garza*
Patrick Murphey*
Marisa Novara
Carlos Pineiro
Guacolda Reyes*
Tom Tunney*
Scott Waguespack*

ABSENT

Lester Barclay
Gia Biagi
Walter Burnett
Maurice Cox
Honorable Lori E Lightfoot, Mayor
Sarah Lyons
Harry Osterman
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the August 18, 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 Raul Garza, seconded by Scott Waguespack, to approve the Minutes of the July 21, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 7-0-1 (Murphey Abstained) vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 - 1. A motion by Raul Garza, seconded by Scott Waguespack, to approve the following matters (No. 1 under the disposition heading, No. 2 under the negotiated sale heading and item 3 under the ANLAP heading pursuant to the Inter-Agency Planning Referral Act, was approved by a 9-0-0 vote.

DISPOSITION

- 1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 7339 South South Chicago Avenue to Comer Science and Education Foundation (22-027-21; 5th Ward).

NEGOTIATED SALE

2. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 1800 West 17th Street to Stanley Sirkin & Stanley Boduch (22-031-21; 25th Ward).

ANLAP

3. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 4232 South Wells Street to Maria Teresa Dominguez (22-034-21; 3rd 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 Guacolda Reyes, seconded by Raul Garza, to approve a proposed planned development submitted by Healthy Brighton Title Holding Corp NFP, for the property generally located at 2833 W. 47th Street, 2749-2757 and 2749-2745 W. 47th Street, and 4717-4723 S. California Avenue was approved by a vote of 9-0-0. The site is currently zoned C3-3, Commercial, Manufacturing and Employment District; B3-1, Community Shopping District; and M1-2, Limited Manufacturing/Business Park District. The applicant is proposing to unify the zoning under C3-3, Commercial, Manufacturing and Employment District, then rezone to a Business Planned Development. The proposal will establish 4 subareas (A, B, C, D), which will include an existing health clinic (Subarea A), a proposed new 43,000 square-foot medical building (Subarea B), 94 parking spaces (Subarea C), and future uses to be determined (Subarea D), with a total of 227 parking spaces across all Subareas. (21090, 14th Ward)
2. A motion by Carlos Pineiro, seconded by Rosa Escareno, to approve a proposed Amendment to Business Planned Development #966 submitted by the Applicant, SDR Chatham, LLC for property generally located at 201-357 West 83rd Street and 8301-8455 South Stewart Avenue was approved by a vote of 9-0-0. The subject parcels are vacant and unimproved. The amendment to the planned development would add additional permitted uses for out lot B, which consists of vehicle sales and service, and car wash and cleaning services. Out lot B is proposed to be improved with a 1-story car wash building 4,775 SF in size with 26 parking spaces. No other changes to the planned development are proposed. (20996, 21st Ward)

E. Chairman's Update

1. An update on WMBE Goals. Pursuant to the Executive Order DPD staff (Assistant Commissioner Nancy Radzevich) provided a brief update on the status of project compliance in accordance with the Mayoral Executive Order on WMBE participation to the members of the Chicago Plan Commission.

2. Plan Commissioners were given an information presentation on The Western Avenue Corridor Study which is a community-based planning initiative to envision an equitable, long-term future for the Western Avenue corridor, from Addison Street to Howard Street. The study examines land uses, development patterns, and circulation along this heavily traveled and diverse corridor. The planning process continues to engage the voices of communities that intersect the study area, which include portions of North Center, Ravenswood, Lincoln Square, West Ridge, and West Rogers Park. The study kicked off in early 2021 and is targeting final adoption by the end of 2022.
3. Plan Commissioners were given an information presentation on We Will Chicago, this is a three-year, citywide planning initiative under Mayor Lori E. Lightfoot that will encourage neighborhood growth and vibrancy while addressing social and economic inequities that impair Chicago's legacy as a global city. The Department of Planning and Development will provide an update on the release of the draft framework plan and the public engagement activities planned for the summer and fall of 2022.

F. Adjournment

A motion by Andre Brumfield, seconded by Carlos Pineiro, to adjourn the August 18, 2022 Regular Hearing of the Chicago Plan Commission at 12:43 PM, the motion was approved by a -0-0 vote.