

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall / Virtually  
Chicago, Illinois 60602  
June 16, 2022**

**DRAFT MINUTES**

PRESENT

Lester Barclay\*  
Andre Brumfield\*  
Walter Burnett  
Maurice Cox\*  
Rosa Escareno\*  
Raul Garza\*  
Sarah Lyons\*  
Deborah Moore\*  
Patrick Murphey\*  
Marisa Novara\*  
Carlos Pineiro\*  
Linda Searl\*  
Tom Tunney\*  
Gilbert Villegas\*

ABSENT

Gia Biagi  
Laura Flores  
Honorable Lori E Lightfoot, Mayor  
Harry Osterman  
Guacolda Reyes  
Nicholas Sposato  
Scott Waguespack

- A. The Chairman called the June 16, 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 Linda Searl, seconded by Raul Garza, to approve the Minutes of the May 26, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 10-0-0 vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
  - 1. A motion by Linda Searl, seconded by Lester Barclay, to approve the following matters (No. 1 through 6 under the disposition heading and items 7 through 12 under the ANLAP heading pursuant to the Inter-Agency Planning Referral Act, was approved by a 12-0-0 vote.

DISPOSITION

- 1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6435 North California Avenue to FORA (“Forging Opportunities for Refugees in America”) (22-007-21; 50<sup>th</sup> Ward).

2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6204 South Green Street & 6215-6223 South Green Street to Englewood Connect, LLC (22-020-21; 16<sup>th</sup> Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 714 East 44<sup>th</sup> Street to Nicole Wheatly (and/or affiliate entities) (22-022-21; 4<sup>th</sup> Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5200 and 5206 West Chicago Avenue to Austin United Alliance Development Company, LLC (the “Developer”) (22-023-21; 37<sup>th</sup> Ward).
5. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2433 West Congress Parkway to Joint Venture between Joudeh Investments, LLC & MKB Business Strategies, LLC. (22-024-21; 28<sup>th</sup> Ward).
6. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 838-58 West 79<sup>th</sup> Street and 757 West 79<sup>th</sup> Street to Evergreen Imagine JV, LLC (22-025-21; 17<sup>th</sup> ward).

#### **ANLAP**

7. A resolution recommending a proposed ordinance authorizing an adjacent neighbor’s land acquisition program, generally located at 415 South Kilbourn Avenue to Corasha Diamond Watts (22-021-21; 28<sup>th</sup> Ward).
8. A resolution recommending a proposed ordinance authorizing an adjacent neighbor’s land acquisition program, generally located at 4350 West Van Buren Street to Ngaya T. Brunner (22-021-21; 28<sup>th</sup> Ward).
9. A resolution recommending a proposed ordinance authorizing an adjacent neighbor’s land acquisition program, generally located at 4447 West Gladys Avenue to Bryan Ramson (22-021-21; 28<sup>th</sup> Ward).
10. A resolution recommending a proposed ordinance authorizing an adjacent neighbor’s land acquisition program, generally located at 901 West 51<sup>st</sup> Street to Angelina Contreras (22-021-21; 20<sup>th</sup> Ward).
11. A resolution recommending a proposed ordinance authorizing an adjacent neighbor’s land acquisition program, generally located at 429 East 48<sup>th</sup> Place to Jeffrey and Stephanie Glover Douglas (22-021-21; 3<sup>rd</sup> Ward).
12. A resolution recommending a proposed ordinance authorizing an adjacent neighbor’s land acquisition program, generally located at 4224 South Wells Street to Zeric Richardson (22-021-21; 3<sup>rd</sup> 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 Carlos Pineiro, seconded by Deborah Moore, to approve a proposed amendment to Business Planned Development 646, submitted by Alloy Property Company 2, LLC, for the property generally located at 1967 N. Kingsbury Street was approved by a vote of 13-0-0. The applicant proposes to rezone the property located at

c1967 N. Kingsbury St. from Business Planned Development 646 to B3-1 (Community Shopping District), then to Business Planned Development 646, as amended, to allow for a drive-through with 5 parking spaces in Subarea A. No changes to Subarea B of Planned Development 646 are proposed. (20867; 2nd Ward)

2. A motion by Raul Garza, seconded by Lester Barclay, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Shedd Aquarium Society and The Chicago Park District, for the property generally located at 1200 South Du Sable Lake Shore Drive was approved by a vote of 13-0-0 (Escareno and Searl Recused). The property is zoned Institutional Planned Development Number 664 and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicants are seeking to do exterior renovations to the John G. Shedd Aquarium including the following: enhancing the accessible entrance with new entry and ticketing pavilions; reconstructing and expanding the north terrace by 10 feet; and installing a new north gallery roof. (LF #767, 4th Ward)
3. A motion by Marisa Novara, seconded by Linda Searl, to approve a proposed Residential-Business Planned Development, submitted by SACRED Apartments Developer LLC, for the property generally located at 3211-3277 East 92nd Street and 9200-9242 South Burley Avenue was approved by a vote of 13-0-0. The applicant is proposing to rezone the site from B2-2 (Neighborhood Mixed-Use District) and RS-2(Residential Single-Unit District) to a B2-3 (Neighborhood Mixed-Use District), and then to a Residential-Business Planned Development. The applicant proposes to construct a 5-story, approximately 64'-0" tall, 81-unit (all affordable) residential building with approximately 6,000 square feet of ground-floor retail and 44 total parking spaces. (20961;10th Ward)
4. A motion by Linda Searl, seconded by Carlos Pineiro, to approve a proposed Amendment to Planned Development #1518 submitted by the Applicant, 63rd Maryland, LLC for property located at 835-61 East 63rd Street/6301-25 South Maryland Avenue was approved by a vote of 13-0-0. The amendment to the planned development would correct an error in the boundary description approved as part of Residential-Business Planned Development #1518 as designated by the Chicago Plan Commission on August 26, 2021, and approved by City Council on September 14, 2021. No other changes to the planned development are proposed. (20992; 20th Ward)
5. A motion by Deborah Moore, seconded by Tom Tunney, to approve a proposed Residential-Business Planned Development, submitted by Austin United Alliance Development Company, LLC, for the property generally located at 5200 to 5224 W Chicago Avenue was approved by a vote of 10-0-0 (Pineiro and Searl Recused). The applicant is proposing to rezone the site from B3-1 (Community Shopping District) to B2-3 (Neighborhood Mixed-Use District) and then to a Residential-Business Planned Development. The proposed Planned Development will support the construction of a six-story, 79.5 foot, mixed-income residential, apartment building containing 78 dwelling units and 28 parking spaces, as well as the restoration of the landmark Laramie Bank building into a commercial and office space. The overall FAR for the development shall not exceed 3.6. (21027; 37<sup>th</sup> Ward)

6. A motion by Maurice Cox, seconded by Linda Searl, to approve a proposed Industrial Corridor Map Amendment in the Ravenswood Industrial Corridor, submitted by the applicant, Smylie Brothers Brewing Company, LLC, for the property generally located at 5435 North Wolcott Avenue was approved by a vote of 9-0-0. The applicant is proposing to rezone the site from M2-2 Light Industry District to a C3-3 Commercial, Manufacturing and Employment District. The applicant seeks to rezone the property to establish an outdoor patio. (20890, 40th Ward)

E. Chairman's Update

G. Adjournment

A motion by Linda Searl, seconded by Raul Garza, to adjourn the June 16, 2022 Regular Hearing of the Chicago Plan Commission at 1:09 PM, the motion was approved by a 8-0-0 vote.