

## CHICAGO PLAN COMMISSION

121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
June 15, 2023

### DRAFT MINUTES

#### PRESENT

Lester Barclay  
Gia Biagi\*  
Andrew Burmfield\*  
Maurice Cox\*  
Pat Dowell\*  
Rosa Escareno\*  
Laura Flores\*  
Sarah Lyons\*  
Patrick Murphey\*  
Marisa Novara\*  
Carlos Ramirez-Rosa  
Guacolda Reyes\*  
Claudette Soto\*  
Byron Sigcho-Lopez\*  
Danielle Tillman\*  
Gilbert Villegas\*  
Carlos Pineiro\*

#### ABSENT

Raul Garza  
Honorable Brandon Johnson, Mayor  
Daniel LaSpata  
Nicholas Sposato

- A. The Chairman called the June 15, 2023, regular hearing of the Chicago Plan Commission to order at 10:03 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with twelve 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 Rosa Escareno, seconded by Gia Biagi, to approve the Minutes of the May 18, 2023 Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 11-0-0 (Burmfield, Flores, Pineiro, Sigcho-Lopez, and Tillman abstained).
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

A motion by Sarah Lyons, seconded by Gia Biagi, to approve the following matters (No. 1 under

the disposition heading, and Nos. 2 through 4 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 3451 West Harrison Street to The Spirit of Truth Missionary Baptist Church (23-024-21; 24th Ward).

**ANLAP**

2. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 6921 South Paulina Street to Susana Lazaro Andrade (23-016-21; 17<sup>th</sup> Ward).
3. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 1513 South Kenneth Avenue to Sophia Green (23-023-21; 24<sup>th</sup> Ward).
4. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 1832 South Sawyer Avenue to Heather Ferguson (23-023-21; 24<sup>th</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 Rosa Escareno, seconded by Marisa Novara, to approve a proposed amendment to Planned Development 643, submitted by Onni 357 North Green LLC, for the property generally located at 320 N. Jefferson; 650 W. Wayman; 740 W. Fulton Market; and 331 N. Halsted was approved by a vote of 13-0-0 (Sigcho-Lopez Abstained). The applicant proposes to amend Planned Development 643 to remove Subarea E and adjust the PD boundaries. No other changes to Planned Development 643 are proposed. (22104; 34th Ward)
2. A motion by Carlos Pineiro, seconded by Marisa Novara, to approve a proposed Business Planned Development, submitted by Onni 357 North Green LLC, for the property generally located at 357-359 North Green Street was approved by a vote of 15-0-0 (Barclay and Flores abstained). The applicant proposes to combine and rezone two sites, a northern site, currently zoned M3-3 (Heavy Industry District) and a southern site, previously Subarea E of PD 643, to DX-7 (Downtown Mixed-Use District) underlying and then to a Business Planned Development. The applicant proposes to construct a 495'-tall office building with amenity space on the upper floors, ground floor commercial space, and open space plazas. A maximum of 329 parking spaces, and a minimum of 50 bicycle parking spaces are proposed. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. (22103, 27th Ward)
3. A motion by Gia Biagi, seconded by Rosa Escareno, to approve a proposed Industrial Corridor Map Amendment within the North Branch Industrial Corridor, submitted by Goose Island Holiday Pop Ups LLC, for the property generally located at 1465 North Elston Avenue was approved by a vote of 15-0-0. The applicant is proposing to rezone

the site from M3-3 (Heavy Industry District) to C3-1 (Commercial, Manufacturing and Employment District) to allow for the "sports and recreation, participant - outdoor" use category, in order to conduct pop-up seasonal attractions. No other changes are proposed. (22077-TI, 27th Ward)

4. A motion by Guacolda Reyes, seconded by Marisa Novara, to approve a proposed planned development, submitted by 1300 Peoria LLC, for the property generally located at 1300 W. Lake Street was approved by a vote of 14-0-0 (Tillman recused). The applicant is proposing to rezone the subject property from M2-3 (Light Industry District) to DX-7 (Downtown Mixed-Use District), and then to a Residential-Business Planned Development. This will permit the construction of a 46-story, 537-foot-tall mixed-use building containing 593 dwelling units, ground-floor commercial space, 307 accessory parking spaces, and 593 bicycle parking spaces. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the maximum overall FAR of the planned development will be 11.5. (22156; 27th Ward)
5. A motion by Rosa Escareno, seconded by Pat Dowell, to approve A proposed Commercial Planned Development and proposed Industrial Corridor Map Amendment within the North Branch Industrial Corridor, submitted by 1675 Holdings LLC, for the property generally located at 1675 North Elston Avenue was approved by a vote of 11-0-0 (Lyons recused). The applicant is proposing to rezone the site from M3-3 (Heavy Industry District) to C2-1 (Motor Vehicle-Related Commercial District) and then to a Commercial Planned Development. The applicant proposes to convert an existing two-story building to a large venue with an outdoor patio adjacent to the building on the south. The overall FAR of the Planned Development will be 0.8. (20555T1, 32nd Ward)
6. A motion by Carlos Pineiro, seconded by Gia Biagi, to approve A proposed Industrial Planned Development submitted by Capitol Realty, LLC, for the property generally located at 441 N. Kilbourn / 4239 W. Ferdinand was approved by a vote of 13-0-0. The site is currently zoned PMD 9 and contains approximately 13.47 acres. The Applicant proposes to expand the existing warehouse facility by 81,000 square feet. The new addition will be used for product storage and shipping/receiving functions. The warehouse expansion will add 14 new dock positions and reconfigure the existing loading/parking area. There will be 66 truck parking spaces, along with 35 parking spaces for employees. (22033; 28<sup>th</sup> Ward)
7. A motion by Carlos Pineiro, seconded by Andre Brumfield, to approve a proposed technical amendment to Business Planned Development Number 965 submitted by Scottsdale Center, LLC, for the property generally located at 7905 S. Cicero Avenue was approved by a vote of 10-0-0. The applicant proposes to add Cannabis Business Establishment as a permitted use, subject to applicable special use approvals. (22179, 18th Ward)
8. A motion by Marisa Novara, seconded by Gia Biagi, to approve A proposed Planned Development, submitted by Gorman & Company, LLC, for the property generally located at 6206 South Racine was approved by a vote of 9-0-0 (Tillman recused). The

applicant seeks a change in zoning from RS-3, Residential Single-Unit (Detached House) District to B2-2, Neighborhood Mixed-Use District and then to a Residential-Business Planned Development. The Applicant proposes to re-use and redevelop the existing building, formerly the Woods school, construction will include a new fourth floor addition in order to provide 48 dwelling units, an approximately 22,000 square foot health center and a community center in the renovated building. The maximum building height of the building will not exceed 42'- 6" and the proposed FAR will not exceed 1.4. (22070; 16th Ward)

E. Chairman's Update

1. None

F. Adjournment

A motion by Maurice Cox, seconded by Guacolda Reyes, to adjourn the June 15, 2023 Regular Hearing of the Chicago Plan Commission at 2:05 PM, the motion was approved by a 11-0-0 vote.