

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
October 15, 2020**

DRAFT MINUTES

PRESENT

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

ABSENT

Honorable Lori E Lightfoot, Mayor
Fran Grossman
Harry Osterman
Nicholas Sposato

- A. The Chairman called the October 15, 2020 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 fourteen 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 Smita Shah, seconded by Linda Searl, to approve the Minutes of the September 17, 2020 Regular Hearing of the Chicago Plan Commission, this was approved by a 14-0-0 vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 - 1. A motion by Linda Searl, seconded by Raul Garza, to approve the following two matters (C1 and C2), pursuant to the Inter-Agency Planning Referral Act, was approved by a 14-0 vote:

ANLAP:

- 1. A resolution recommending a proposed ordinance authorizing an adjacent neighbor land acquisition program (anlap) sale of city-owned land, generally located at 4156 South Wentworth Avenue to Matthew Normand (20-015-21; 3rd Ward).

2. A resolution recommending a proposed ordinance authorizing an adjacent neighbor land acquisition program (anlap) sale of city-owned land, generally located at 4918 West Adams Street to David Hickman (20-015-21; 28th 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 Smita Shah, seconded by Raul Garza, to defer to approve a proposed Residential Business Planned Development, submitted by LV Halsted, LLC, for the property generally located at 1623 N Halsted Street was approved by a vote of 13-1-0 (Lyons Recused). The applicant proposes to construct a 7-story mixed-use building containing 79 dwelling units with ground floor retail space. The development will contain 0 vehicular parking stalls and 79 bicycle parking stalls. (20404; 2nd Ward)
2. A motion by Gia Biagi, seconded by Deborah Moore, to approve a proposed planned development, submitted by CSX Transportation, Inc. for the property generally located at 2240 W. 63rd St, Chicago, IL 60636 was approved by a vote of 17-0-0. The applicant is proposing to rezone the approximately 967,903 square feet subject property from M1-2 (Limited Manufacturing / Business Park District), C2-2 (Motor Vehicle-Related Commercial District) and B3-1 (Community Shopping District) to M1-2 (Limited Manufacturing / Business Park District) then to Planned Development. The applicant proposes the expansion of an existing intermodal storage yard to accommodate increase capacity needs, new landscaping along western perimeter of expanded yard and new, landscaped entrance at 63rd St. The overall planned development will contain 2 new vehicular accessory parking stalls. (20349; 16th Ward)
3. A motion by Scott Waguespack, seconded by Smita Shah, to approve a proposed planned development, submitted by Praia Management Group LLC, for the property generally located at 862-868 N. Orleans Street was approved by a vote of 15-0-0 (Burnett and Lyons Recused). The applicant is proposing to rezone the property from C1-2 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development. The property is proposed to be improved with a 9-story mixed-use building, with an overall height of 109 feet-10 inches, containing ground floor retail space and 66 hotel rooms on the floors above. The planned development will contain one loading berth. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to a maximum of 6.4. (20263-T1; 27th Ward)
4. A motion by Smita Shah, seconded by Tom Tunney, to approve a proposed Business Planned Development, submitted by Skyfall Owner, LLC, for the property generally located at 1020 North Elston Avenue was approved by a vote of 14-1-0 (Burnett Recuses). The Applicant proposes to rezone the property from PMD- 2 (Planned Manufacturing District) to a Business Planned Development to allow light equipment sales/rental to be established as a permitted use to allow the leasing of vehicles at the existing facility. No other changes are proposed as a result of this application. (20483, 27th Ward)

5. A motion by Linda Searl, seconded by Scott Waguespack, to approve a proposed planned development, submitted by Chicago 601 Randolph LLC, for the property generally located at 601-611 W. Randolph Street was approved by a vote of 18-0-0. The applicant is proposing to rezone the subject property from DX-7 (Downtown Mixed-Use District) to Business Planned Development. The applicant proposes a construct a 15-story office building, with an overall height of 211 feet, containing 1,770 square feet of retail on the ground floor and office space on the floors above. The existing office building at 601 W. Randolph will remain. No parking is provided. 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. (20480; 42nd Ward)
6. A motion by Maurice Cox, seconded by Tom Tunney, to approve a proposed amendment to Residential Business Planned Development No. 173, submitted by 50 E Huron Properties, LLC, for the property generally located at 50 E Huron Street was approved by a vote of 16-0-0. The applicant proposes a 3-story addition to the existing 5-story office building to establish a medical office use on the site. The development will contain 26 on-site accessory parking stalls, and 20 bicycle parking stalls. (20477; 42nd Ward)
7. A motion by Linda Searl, seconded by Tom Tunney, to approve a proposed technical amendment to Residential Business Planned Development #138 submitted by the Applicant, Montrose Clarendon Partners, LLC, for the property generally located at 4407 N Clarendon Avenue was approved by a vote of 17-0-0. The amendment to the planned development would allow animal services and other commercial uses as permitted uses in Subarea A and Subarea C. No other changes to the planned development are proposed. (20429, 46th Ward)
8. A motion by Scott Waguespack, seconded by Guacolda Reyes, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 5440 Sheridan Property Owner LLC, for the property generally located at 5440 N Sheridan Road. was approved by a vote of 13-0-0. The property is zoned B3-5 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a five-story, courtyard style, residential building with 78 dwelling units and 27 vehicular parking spaces. (LF #743; 48th Ward)

E. CHAIRMAN'S REPORT

1. **Update on Master PD Guidelines**

DPD staff (Nancy Radzevich, Assistant Commissioner) will provide a brief update on the status of this work and the next steps.

Adjournment

A motion by Walter Burnett, and with a second by Deborah Moore, to adjourn the October 15, 2020 Regular Hearing of the Chicago Plan Commission at 2:06 PM, was approved by a 8-0-0 vote.