

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
November 17, 2022**

DRAFT MINUTES

PRESENT

Lester Barclay*
Gia Biagi*
Andre Brumfield*
Walter Burnett*
Maurice Cox*
Rosa Escareno*
Laura Flores*
Sarah Lyons*
Patrick Murphey*
Marisa Novara*
Claudette Soto*
Danielle Tillman*
Tom Tunney*
Scott Waguespack

ABSENT

Raul Garza
Honorable Lori E Lightfoot, Mayor
Harry Osterman
Carlos Pineiro
Guacolda Reyes
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the November 17, 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 Gia Biagi, seconded by Andre Brumfield, to approve the Minutes of the October 20, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 12-0-1 (Barclay Abstained) vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 - 1. A motion by Gia Biagi, seconded by Danielle Tillman, to approve the following matters (No. 1 through No. 4 under the disposition heading; No. 5 under the ANLAP heading; No.6 under the acquisition heading; No. 7 under the change of use heading; and Nos. 8-10 under TIF Plan Update 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 4715 North Western Avenue to 4715 North Western Owner LLC and The Community Builders, Inc, and/or its affiliated entities. (22-059-21; 47th Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5036-44 South Prairie Avenue to 5050 Prairie, LLC. (22-061-21; 3rd Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 647 East 47th Street to Two Fish Crab Shack (22-062-21; 4th Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of land, generally located at 2240 and 2300-2332 S. Wabash Avenue from the Chicago Board of Education (BOE) to the Chicago Housing Authority (CHA) (22-067-21; 3rd Ward).

ANLAP

5. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 7146 South Artesian Avenue to Juan Henriquez and Seidy Diaz (22-060-21; 18th Ward).

ACQUISITION

6. A resolution recommending a proposed ordinance authorizing an acquisition of privately owned land, generally located at 2240 and 2300-2332 S. Wabash Avenue from Board of Education (BOE)/ Chicago Public Schools (CPS) (22-068-21; 3rd Ward).

CHANGE OF USE

7. A resolution recommending a proposed ordinance authorizing a change of use, generally located at 2431-2459 South Dearborn Street and 2430-2458 South State Street (South half of CHA-owned parcel) (22-066-21; 3rd Ward).

TIF PLAN UPDATES

8. A resolution recommending a proposed amendment to the 43rd/Cottage Grove Tax Increment Financing Redevelopment Project Area in the area generally bounded by Pershing Road to the north, Drexel Boulevard to the east, 48th Street on the south, and Vincennes Avenue to the west in order to continue redevelopment in the Grand Boulevard community area. (22-063-21; 3rd & 4th Ward).
9. A resolution recommending a proposed amendment to the Bronzeville Tax Increment Financing Redevelopment Project Area in the area generally bounded by the Stevenson Expressway to the north, Moe Drive to the east, 40th Street to the south, and Dan Ryan Expressway to the west in order to continue redevelopment in the Douglas and Grand Boulevard community areas. (22-064-21; 3rd & 4th Ward).
10. A resolution recommending a proposed amendment to the Madden/Wells Tax Increment Financing Redevelopment Project Area in the area generally bounded by Browning Avenue to the north, Lake Park Avenue to the east, Oakwood Boulevard to the south, and Rhodes Avenue to the west in order to continue redevelopment in the Oakland community area. (22-065-21; 4th Ward). A resolution recommending a proposed amendment to the Kinzie Industrial Conservation Area Tax Increment Financing Redevelopment Project Area in the area generally bounded by Grand Avenue to the north, the Kennedy Expressway to the east, Washington Boulevard on the south, and Kedzie Avenue to the west in order to continue redevelopment in the Near West Side, West Town, Humboldt Park, and East Garfield Park community areas. (22-043-21; 27th 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 Tom Tunney, seconded by Andre Brumfield, to approve a proposed amendment to Residential Business Planned Development No. 1428, submitted by Onni Grand Limited Partnership, for the property generally located at 369 West Grand Avenue was approved by a vote of 14-0-0. The Applicant proposes to amend Residential Business

Planned Development No. 1428 to add “Day Care” as a permitted use. The day care facility will be located on the ground floor of the building. No changes are proposed to the exterior of the existing building in the Planned Development. (21130, 42nd Ward)

2. A motion by Tom Tunney, seconded by Maurice Cox, to approve a proposed amendment to Waterway-Business Planned Development No. 1222, submitted by Delta Real Estate Holdings, LLC, for the property generally located at 2501 N. Elston Avenue was approved by a vote of 13-0-0 (Waguespack Recused). The applicant proposes to rezone all of Waterway-Business Planned Development No. 1222 to C3-3 (Commercial, Manufacturing and Employment District) and then back to Waterway-Business Planned Development No. 1222, as amended. The applicant seeks to remove a portion of land from the Planned Development boundaries. No new construction or site improvements are proposed as part of this amendment request. (21131, 32nd Ward)
3. A motion by Gia Biagi, seconded by Rosa Escareno, to approve A proposed amendment to Business Planned Development No. 1238, submitted by Tennis Corporation of America d/b/a Midtown Athletic Club, for the property generally located at 2416-2520 N. Elston Avenue was approved by a vote of 12-0-0 (Waguespack Recused). The applicant proposes to rezone the subject site from Business Planned Development No. 1238 to Waterway-Business Planned Development Number 1238, as amended. The proposal will include additional property within the Planned Development boundaries. No new construction or site improvements are proposed as part of this amendment request. (21048, 32nd Ward)
4. A motion by Marisa Novara, seconded by Scott Waguespack, to approve A proposed Industrial Corridor Map Amendment located within the Kinzie Industrial Corridor, submitted by Ephemeral Solutions, Inc. for the property generally located at 1356-1366 West Lake Street was approved by a vote of 14-0-0 (Burnett Recused). The Applicant proposes to rezone the property from M2-3 (Light Industry District) to a DS-3 (Downtown Service District) to allow for the operation of a tattoo studio in the existing building. (21155-T1, 27th Ward)
5. A motion by Scott Waguespack, seconded by Danielle Tillman, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Chicago Park District, for the property generally located at 1987 E. Hayes Drive was approved by a vote of 14-0-0 (Escareno Recused). The property is zoned POS-1 and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a new baseball field and renovate two existing baseball diamonds north of Hayes Drive. The renovation involves replacement of the existing infields, installation of new player benches and pathways, and general ADA improvements (LF #771; 5th Ward).
6. A motion by Lester Barclay, seconded by Gia Biagi, to approve a proposed Residential-Business Planned Development, submitted by Hudson Michigan Avenue Owner LLC, for the property generally located at 2222 S. Michigan Avenue was approved by a vote of 14-0-0 (Lyons Recused). The applicant proposes to rezone the site from DS-3 and DS-5

(Downtown Service District) to a unified DX-5 (Downtown Mixed-Use District), then to a Residential-Business Planned Development. The applicant proposes to renovate the existing 3-story building, construct a 1-story rooftop addition for a maximum building height of 62'- 4" to contain retail, commercial, restaurant, rooftop patio, lodging and entertainment uses; 38 residential units; and incidental and accessory uses. The project will provide 1 loading berth and 38 bicycle parking spaces. The maximum FAR (Floor Area Ratio) of the planned development will be 5.0. (21136, 3rd Ward)

7. A motion by Marisa Novara, seconded by Guacolda Reyes, to approve a proposed Residential Business Planned Development, submitted by the applicant, The Community Builders, Inc., for the property generally located at 4651-4719 N. Western Avenue, 2320-2332 W. Leland Avenue, and 2323-2333 W. Leland Avenue was approved by a vote of 12-0-0. The applicant is proposing to rezone the site from B3-2 Community Shopping District to a B3-3 Community Shopping District, and then to a Residential Business Planned Development. The applicant seeks to rezone the property to construct a new 6-story, 63 affordable dwelling unit building with 36 parking spaces and ground floor commercial space along North Western Avenue and West Leland Avenue. (21122, 47th Ward)
8. A motion by Guacolda Reyes, seconded by Commissioner Cox, to approve a proposed resolution to adopt the Western Avenue Corridor Study. The Western Avenue Corridor Study is a community-based planning initiative to envision an equitable, long-term future for the Western Avenue corridor, from Addison Street to Howard Street was approved by a vote of 8-0-0. The study examines land uses, development patterns, and circulation along this heavily traveled and diverse corridor. Extensive community outreach has been underway since early 2021 with residents, business owners, elected officials, and other stakeholders in portions of North Center, Ravenswood, Lincoln Square, West Ridge, and West Rogers Park. A draft of the study report was presented to the community and posted for public comment in October 2022.
9. A motion by Danielle Tillman, seconded by Marisa Novara, to approve a proposed resolution to adopt The Roseland Community Medical District Master Plan was approved by a vote of 8-0-0. The Roseland Community Medical District Master Plan sets forth the vision, physical framework, development strategy and design guidelines for the planning, design, construction, and operation of a mixed-use campus focused on high-quality patient care, outpatient services and related investment to address longstanding community needs within the Roseland Community Medical District. The Roseland Community Medical District, created by state legislation, is bound approximately by 110th Street to the north, Michigan Avenue to the east, 112th Street to the south, Stewart Street to the west.

E. Chairman's Update

1. An information presentation was made on the Altenheim Framework Plan. The Altenheim Framework plan sets the foundation for a recreational trail and string of open spaces on a two-mile

section of elevated rail line on Chicago's West Side in the communities of North Lawndale, East Garfield Park and West Garfield Park. It is grounded in a year-long effort to engage residents and stakeholders through in-person and virtual meetings and an online survey. In addition to planning for the future trail and related open spaces, the plan identifies redevelopment opportunities in six unique focus areas surrounding the rail line and proposes concept plans. The plan also addresses potential impacts on the surrounding community with a section devoted to equitable investment that makes recommendations for resident retention, local economic growth and anti-displacement strategies. This presentation is for informational purposes with the goal of adoption at a future Plan Commission hearing.

F. Adjournment

A motion by Guacolda Reyes, seconded by Maurice Cox, to adjourn the November 17, 2022 Regular Hearing of the Chicago Plan Commission at 2:55 PM, the motion was approved by a 8-0-0 vote.