

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
March 16, 2023

DRAFT MINUTES

PRESENT

Lester Barclay*
Gia Biagi*
Andre Brumfield*
Walter Burnett
Maurice Cox*
Rosa Escareno*
Laura Flores*
Raul Garza*
Patrick Murphey*
Carlos Pineiro*
Guacolda Reyes*
Claudette Soto*
Danielle Tillman*
Tom Tunney

ABSENT

Honorable Lori E Lightfoot, Mayor
Sarah Lyons
Marisa Novara
Harry Osterman
Nicholas Sposato
Gilbert Villegas
Scott Waguespack

- A. The Chairman called the March 16, 2023, 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 Rosa Escareno, to approve the Minutes of the February 16, 2023 Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 9-0-0 (Barclay and Flores abstained) vote.
- C. A motion by Lester Barclay, seconded by Raul Garza to defer item D2, A proposed resolution to adopt the Red Line Extension (RLE) Transit-Supportive Development Plan was approved by a vote of 10-0-0.

D. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

1. A motion by Gia Biagi, seconded by Raul Garza, to approve the following matters (No. 1 through 3 under the disposition 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 the disposition of city owned land, generally located at 3302-26 East 92nd Street to NeighborSpace (23-011-21; 10th Ward)
2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3024-40 West Fifth Avenue to NeighborSpace (23-012-21; 28th Ward)
3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4451 South Calumet Avenue to Eckco Development Group LLC. (23-013-21; 3rd Ward).

E. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Andre Brumfield, seconded by Rosa Escareno, to approve a proposed resolution adopting the Clark Street Crossroads corridor study was approved by a vote of 11-0-0. The study will provide a common, community-driven framework for future land use, development, mobility, and public space for the Clark Street corridor from Montrose Avenue to Foster Avenue in the Uptown community area. This corridor is located at a crossroads of multiple wards and neighborhoods with a diverse set of stakeholder perspectives and priorities. The study recommendations will reflect shared goals and provide clarity for Uptown, Ravenswood, and Andersonville stakeholders on a future roadmap. A draft of the study report was presented to the community and posted for public comment in January 2023, the final document presented here today has incorporated that feedback.
2. A motion by Andre Brumfield, seconded by Danielle Tillman, to approve a proposed Residential Business Planned Development submitted by City Pads, LLC, for the property generally located at 1523-47 N. Fremont Street was approved by a vote of 11-0-0. The applicant proposes to rezone the site from C3-5 (Commercial, Manufacturing and Employment District) to a B3-5 (Community Shopping District) prior to establishing the Residential Business Planned Development. The planned development will support the construction of a five-story, 75'-0" tall mixed-used apartment building containing 132 dwelling units, 29 accessory vehicular parking spaces, ground-floor retail, and 132 bicycle parking spaces. The overall FAR for the development will not exceed 3.5 (22031; 2nd ward).
3. A motion by Andre Brumfield, seconded by Carlos Pineiro, to approve A proposed Planned Development, submitted by TMG Acquisition Disposition I LLC, for the property generally located at 328 W. 40th Place, within Planned Manufacturing District (PMD 8) was approved by a vote of 11-0-0. The applicant seeks to establish an Industrial Planned Development. The Applicant proposes to develop the property with a 44-foot tall, 180,900

square foot warehouse building with 35 loading docks, 176 parking spaces, 38 trailer parking spaces, and approximately 9,000 square feet of interior office space. The proposed FAR is 0.33 (22023; 3rd Ward)

4. A courtesy presentation was made to the plan commissioners of a proposed site plan review, submitted by the University of Chicago, for further development within Institutional Planned Development No. 43 at 5654 South Drexel Avenue. The applicant proposes to build a new Cancer Center in Sub-Area B of Planned Development No. 43. The proposed Cancer Center is an eight-story building above grade with a single story below grade. The above grade building will be 499,556 GSF and will be 167'-6" tall. No changes to the existing FAR for any of the campus Sub-Areas within the Planned Development boundaries are proposed. (5th Ward) Since this was a courtesy presentation no vote was taken.
5. A motion by Rose Escareno, seconded by Carlos Pineiro, to approve a proposed amendment to Business-Residential-Institutional Planned Development No. 1167, as amended, submitted by Cup O' Joe, LLC, for the property generally located at 756 E. 111th Street was approved by a vote of 8-0-0. The applicant proposes to amend Planned Development No. 1167, as amended, to allow food and beverage production uses in Subarea B to permit the development of a two-story, approximately 16,800 square foot coffee roastery and beer brewing facility with accessory retail sales, restaurant and tavern uses, including approximately 54 on-site accessory parking spaces and one loading space. (21126; 9th Ward)
6. A motion by Gia Biagi, seconded by Maurice Cox, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by D.O.M. Acquisitions LLC, for the property generally located at 1405 E. 65th Place was approved by a vote of 9-0-0. The property is zoned RM-5 and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a new 3.5-story, 5-unit residential condo building with 5 parking spaces accessible from the rear alley (LF #773; 20th Ward).
7. A motion by Gia Biagi, seconded by Rosa Escareno, to approve A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by D.O.M. Acquisitions LLC, for the property generally located at 1410 E. 65th Place was approved by a vote of 9-0-0. The property is zoned RM-5 and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a new 3.5-story, 5-unit residential condo building with 5 parking spaces accessible from the rear alley (LF #773; 20th Ward).
8. A motion by Andre Brumfield, seconded by Carlos Pineiro, to approve a proposed Industrial Corridor Map Amendment located within the North Branch Industrial Corridor, submitted by American Property Holdings, LLC for the property generally located at 936 North Elston Avenue was approved by a vote of 7-0-0 (Burnett Recused). The Applicant proposes to rezone the property from M3-3 (Heavy Industry District) to a B2-2 (Neighborhood Mixed-Use District) to allow for the renovation and reuse of the existing building into a single-family home, with a maximum allowable floor area ratio (FAR) of 2.2. (20930-T1, 27th Ward)

9. A motion by Andre Brumfield, seconded by Danielle Tillman, to approve A proposed amendment to Residential Planned Development No. 1551 (PD No. 1551), submitted by DK Chestnut LLC, for the property generally located at 330 West Chestnut Street was approved by a vote of 8-0-0 (Burnett Recused). The applicant proposes to amend PD No. 1551 to construct a 125' - 8" tall residential building containing approximately 128 dwelling units and 11 parking spaces. A 2.86 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 7.86 (22063, 27th Ward).
10. A motion by Andre Burmfield, seconded by Commissioner Cox, to approve a proposed amendment to Business Planned Development No. 1458 (PD 1458), submitted by 1234 West Randolph Developer, LLC, for the property generally located at 1200-34 West Randolph Street was approved by a vote of 7-0-0 (Burnett recused). The applicant proposes to amend PD 1458 to rezone the site from BPD 1458 to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development No. 1458, as amended. The applicant proposes to construct a new 42-story, 460-foot-tall mixed-use building containing 395 dwelling units, ground floor commercial space, 113 parking spaces, and 290 bicycle parking spaces. A 4.50 FAR (Floor Area Ratio) bonus will be taken only off of sub-area A and the resulting FAR of the overall planned development will have a maximum of 8.79 (21124, 27th Ward).
11. A motion by Walter Burnett, seconded by Gia Biagi, to approve a proposed amendment to Residential-Business Planned Development No. 252, submitted by AH-441 Erie LLC, for the property generally located at 426-448 East Ontario Street and 427-441 East Erie Street was approved by a vote of 7-0-0. The applicant proposes to add hotel as a permitted use to allow for the renovation of an existing mixed-use office building by converting 100,000 square feet of office space into 101 hotel rooms. (21044; 42nd Ward)

F. Chairman's Update

1. An informational presentation of the 18th and Peoria Development Plan was made to the plan commissioners. As part of an over \$1 billion investment in affordable housing announced in 2021, the City acquired an approximately six (6) acre site generally located on the north side of 18th Street and Peoria Street. The 18th & Peoria Development Framework Plan seeks to create a comprehensive vision of the site meets the residential and commercial needs of the community, fits within the existing context of the Pilsen neighborhood, and adds value to the property itself and surrounding areas. The goal of the Development Framework Plan is to guide redevelopment of the site with a multi-phased affordable housing development with supportive services and other ancillary uses such as public open space and commercial retail. The Draft Plan will be made available for 30 days to allow community feedback prior to adoption.

G. Adjournment

A motion by Commissioner Cox, seconded by Andre Burmfield, to adjourn the March 16, 2023 Regular Hearing of the Chicago Plan Commission at 3:26 PM, the motion was approved by a 6-0-0 vote.