

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
May 21, 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
Terry Peterson
Nicholas Sposato
Fran Grossman
Harry Osterman

- A. The Chairman called the May 21, 2020 Regular Hearing of the Chicago Plan Commission to order at 10:10 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with sixteen 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 Tom Tunney, to approve the Minutes of both the March 19, 2020 and the April 16, 2020 Regular Hearings of the Chicago Plan Commission that had been postponed and heard on May 8, 2020, this was approved by a 17-0-0 vote.
- C. A motion by Raul Garza, seconded by Mike Kelly, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 18-0 vote:

ANLAP

- 1. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program generally located at 7020 South Winchester Avenue to Miguel A. Perez-Flores (20-003-21; 17th Ward).
- 2. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program generally located at 7134 South Artesian Avenue to Juan Carlos Lopez & Maria del Carmen Cerrillo (20-003-21; 18th Ward).

3. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program generally located at 1537 East 93rd Street to Lester and Valerie Knighten (20-003-21; 8th Ward).
4. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program generally located at 5543 South Princeton Avenue to Lottie Hardy (20-003-21; 3rd Ward).
5. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program generally located at 6642 South Hoyne Avenue to Elisa Carlos Olivo (20-003-21; 16th Ward).

Negotiated Sale:

6. A resolution recommending a proposed ordinance authorizing a negotiated sale generally located at 2840-44 West Roosevelt Road to Wincorp Ventures LLC (20-004-21; 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 Tom Tunney, seconded by Linda Searl, to approve the South Shore Corridor Study was approved by a vote of 14-0-1 (Shah Recused). The Study is the result of a yearlong public engagement process and provides a blueprint for the 75th and 79th Street corridors in South Shore. The Study covers the blocks along and immediately adjacent to 75th and 79th Streets between Stony Island Avenue and Lake Michigan, in the South Shore community area and focuses on land use, transit connectivity, retail and housing markets, and outlines 10 Ideas for Action that can position these corridors for future success (7th and 8th wards).
2. A motion by Smita Shah, seconded by Deborah Moore, approve the Woodlawn Plan Consolidation Report was approved by a vote of 15-0-2 (Brumfield recused and Burnett Abstained). The Report reviews past plans that were developed for Woodlawn, identifies where they align, and outlines recommendations that the City of Chicago can implement to achieve neighborhood goals, including, through the disposition of City-owned vacant land. The Report covers the Woodlawn community area, generally bounded by Martin Luther King Drive and South Chicago Avenue on the west, 60th Street on the north, Stony Island Avenue on the east, and 67th Street and South Cottage Grove Avenue on the south. (5th and 20th wards).
3. A motion by Marisa Novara, seconded by Maurice Cox, to approve a proposed amendment to Business-Residential-Institutional Planned Development #1167, as amended, submitted by Ryan Companies US, Inc., for the property generally located at 720 E. 111th St. was approved by a vote of 15-0-1 (Lyons Abstained). The applicant proposes to allow the reconfiguration of Sub Areas J and G and the addition of commercial, industrial, warehouse, distribution, and vehicle storage uses in Subarea G in order to develop Sub Area G with an industrial distribution facility containing a total of approximately 144,043 square feet of floor area. The planned development will include accessory vehicular parking spaces along with 12 truck trailer parking spaces and 13 loading docks. (20353; 9th Ward)
4. A motion by Gilbert Villegas, seconded by Smita Shah, to approve a proposed amendment to Planned Development #409, submitted by Noah Properties, LLC, for the properties generally located at 4200 West Belmont Avenue was approved by a vote of 15-1-0. The Applicant proposes to rezone the property to B2-2 (Neighborhood Mixed Use District) and establish Planned Development 409, as amended, to allow for the construction of (52) 33 ft. tall residential townhomes and 104 accessory parking spaces at 4200 West Belmont Avenue, 6 dwelling units in a 36 ft. tall building with 6 accessory parking spaces at 3202 North Kildare Avenue, and 9

dwelling units in a 33 ft. tall building with 9 accessory parking spaces at 4157 West Melrose Street. (20350, 30th Ward)

5. A motion by Maurice Cox, seconded by Linda Searl, to approve a proposed planned development, submitted by Shorewood Development Group LLC, for the property generally located at 900 West Fulton Market was approved by a vote of 14-1-2 (Murphey and Burnett recused). The applicant is proposing to rezone the property from C1-1 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development. The applicant proposes the rehabilitation of the 4-story building to include a new rooftop addition, the demolition of the 1 and 2 story building and the construction of a new 9-story building at 906 W. Fulton Market, and partial demolition of the 2-story building at 910 W. Fulton to facilitate rehabilitation of the front façade and the construction of an addition. The proposed use of the resulting development is commercial and retail on the ground floor with office uses on the floors above, the overall planned development will contain 0 accessory vehicular parking stalls. 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 8.1. (20299; 27th Ward)
6. A motion by Deborah Moore, seconded by Scott Waguespack, to approve a proposed amendment to Planned Development #1151 in the Addison Industrial Corridor, submitted by Baum Revision, for the property generally located at 2704-2718 West Roscoe Street was approved by a vote of 15-0-0. The site is currently zoned Industrial Planned Development #1151 and the applicant proposes to rezone the site to C3-2 (Commercial, Manufacturing and Employment District) and then to Business Planned Development No. 1151, as amended. The applicant proposes this change to the zoning designation to allow “Colleges and Universities” as a permitted use. No other changes are proposed to the planned development. (20393, 33rd Ward)
7. A. A motion by Gilbert Villegas, seconded by Raul Garza, to approve a proposed amendment to Residential-Business Planned Development #368 submitted by RMW Acquisition Company LLC, for the property generally located at 400 North Lake Shore Drive, within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 16-0-1 (Kelly Recused). The Applicant is proposing to rezone the property to Residential-Business Planned Development 368, as amended, to allow for the construction of a phased development for two residential buildings that are 865’ and 765’ tall containing 1,100 residential units, ground floor commercial and amenity space, and 300 accessory parking spaces. (20376, 42nd Ward)

B. A motion by Gilbert Villegas, seconded by Marisa Novara, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application for a proposal within Residential-Business Planned Development #368 submitted by RMW Acquisition Company LLC, for the property generally located at 400 North Lake Shore Drive, within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 16-0-1 (Kelly Recused). The Applicant is proposing to rezone the property to Residential-Business Planned Development 368, as amended, to allow for the construction of a phased development for two residential buildings that are 865’ and 765’ tall containing 1,100 residential units, ground floor commercial and amenity space, and 300 accessory parking spaces. (LF#741, 42nd Ward)
8. A motion by Walter Burnett, seconded by Scott Waguespack, to approve a proposed Residential-Business Planned Development, submitted by The Habitat Company, for the property generally located at 344 North Canal Street was approved by a vote of 16-0-0. The Applicant proposes to rezone the property from DS-5 (Downtown Service District) to DX-5 (Downtown Mixed-Use District) prior to establishing a planned development to construct a 375’-tall mixed-use building containing 343 residential units, ground floor commercial, and 123 accessory parking spaces. The applicant will be using the Neighborhood Opportunity Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to 8.1. (20295, 42nd Ward)

9. A motion by Smita Shah, seconded by Tom Tunney, to approve a proposed technical amendment to planned development #233, submitted by Napleton Chicago Imports LLC, for the property generally located at 570 West Monroe Street was approved by a vote of 13-0-1 (Searl Recused). The applicant is proposing to add “Indoor Light Equipment Sales and Rental” and “Motor Vehicle Repair Shop, not including body work, painting, or commercial vehicle repairs” as permitted uses in Sub-Area A. No other changes are proposed and all other sub-areas will remain as previously approved. (20377; 42nd Ward)

10. A motion by Smita Shah, seconded by Sarah Lyons, to approve a proposed amendment to planned development #1321, submitted by CSD Six Corners, LLC, for the property generally located at 3911 North Milwaukee Avenue was approved by a vote of 15-0-0. The site is currently zoned Business Planned Development #1321 and the applicant proposes to rezone the site to B3-3 and then to Residential Business Planned Development No. 1321, as amended. The application contains provisions to re-subdivide the property into three sub-areas with Sub-Area A and C to receive new development, while Sub-Area B is to remain unchanged as currently developed. Sub-Area A is to be developed with a ten-story building containing retail and commercial uses on the ground floor and 114 independent living units, 144 assisted living and memory care units on the floors above. Sub-Area C will be developed with a one-story commercial building. The planned development as a whole will include 216 accessory vehicular parking stalls (20394; 45th Ward)

Adjournment

A motion by Maurice Cox, and a second by Scott Waguespack et al, to adjourn the May 21, 2020 Regular Hearing of the Chicago Plan Commission at 6:40 PM, was approved by a 15-0-0 vote.