

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
January 20, 2022**

DRAFT MINUTES

PRESENT

Lester Barclay*
Gia Biagi
Andre Brumfield*
Walter Burnett
Teresa Córdova (Chair)*
Maurice Cox*
Rosa Escareno*
Laura Flores*
Sarah Lyons*
Patrick Murphey
Marisa Novara*
Carlos Pineiro*
Guacolda Reyes*
Smita Shah*
Tom Tunney*
Gilbert Villegas*
Scott Waguespack*

ABSENT

Raul Garza
Honorable Lori E Lightfoot, Mayor
Deborah Moore
Harry Osterman
Linda Searl
Nicholas Sposato

- A. The Chairman called the January 20, 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 Smita Shah, seconded by Guacolda Reyes, to approve the Minutes of the December 16, 2021 Regular Hearing of the Chicago Plan Commission, this was approved by a 14-0-0 vote.
- C. Deferrals
- None

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

1. A motion by Walter Burnett, seconded by Gia Biagi, to approve the following matters (Nos. 1 and 2 under the Disposition heading, and No. 3 under the negotiated sale heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 14-0-0 vote:

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4009 South Wabash Avenue to LinQ Holdings LLC. (22-002-21; 3rd Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 539-41 East 46th Street to R&D Builders LLC. (22-003-21; 3rd Ward).

ANLAP

3. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 3620 West Lexington Street to Robert and Tomika Seaberry (22-001-21; 24th 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 Smita Shah, seconded by Gia Biagi, to approve a proposed amendment to Institutional-Business Planned Development #1212, submitted by the Chicago Southwest Development Corporation, for the properties generally located at 3201-3345 West 31st Street and 3100-3258 South Kedzie Avenue was approved by a vote of 14-0-0 (Reyes Recused). The applicants are proposing to rezone the site from Institutional-Business Planned Development #1212, a C3-1 (Commercial, Manufacturing and Employment District), and a M3-3 (Heavy Industry District) to a C2-5 (Motor Vehicle-Related Commercial District) and then to Institutional-Business Planned Development #1212, as amended. This amendment will increase the net site area of the planned development to roughly 28.89 acres and facilitate the future development of multiple buildings on a mixed-use medical campus for Saint Anthony's Hospital that will include a twelve-story hospital with a maximum height of 240 feet, as well as a medical office building, central utility plant (CUP), commercial, retail, outdoor athletic field, vocational school, surgical center, daycare, office, parking and accessory and incidental uses related thereto. A total of 1,245 parking spaces are proposed and the overall FAR of the planned development will be 2.0. (20869, 22nd Ward)
2. A motion by Carlos Pineiro, seconded by Smita Shah to approve proposed Industrial Planned Development, submitted by 3900 S. Normal TMG, LLC, for the property generally located at 3900 S. Normal Street was approved by a vote of 15-0-1 (Lyons Abstained). The applicant is proposing to rezone the site from the current M2-3 (Light Industry District) to an Industrial Planned Development. The applicant proposes to

construct a 1-story, 51'-2"- tall building with ground floor light industrial use. The project will contain 168 accessory vehicular parking spaces, 26 trailer spaces, 16 loading spaces and 20 bicycle parking spaces. Overall, FAR of the planned development will be 0.48. (20773; 11th Ward).

3. A motion by Smita Shah, seconded by Tom Tunney, to approve a proposed amendment to Institutional Planned Development #833, submitted by Alderman Michael Scott, Jr. of the 24th Ward, for the property bounded by West Ogden Avenue; South Homan Avenue; the alley next southeast of and parallel to West Ogden Avenue; the alley next north of and parallel to West 21st Street; and South Trumbull Avenue was approved by a vote of 11-0-0 (Reyes and Flores recused). The applicant is proposing to remove 26,792 square feet from the exiting Planned Development boundary, no other changes are contemplated to the remaining Institutional Planned Development #833 as a result of this application. (A-8731, 24th Ward)
4. A motion by Marisa Novara, seconded by Smita Shah, to approve a proposed Residential-Business Planned Development, submitted by the applicant, East Lake Management & Development Corp., for the property generally known as 3401-23 W. Ogden Ave. was approved by a vote of 12-0-0 (Reyes and Flores recused). The applicant is proposing to rezone the site from Planned Development #833 to a B3-3 (Community Shopping District) and then to a new Residential Business Planned Development. This will allow for the construction of a six-story, mixed-use building with 65 units of housing, ground-floor retail space and 18 parking spaces. (20852, 24th Ward)
5. A motion by Guacolda Reyes, seconded by Rosa Escareno, to approve a Proposed Amendment to Institutional Planned Development # 1054, submitted by Alderman Byron Sigcho-Lopez for the property generally located at 1450-1510 W. Cermak Road and 2150 S. Laflin Street (Benito Juarez Community Academy) was approved by a vote of 13-0-0. The applicant proposes to amend the Bulk and Use Regulations Data Table as set forth in the Planned Development to correct the minimum amount of parking at the school. No other changes to the planned development are contemplated as a result of this application. (A-8735; 25th Ward)
6. A courtesy presentation was made to the Chicago Plan Commission, as submitted by Fleet Portfolio, LLC, for the property generally located at 1228-1284 W Concord and 1659-1909 N Throop. The subject site is currently zoned Planned Development 1438 and is identified as parcels B.1, C1. and D1. For B.1, the applicant proposes to construct a park, riverwalk, and seawall to provide outdoor programming including recreation fields and courts, a children's play area, a dog run, a canoe/kayak launch, a stormwater garden, floating wetlands, and concession and bathroom accessory structures. For C.1, the applicant is proposing to construct a 19-story, 225'-tall, building for retail and commercial use, one 1,000-person venue and one 3,500-person venue, 140 accessory parking spaces and 70 bicycle parking spaces. For D.1, the applicant is proposing to construct a 15-story, 223'-tall, building with commercial space on the first two floors and residential use above, min. 150 accessory parking spaces and 75 bicycle parking spaces. (West Town, 2nd Ward)

F. Chairman's Update

1. A presentation from Commissioner Maurice Cox of the Department of Planning and Development was made to the plan commission about the Invest South/West initiative. INVEST South/West is an unprecedented community improvement initiative under Mayor Lori E. Lightfoot to marshal the resources of multiple City departments, community organizations, and corporate and philanthropic partners toward 12 commercial corridors within 10 South and West side community areas. The initiative kicked off in the fall of 2019 and The Department of Planning and Development will provide an update on two years of work under the initiative.

G. Adjournment

A motion by Gia Biagi, seconded by Sarah Lyons, to adjourn the January 20, 2022 Regular Hearing of the Chicago Plan Commission at 2:26 PM, the motion was approved by a 8-0-0 vote.