

CHICAGO PLAN COMMISSION

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

DRAFT MINUTES

PRESENT

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

ABSENT

Honorable Lori E Lightfoot, Mayor
Deborah Moore
Harry Osterman
Nicholas Sposato
Scott Waguespack

- A. The Chairman called the February 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 Sarah Lyons, seconded by Guacolda Reyes, to approve the Minutes of the January 20, 2022 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 Linda Searl, seconded by Raul Garza, to approve the following matters (No. 1 under the negotiated sale heading and Nos. 2 and 3 under the ANLAP heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 1-0-0 vote:

NEGOTIATED SALE

1. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 3345 North Kedvale Avenue to Emmett Ohara (22-004-21; 30th Ward).

ANLAP

2. A resolution recommending a proposed ordinance authorizing an adjacent neighbor land acquisition program, generally located at 514-16 East 50th Street (rear lot of 4942 South Forrestville Avenue, portion of lot 5) to Lourdes P. Grullon (22-005-21; 4th Ward).
3. A resolution recommending a proposed ordinance authorizing an adjacent neighbor land acquisition program, generally located at 514-16 East 50th Street (rear lot of 4948 South Forrestville Avenue, portion of lot 5) to Bernadette Noland (22-005-21; 4th 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 Raul Garza, seconded by Tom Tunney, to approve a proposed amendment to Residential Business Planned Development 1420, submitted by Lionsmane Partners LLC, for the property generally located at 1653-1739 West Webster Avenue and 2075-2189 North Elston Avenue was approved by a vote of 15-0-0. The Applicant proposes to amend Residential Business Planned Development 1420 to add “Sports and Recreation, Participant – Indoor” as a permitted use in Sub-Area A. No changes are proposed to the existing approved improvements in the Planned Development. (20909, 32nd Ward)
2. A motion by Carlos Pineiro, seconded by Linda Searl to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Rush Walton LLC, for the property generally located at 939 N. Rush Street was approved by a vote of 14-0-0. The property is zoned DX-7 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to demolish an existing three-story commercial building and construct a new two-story commercial building. (LF #763; 42nd Ward)

3. A motion by Linda Searl, seconded by Raul Garza, to approve a proposed amendment to Commercial Residential Waterway Planned Development #796, submitted by TCB-Lincoln Village, LLC and TCB-LV GL, LLC, for the property generally located at 6111-6199 North Lincoln Avenue and 6231-6257 North McCormick was approved by a vote of 15-0-0. The property is zoned Waterway Planned Development # 796 and is currently improved with a commercial shopping center and 109 units of Elderly Housing. The proposed amendment is intended to allow for additional permitted uses consistent with those allowed in the underlying B3-2 zoning designation, no other changes are contemplated as a result of this application. (20851, 50th Ward)

F. Chairman's Update

1. A presentation from Deputy Commissioner Kathy Dickhut and various staff and volunteer participants working with the Department of Planning and Development was made to the plan commission about the We Will Chicago Plan. We Will Chicago, is a three-year, citywide planning initiative under Mayor Lori E. Lightfoot that will encourage neighborhood growth and vibrancy while addressing social and economic inequities that impair Chicago's legacy as a global city. The Department of Planning and Development will provide an update on the We Will Chicago planning process, which will include an overview of work completed in 2021 and the upcoming workplan for 2022.

G. Adjournment

A motion by Gia Biagi, seconded by Carlos Pineiro, to adjourn the February 17, 2022 Regular Hearing of the Chicago Plan Commission at 12:34 PM, the motion was approved by a 13-0-0 vote.