

## CHICAGO PLAN COMMISSION

121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall / Virtually  
Chicago, Illinois 60602  
April 21, 2022

### DRAFT MINUTES

#### PRESENT

Gia Biagi\*  
Walter Burnett\*  
Maurice Cox\*  
Rosa Escareno  
Laura Flores\*  
Sarah Lyons\*  
Deborah Moore\*  
Patrick Murphey  
Marisa Novara\*  
Harry Osterman  
Carlos Pineiro\*  
Guacolda Reyes\*  
Tom Tunney  
Gilbert Villegas\*  
Scott Waguespack\*

#### ABSENT

Lester Barclay  
Andre Brumfield  
Raul Garza  
Honorable Lori E Lightfoot, Mayor  
Linda Searl  
Nicholas Sposato

- A. The Chairman called the April 21, 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 Guacolda Reyes, to approve Carlos Pineiro to act as chairman for portions of today's meeting in the Chairwoman's stead for items she needs to recuse from, this action was necessary due to the absence from today's meeting of Vice-Chairman Brumfield, this was approved by a 11-0-0 vote.
- C. A motion by Gia Biagi, seconded by Deborah Moore, to approve the Minutes of the March 17, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 11-0-0 vote.
- D. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
  1. A motion by Maurice Cox, seconded by Guacolda Reyes, to approve the following matters (No. 1 through 6 under the disposition heading, item 7 under the ANLAP heading, item 8 under the

negotiated sale heading, and items 9 and 10 under the TIF plan / TIF Map heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 10-0-1 (Lyons abstained) vote:

### **DISPOSITION**

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3401-23 West Ogden Avenue to Grace Manor LP and/or it's affiliated entities (22-010-21; 24<sup>th</sup> Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4214 West Fifth Avenue to Lawon Williams (22-012-21; 24<sup>th</sup> Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1130 North Monticello Avenue to NeighborSpace (22-013-21; 27<sup>th</sup> Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5384 North Bowmanville Avenue to NeighborSpace (22-014-21; 40<sup>th</sup> Ward).
5. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3735-45 West Cortland Street and 1805 North Hamlin Avenue to Encuentro Square I LP and/or Encuentro Square II LP or its affiliated entities and to the Chicago Park District (22-015-21; 26<sup>th</sup> Ward).
6. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1433 South Kedzie Avenue to GMO Properties (22-016-21; 24<sup>th</sup> Ward).

### **ANLAP**

7. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 1254 South Albany Avenue to Natashee Scott (22-008-21; 24<sup>th</sup> Ward).

### **NEGOTIATED SALE**

8. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 1256 South Albany Avenue to Natashee Scott (22-009-21; 24<sup>th</sup> Ward).

### **TIF PLANS AND TIF MAP CHANGES**

9. A resolution recommending a proposed ordinance authorizing a change of use to the TIF map for this parcel only, generally located at 3401-23 West Ogden Avenue (22-011-21; 24<sup>th</sup> Ward).
10. A resolution recommending a proposed designation of the Cicero/Stevenson Tax Increment Financing Redevelopment Project Area in the area generally bounded by the Stevenson Expressway on the north, West 45<sup>th</sup> Street on the south, South Cicero Avenue on the east, and South Laramie Avenue on the west in order to encourage redevelopment in the Garfield Ridge community area. (22-017-21; 22<sup>nd</sup> 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 Scott Waguespack, seconded by Carlos Pineiro, to approve a proposed Technical Amendment to Institutional Planned Development #43 submitted by the Applicant, Alderman Leslie Hairston (5th), for property generally located on the 5600 block of South Maryland and South Drexel Avenues was approved by a vote of 11-0-0. The amendment to the planned development would add three (3) parcels from Sub-Area B, rezone and incorporate the sites, located at: 5600 South Drexel Avenue, 5635 South Maryland Avenue, and 5627 South Maryland Avenue into Institutional Planned Development 43. No other changes to the planned development are proposed. (A-8748, 5th Ward)
2. A motion by Maurice Cox, seconded by Guacolda Reyes, to approve a proposed Industrial Corridor Map Amendment application, submitted by JFA Real Estate, LLC, for the property generally located at 9901 S. Cottage Grove Avenue and located within the Burnside Industrial Corridor was approved by a vote of 11-0-0. The applicant is proposing to rezone the site from M1-1 (Limited Manufacturing/Business Park District) to an C3-1 (Commercial, Manufacturing and Employment District) to unify the zoning across a site under single ownership. (20954T1; 8th Ward)
3. A motion by Marisa Novara, seconded by Gilbert Villegas, to approve a proposed Planned Development, submitted by Greater Chicago Food Depository, for the property generally located at 4100-4230 W. Ann Lurie Place / 4044-4210 S. Karlov Avenue was approved by a vote of 14-0-0. The applicant is proposing to rezone the 880,300 square-foot subject property from M2-3 (Light Industry District) to Industrial-Institutional Planned Development. The applicant proposes a 36,700 square-foot addition to its existing 275,000 square-foot food warehouse and packaging facility, to add a meal preparation facility and other ancillary uses. The overall planned development will also include open space, 337 vehicle parking spaces, and parking for delivery and semi-trucks. (20259; 14th Ward)
4. A motion by Gilbert Villegas, seconded by Marisa Novara, to approve a proposed Planned Development submitted by the applicant, Encuentro Square I LP, for property generally located at 1800-1840 North Hamlin, 1821-1857 North Hamlin, 3735-3759 West Cortland, and 1820-1856 North Ridgeway was approved by a vote of 13-0-0 (Flores Recused). The applicant is proposing to rezone the site from the M1-1 Limited Manufacturing/Business Park District and M1-2 Limited Manufacturing/Business Park District to a RM6 Residential Multi-Unit District then to a Planned Development. The request is sought to allow for a multi-unit residential development consisting of 187 residential dwelling units; residential support services; parks and recreation; community center; accessory parking and accessory uses. The proposed planned development consists of two (2) sub-areas with an overall maximum FAR of 1.7 and height of 85 feet. Sub-Area A has a maximum FAR of 1.8 and consist of 89 residential dwelling units and 56 accessory off-street parking spaces. Sub-Area B has a maximum FAR of 1.6 and consist of 98 residential dwelling units and the lesser of 79 off-street parking spaces or the number of parking spaces required pursuant to the Chicago Zoning Ordinance. (20912, 26th Ward)
5. A motion by Tom Tunney, seconded by Deborah Moore to approve a proposed Business Planned Development, submitted by Division I, LP, for the property generally located at 1215-1265 W. Division St., 1030-1178 N. Elston Ave., and 1200-1212 W. Cortez Street. The site is located within the boundaries of the North Branch Industrial Corridor was approved by a vote of 11-0-0 (Burnett Recused). The applicant is proposing to rezone the site from PMD-2

(Plan Manufacturing District) to a Business Planned Development. The applicant proposes to construct a warehouse and distribution, wholesaling, and freight movement facility with two warehouse floors, two intermediary mezzanine levels, accessory parking garage and office space. The project will contain accessory vehicular parking spaces, trailer spaces, 8 loading spaces, and a maximum of 120 bicycle parking spaces. The maximum height of the building is 89'-3" and the overall FAR is 2.4. (20784, 27th Ward)

6. A motion by Scott Waguespack, seconded by Tom Tunney, to approve a proposed amendment to Planned Development No. 847, submitted by the Wm. Wrigley Jr. Company, for the property generally located at 1132 W. Blackhawk St. was approved by a vote of 11-0-0 (Burnett Recused). The amendment will expand the planned development boundary and facilitate the development of a one-story, 45,000-square-foot facility with a maximum height of 30' and a maximum FAR (Floor Area Ratio) of 3.0. The proposal will also expand the property's parking capacity to include a minimum of 229 off-street parking spaces. (20940; 27th Ward)
7. A motion by Carlos Pineiro, seconded by Maurice Cox, to approve a proposed amendment to Residential-Business Planned Development No. 1354, submitted by 170 Green Owner, LLC, for the property generally located at 170 North Green Street was approved by a vote of 10-0-0 (Burnett and Lyons Recused). The applicant is proposing to rezone the site from Residential-Business Planned Development No. 1354 to DX-7 (Downtown Mixed-Use District) to Residential-Business Planned Development No. 1354, as amended, to construct a 465'-tall mixed-use development containing 275 dwelling units, 150 hotel keys, approximately 350,000 square feet of office space, commercial space, and 235 accessory vehicular parking spaces. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. (20910, 27th Ward)
8. A motion by Maurice Cox, seconded by Gia Biagi, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Tempus Group Holding LLC, for the property generally located at 5356 N Sheridan Road was approved by a vote of 11-0-0. The property is zoned B2-3 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a five-story residential building with 50 dwelling units and 25 vehicular parking spaces (LF #765; 48th Ward).

#### F. Chairman's Update

#### G. Adjournment

A motion by Guacolda Reyes, seconded by Gia Biagi, to adjourn the April 21, 2022 Regular Hearing of the Chicago Plan Commission at 2:21 PM, the motion was approved by a 10-0-0 vote.