

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
November 18, 2021

DRAFT MINUTES

PRESENT

Gia Biagi
Teresa Córdova (Chair)*
Raul Garza
Sarah Lyons*
Deborah Moore*
Patrick Murphey*
Marisa Novara
Carlos Pineiro*
Guacolda Reyes*
Linda Searl*
Smita Shah*
Tom Tunney*
Scott Waguespack*

ABSENT

Lester Barclay
Andre Brumfield
Walter Burnett
Maurice Cox
Rosa Escareno
Laura Flores
Honorable Lori E Lightfoot, Mayor
Harry Osterman
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the November 18, 2021, 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 Scott Waguespack, seconded by Smita Shah, to approve the Minutes of the October 21, 2021 Regular Hearing of the Chicago Plan Commission, this was approved by a 10-0-0 vote.
- C. Deferrals

1. A motion by Smita Shah, seconded by Linda Searl, to defer the following matter which was being presented pursuant to the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance, was approved by a 10-0-0 vote:

A proposed Residential Business Planned Development, submitted by the applicant, 3914 N Lincoln, LLC, for the property generally located at 3914-30 North Lincoln Avenue and 3909-17 North Damen Avenue. The applicant is proposing to rezone the site from B1-2 Neighborhood Shopping District to a B3-3 Community Shopping District, and then to a Residential Business Planned Development. The applicant seeks to rezone the property to establish a qualifying transit-served location to allow a new 5-story, 68-dwelling unit building, with 27 internal parking stalls, 1 loading berth, and approximately 7,579 square feet of ground floor commercial space along North Lincoln Avenue and Damen Avenue. (20850, 47th Ward)

2. A motion by Tom Tunney, seconded by Smita Shah, to defer the following matter which was being presented pursuant to the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance, was approved by a 11-0-0 vote:

A proposed Residential-Business Planned Development, submitted by Trinity 95th & Cottage Grove Planned Community Development Series, LLC, for the property generally located at 9619-9645 S. Cottage Grove Avenue. The applicant is proposing to rezone the site from M1-2 (Limited Manufacturing/Business Park District) to a B2-3, (Neighborhood Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a two-phase, affordable senior housing project. Phase 1 will include a 5-story, approximately 64'-0" tall, 70-unit residential building and a 1-story, approximately 20' tall amenity building. 44 total parking spaces to serve both phases of the Project. Phase 2 will include a 5-story, approximately 64'-0" tall, 63-unit residential building. (20729; 8th Ward)

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

1. A motion by Smita Shah, seconded by Linda Searl, 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 10-0-0 vote:

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1300 North Astor Street and 24 East Goethe Street to 24 E Goethe LLC. (21-030-21; 43rd Ward)

2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1916 South Troy Street, 1927 South Troy Street, 1914 South Albany Avenue, 1926 South Albany Avenue, 1905 South Albany Avenue, 1915 South Albany Avenue, 1919 South Albany Avenue to Prodigy LLC (21-033-21; 24th Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3975-3977 & 3981-3983 South Drexel Boulevard to 3975 Drexel LLC AND 3981 Drexel LLC (21-034-21; 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 Linda Searl, seconded by Raul Garza, to approve a proposed Residential Business Planned Development and proposed Industrial Corridor Map Amendment within the North Branch Industrial Corridor, submitted by Annexation LLC, for the property generally located at 2032 North Clybourn Avenue was approved by a vote of 17-0-0. The applicant is proposing to rezone the site from M1-2 (Limited Manufacturing/Business Park District) and M2-2 (Light Industry District) to B3-3 (Community Shopping District) and then to a Residential Business Planned Development to permit the reuse of the existing 5-story building with 136 residential units, approximately 9,000 square feet of retail/commercial, and 86 accessory parking spaces. (20854, 2nd Ward)
2. A motion by Raul Garza, seconded by Deborah Moore to approve a proposed Planned Development, submitted by Preservation of Affordable Housing for the property generally located at 3145 and 3150 W Fifth Avenue was approved by a vote of 11-0-0. The applicant is proposing to rezone the site from a C1-3 (Neighborhood Commercial District) to a Residential-Business Planned Development. The applicant is proposing to construct a mixed-use campus with a maximum of 121,253 square feet. The project will include neighborhood-serving retail space and a maximum of 82 dwelling units. In phase 1, the applicant proposes to construct a mixed-use building with a maximum 50 dwelling units, ground floor commercial space and 15 parking spaces. In phase 2, the applicant proposes to construct a mixed-use building with 32 dwelling units, with ground floor commercial space, and 17 parking spaces. (20674 28th Ward)
3. A motion by Carlos Pineiro, seconded by Gia Biagi, to approve proposed amendment to Residential Business Planned Development 306, submitted by Lincoln Park Lofts, LLC, for the property generally located at 524-628 West Diversey Parkway and 2801-2807 North Broadway Street was approved by a vote of 11-0-0 (Tunney Recused). The applicant is proposing to revise the existing plan for this planned development by eliminating the permitted, proposed 8-story residential building and replacing it with the existing single-story commercial development. The request is made to allow renovation to occur for future tenants of the single-story

commercial building. No changes are proposed to the existing residential tower. (20813, PD#306, 44th Ward)

4. A courtesy presentation was made to the Chicago Plan Commission for a proposed site plan review within Institutional Planned Development #50, submitted by the applicant, Advocate North Side Health Network, Inc., for the property generally located at 900 West Nelson Street. The applicant is proposing to expand the Center for Advanced Care (CAC) to the western edge of the property and include a 4-story addition to expand the CAC vertically. No changes to the previously approved PD 50 are requested. As a courtesy presentation no vote was necessary. (44th Ward)

F. Adjournment

A motion by Linda Searl, seconded by Guacolda Reyes, to adjourn the November 18, 2021 Regular Hearing of the Chicago Plan Commission at 12:14 PM, the motion was approved by a 9-0-0 vote.