

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
May 18, 2023**

DRAFT MINUTES

PRESENT

Lester Barclay*
Gia Biagi*
Walter Burnett*
Maurice Cox*
Rosa Escareno*
Laura Flores*
Sarah Lyons*
Patrick Murphey*
Marisa Novara*
Guacolda Reyes*
Claudette Soto*
Scott Waguespack*

ABSENT

Andre Brumfield
Raul Garza
Honorable Brandon Johnson, Mayor
Carlos Pineiro
Carlos Ramire-Rosa
Nicholas Sposato
Silvana Tabares
Danielle Tillman
Gilbert Villegas

- A. The Chairman called the May 18, 2023, regular hearing of the Chicago Plan Commission to order at 10:12 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with twelve 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 allow for Sarah Lyons to act as Chairwoman in place of Laura Flores on the items for which she needs to recuse herself was approved by a vote of 10-0-0 (Lyons abstained).
- C. A motion by Gia Biagi, seconded by Sarah Lyons, to approve the Minutes of the April 20, 2023 Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 12-0-0 vote.
- D. The Plan Commission acted to defer one matters:

1. A motion by Guacolda Reyes, seconded by Rosa Escareno to defer item C9, A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 6921 South Paulina Street to Susana Lazaro Andrade (23-016-21;17th Ward) was approved by a vote of 12-0-0.

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

A motion by Andre Brumfield, seconded by Tom Tunney, to approve the following matters (No. 1 under the disposition heading, and Nos. 2, 4, and then 6-9 under the disposition heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a 12-0-0 vote.

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3865 South Lake Park Avenue to Alonzo Williams (23-017-21; 4th Ward).
2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 4441 South Ellis Street to Nina Davis (23-018-21; 4th Ward).
3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 5339-5345 South State Street to Deeply Rooted Productions, Inc. (23-020-21; 3rd Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 8139 South Normal Avenue to Chicago Board of Education (23-021-21; 21st Ward).
5. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 8676-94 South Vincennes Avenue and 849 West 86th Street to SKS Development, Inc. (23-022-21; 21st Ward).

NEGOPTIATED SALE

6. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 5324 West Ferdinand Street to Edward and Chanell Whitaker (23-019-21; 37th Ward).

ANLAP

7. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 8208 South Houston Avenue to Silvia Melgoza (23-016-21; 7th Ward).
8. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program, generally located at 7408 South Phillips Avenue to Marshana Marie Cooley (23-016-21; 7th Ward).
9. This item was deferred by vote earlier today.

D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. The plan commission was offered a courtesy presentation of a proposed site plan review, submitted by the University of Illinois System / Capital Development Board, for development of the Discovery Partners Institute (DPI) Chicago Center for Education and Research in Waterway Planned Development #1434, Subarea 2 at 1519 S. Wells Street. The applicant proposes to construct an eight-story, 135'-6" tall building at 1519 S. Wells Street with 200,000 square feet of office, classroom, lab and event space. Two (54' x 14') loading berths will be provided. The overall FAR of the development will not exceed 4.59. No voting action was required for this item.
2. A motion by Marisa Novara, seconded by Gia Biagi, to approve a proposed resolution to adopt the Red Line Extension (RLE) Transit-Supportive Development Plan was approved by a vote of 9-0-0 (Barclay Recused). The Chicago Transit Authority is pursuing the Red Line Extension Project, a 5.6-mile extension starting from the existing terminal at 95th/Dan Ryan and terminating at 130th Street, subject to the availability of funding. The RLE Transit-Supportive Development (TSD) Plan is a proactive effort to create a guide for future development in communities located near the RLE project area. Initiated in 2020, the TSD Plan was led by the CTA and in partnership with the City of Chicago's Department of Planning and Development. At the heart of the TSD Plan will be the community's vision for each of the station areas which seeks to promote development without the displacement of existing residents and achieve community-focused benefits such as affordable housing, local economic development, and environmental sustainability.
3. A motion by Sarah Lyons, seconded by Scott Waguespack, to approve a proposed amendment to Business Planned Development 1092, submitted by Alderman Reilly, for the property generally located at 220-228 West Illinois Street was approved by a vote of 8-0-0. The Applicant proposes to amend Business Planned Development 1092 by adding language to PD Statements #5 and #12 giving further clarification to the area labeled Urban Garden on the planned development exhibits. No other changes and no construction are proposed as a part of this amendment. (A-8830, 42nd Ward)
4. A motion by Marisa Novara, seconded by Guacolda Reyes, to approve a proposed Residential Planned Development submitted by Mercy Housing, Inc., for the property generally located at 1801-1809 S. Wabash Avenue and 1800-1806 S. Michigan Avenue was approved by a vote of 9-0-0 (Soto Recused). The applicant proposes to rezone the site from DX- 5 (Downtown Mixed-Use District) and DR-3 (Downtown Residential District) to a unified DR-5 (Downtown Residential District) prior to establishing the Residential Planned Development. The planned development will support the redevelopment of an existing six-story, 62'-0" tall building at 1801 S. Wabash with 100 dwelling units, and the construction of a five-story, 60'-0" tall building at 1800 S. Michigan containing 50 dwelling units; a total of 18 accessory vehicular parking spaces and 150 bicycle parking spaces will be provided. The overall FAR of the development will not exceed 3.7. (21125; 3rd Ward)
5. A motion by Guacolda Reyes, seconded by Rosa Escareno, to approve a proposed Residential-Business Planned Development submitted by 1300 W. Carroll Owner, LLC,

for the property generally located at 1300 W. Carroll Avenue was approved by a vote of 8-0-0 (Burnett Recused). The applicant is proposing to rezone the site from M2-3, (Light Industry District) to a DX-7, (Downtown Mixed-Use District) prior to establishing the Residential-Business Planned Development to permit the construction of a two-phased development consisting of a 515' tall, mixed-use office and residential building containing 361 dwelling units, 249 accessory parking spaces, office space, open space, in a subarea A and a 418' tall, mixed-use building containing 380 residential units, 156 parking spaces, open space, and ground floor commercial and retail uses in a subarea B, together with accessory and incidental uses. A 3.0 FAR bonus will be taken and the overall FAR of the planned development will be 10.0. (20866; 27th Ward)

6. A motion by Gia Biagi, seconded by Guacolda Reyes, to approve A proposed amendment to Residential Business Planned Development 1420, submitted by Fromm LLC, for the property generally located at 1653-1739 West Webster Avenue and 2075-2189 North Elston Avenue was approved by a vote of 8-0-0 (Waguespack Recused). The Applicant proposes to amend Residential Business Planned Development 1420 to add “Animal Services (excluding shelters/boarding kennels or veterinary services)” as a permitted use in Sub-Area A. No changes are proposed to the existing approved improvements in the Planned Development. (22154; 32nd Ward)
7. A motion by Marisa Novara, seconded by Rosa Escareno, to approve a proposed resolution to adopt the 18th and Peoria Development Framework Plan was approved by a vote of 7-0-0 (Flores and Reyes recused). As part of an over \$1 billion investment in affordable housing announced in 2021, the City acquired an approximately six (6) acre site generally located on the north side of 18th Street and Peoria Street. The 18th & Peoria Development Framework Plan seeks to create a comprehensive vision of the site meets the residential and commercial needs of the community, fits within the existing context of the Pilsen neighborhood, and adds value to the property itself and surrounding areas. The goal of the Development Framework Plan is to guide redevelopment of the site with a multi-phased affordable housing development with supportive services and other ancillary uses such as public open space and commercial retail. A draft of the study report was presented to the community and posted for public comment in March 2023, the final document presented here today has incorporated that feedback.
8. The plan commission was presented with an informational presentation of the Central Area Plan Update initiative. The goal of the two-phase effort is to create an implementable, community-driven vision that is informed by the past, rooted in equity, and shaped by Chicagoans on behalf of the entire city. This initiative will be guided by the *We Will Chicago* framework plan. The study area boundaries reflect Chicago's Downtown Zoning District, which is generally bounded by Division Street on the north; portions of Ogden Avenue, Ashland Avenue and Halsted Street on the west; portions of Cermak Road and 25th Street on the south; and Lake Michigan on the east. The initial phase of the two-year planning process involves engagement with stakeholders including residents and representatives from business, cultural, and nonprofit organizations, and local leaders and elected officials to establish goals and objectives for the area. The first phase runs through September 2023. The second phase will define the steps to achieve an

updated vision for how downtown growth can serve all Chicagoans over the next 20 years. No voting action was required for this item.

E. Chairman's Update

1. None

F. Adjournment

A motion by Guacolda Reyes, seconded by Sarah Lyons, to adjourn the May 18, 2023 Regular Hearing of the Chicago Plan Commission at 2:07 PM, the motion was approved by a 8-0-0 vote.