

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
June 17, 2021**

DRAFT MINUTES

PRESENT

Gia Biagi
Andre Brumfield
Walter Burnett*
Teresa Córdova (Chair)*
Maurice Cox*
Fran Grossman
Mike Kelly*
Sarah Lyons*
Deborah Moore*
Patrick Murphey*
Marisa Novara
Guacolda Reyes*
Smita Shah (Vice Chair)*
Tom Tunney*
Scott Waguespack*

ABSENT

Honorable Lori E Lightfoot, Mayor
Laura Flores
Raul Garza
Harry Osterman
Linda Searl
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the June 17, 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 eleven 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 Guacolda Reyes, seconded by Maurice Cox, to approve the Minutes of the May 20, 2021 Regular Hearing of the Chicago Plan Commission, this was approved by a 11-0-0 vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 1. A motion by Smita Shah, seconded by Mike Kelly, to approve the following matter (No. 1 under

the TIF plan update heading; No. 1 under the acquisition heading, and Nos. 1 through 4 under the disposition heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 12-0-0 vote:

TIF Plan Update

1. A resolution recommending a proposed ordinance authorizing a Tax Increment Finance District (TIF), the general boundaries for the Area are Marquette Road to the north, Lake Michigan to the east, 79th Street to the south, and the South Shore Line to the west (21-020-21; 5th and 8th Wards).

Acquisition

1. A resolution recommending a proposed ordinance authorizing an acquisition of privately owned parcels from Pioneer Bank and Pioneer Annex generally located at 4000-4008 West North and 1616 to 1638 North Pulaski Road (21-019-21; 26th Ward).

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4443 West Chicago Avenue to the Boys & Girls Clubs of Chicago (21-021-21; 37th Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3357 West 55th Street to PODER learning center (21-022-21; 14th Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2256 W. Monroe Street, 2339 W. Monroe Street, 2654 W. Adams Street, 2659 W. Adams Street, 210 S. Hoyne Avenue, 212 S. Hoyne Avenue, 3262 W. Walnut Street and 3264 W. Walnut Street to a joint venture between Joudeh Investments LLC. And MKB Business Strategies LLC. (21-014-21; 27th and 28th Wards).
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6941 South Stony Island Avenue to Diamond Realty Management Services Inc. (21-023-21; 5th Ward).

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

1. A motion by Marisa Novara, seconded by Smita Shah, to adopt the Equitable Transit Oriented Development (eTOD) Policy Plan was approved by a vote of 12-0-0. The recommendations in the policy plan are intended to guide future growth around transit. The plan boundaries are congruent with city limits. (All Wards)

2. A motion by Walter Burnett, seconded by Gia Biagi, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Chicago Park District, for the property generally located at 4501 N Clarendon Avenue was approved by a vote of 10-0-0 (Kelly Recused). The property is zoned POS-2 and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to renovate the existing Clarendon Community Center. The renovation involves accessibility improvements, a new roof and building mechanicals, improvements of interior finishes and limited site improvements (LF #756; 46th Ward).
3. A motion by Gia Biagi, seconded by Marisa Novara, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 4447 N Hazel LLC, for the property generally located at 4447 N Hazel Street was approved by a vote of 10-0-0. 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 32 dwelling units and 16 vehicular parking spaces (LF #755; 46th Ward).
4. A motion by Deborah Moore, seconded by Walter Burnett, to approve a proposed Residential Business Planned Development and proposed Industrial Corridor Map Amendment within the North Branch Industrial Corridor, submitted by 1838 Elston Avenue LLC, for the property generally located at 1838 North Elston Avenue was approved by a vote of 6-3-0 (Waguespack Recused). The applicant is proposing to rezone the site from M3-3 (Heavy Industry District) to B3-3 (Community Shopping District) to a Residential Business Planned Development. The applicant proposes to construct a 74'-tall building (77' to top of parapet) with 34 residential units and ground floor commercial space. A 1.4 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 4.4 (20195, 32nd Ward).
5. A motion by Deborah Moore, seconded by Gia Biagi, to approve a proposed Residential Institutional Planned Development, submitted by the applicant, 2219 North Hamilton, LLC, for the property generally located at 2101-2125 W. Lyndale St., 2200-2240 N. Hoyne Ave., 2100-2124 W. Webster Ave., and 2201-2243 N. Hamilton Ave was approved by a vote of 11-0-0 (Waguespack Recused). The applicant is proposing to rezone the site from RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) to a RM5.5 (Residential Multi-Unit District) and then to a Residential Institutional Planned Development. The request is sought to allow for the conversion of a group living facility (convent) to multi-unit residential consisting of 23 dwelling units and 18 accessory off-street parking spaces. The planned development consists of two (2) Sub-Areas with a maximum FAR of 1.45 for Sub-Area A and 1.1 for Sub-Area B (20632; 32nd Ward).
6. A motion by Scott Waguespack, seconded by Sarah Lyons, to approve a proposed Residential-Business Planned Development, submitted by LG Development Group, LLC, for the property generally located at 210 North Aberdeen Street was approved by a vote of 7-0-0 (Burnett Recused). The applicant is proposing to rezone the site from C1-1

(Neighborhood Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 19-story, 239'-tall building with 414 residential units, ground floor commercial space, and 102 accessory vehicular parking spaces. A 2.2 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 9.2 (20225, 27th Ward).

7. A motion by Smita Shah, seconded by Maurice Cox, to approve a proposed Residential-Business Planned Development, submitted by LG Development Group, LLC, for the property generally located at 1150 West Lake Street was approved by a vote of 10-0-0 (Brumfield and Burnett Recused). The applicant is proposing to rezone the site from C1-1, C1-2, and C1-3 (Neighborhood Commercial District) to a unified DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct two buildings. A 33-story, 330'-tall building with 486 residential units, ground floor commercial space on the south side of Lake St. (Sub-Area A) and a 20-story, 222'-6"-tall building with 179 residential units, ground floor commercial space on the north side of Lake St. (Sub-Area B). The overall planned development would contain 290 accessory vehicular parking spaces and four loading berths. A 1.3 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 8.3. (20672, 27th Ward)
8. A motion by Guacolda Reyes, seconded by Marisa Novara, to approve a proposed amendment to Residential Business Planned Development 1323, submitted by 1000 South Michigan Equities LLC, for the property generally located at 920-1006 S. Michigan Ave. and 1011-1015 S. Wabash Ave. was approved by a vote of 10-0-0. The applicant proposes to amend Planned Development 1323 to add 232 dwelling units to Subarea A. Subarea A improvements will consist of a 73-story, 805' tall residential building containing 738 dwelling units and 320 accessory parking spaces and 3 loading berths. Existing Subarea B improvements include a 102' tall office building with 1 loading berth. No changes to Subarea B of the planned development are proposed. A 0.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 21.22. The Chicago Plan Commission granted Lake Michigan and Chicago Lakefront Ordinance approval of the project on April 21, 2016, therefore an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 has been approved by the Zoning Administrator for the proposed amendment. (20589; 4th Ward).

Adjournment

A motion by Deborah Moore, and seconded by Marisa Novara was made to adjourn the June 17, 2021 Regular Hearing of the Chicago Plan Commission at 3:27 PM, the motion was approved by a 9-0-0 vote.