

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
July 15, 2021**

DRAFT MINUTES

PRESENT

Gia Biagi*
Andre Brumfield*
Walter Burnett*
Teresa Córdova (Chair)*
Maurice Cox
Laura Flores*
Raul Garza*
Fran Grossman*
Mike Kelly*
Sarah Lyons*
Deborah Moore*
Patrick Murphey*
Marisa Novara
Harry Osterman
Lester Barclay*
Guacolda Reyes*
Linda Searl*
Smita Shah (Vice Chair)
Nicholas Sposato
Tom Tunney
Gilbert Villegas*
Scott Waguespack*

ABSENT

Honorable Lori E Lightfoot, Mayor

- A. The Chairman called the July 15, 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 Smita Shah, seconded by Gia Biagi, to approve the Minutes of the July 15, 2021 Regular Hearing of the Chicago Plan Commission, this was approved by a 15-0-1 (Barclay Abstained) vote.

C. Deferrals

1. A motion by Smita Shah, seconded by Raul Garza, to defer to a date certain of August 19, 2021, a proposed amendment to planned development #44, submitted by Glenstar O'Hare LLC, for the property generally located at 8535 West Higgins Road was approved by a 17-0-0 vote. The site is currently zoned Planned Development No. 44, and the applicant seeks to change the designation to Planned Development 44, as amended. The amendment would allow the applicant to divide Sub-Area B into three sub areas; Sub-Area B1 will include a 90' tall, seven-story building with 297 dwelling units and 270 required, accessory, vehicular, parking spaces. Sub-Areas B2 and B3 will retain previously approved development rights for a future office development with a maximum height of 190' and 1,230 required, accessory, vehicular, parking spaces. No changes are proposed to Sub-Area A. (20699; 41st Ward)
2. A motion by Smita Shah, seconded by Linda Searl, to defer to a date certain of August 19, 2021, a proposed Residential-Business Planned Development, submitted by FRC Realty Inc., for the property generally located at 1017-1039 N. LaSalle Street and 125 W. Maple Street was approved by a 18-0-0 vote. The applicant is proposing to rezone the site from RM-5 (Residential Multi-Unit District) to a DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 39-story, 418'-tall building with 303 residential units, 3,698 sf of ground floor commercial space, and 124 parking spaces with accessory and incidental uses on the property located at 125 W. Maple St. (Sub-Area B). The property located at 1017 N. LaSalle St. (Sub-Area A) will continue to be improved with the Annunciation Greek Orthodox Cathedral. The existing 6-unit apartment building and coach house at 1015 N. LaSalle St. (Subarea A) will remain. Bonus FAR of 1.50 for Subarea A and bonus FAR of 4.5 for Subarea B will be taken and the overall FAR of the planned development will be 9.5 (20704; 2nd Ward).

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

1. A motion by Sarah Lyons, seconded by Deborah Moore, to approve the following matter (No. 1 under the disposition heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 14-0-0 vote:

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6903-11 South Perry Avenue to Raina Perry, LLC. (21-024-21; 6th 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 Tom Tunney, seconded by Deborah Moore, to approve a proposed Business Planned Development, submitted by Regal Mile Ventures LLC for the property generally located at 1431-1525 E 77th Street: 7700-7716 and 7734-7744 S. Blackstone Avenue; 7731-7741 S. South Chicago Avenue; 7701-7745 S. Blackstone Avenue; 7700- 7778

South Harper Avenue; 7707-7741 S. Harper Avenue; 7706-7740 S Stony Island Avenue was approved by a vote of 16-0-0. The applicant is proposing to rezone the site from C2-2 (Motor Vehicle Related Commercial District), M1-2 Limited Manufacturing/Business Park District, and RS-3 Residential Single-Unit District to C2-2 Motor Vehicle-related Commercial District then to a Business Planned Development. The applicant proposes to construct a film studio and supporting offices, which would include communication service establishment, office, parking, accessory uses and other permitted uses in the C2-2 district and incidental uses. The proposed FAR of the project would be approximately 0.70, with an overall maximum FAR allowed in the PD of 2.2. (20725, 5th Ward)

2. A motion by Sarah Lyons, seconded by Deborah Moore to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Elam Industries LLC, for the property generally located at 3006-3012 East 78th Street was approved by a vote of 14-0-0. The applicant is proposing to construct a five-story residential building with ten dwelling units and eight interior parking spaces and two outdoor parking spaces. (LF #758; 7th Ward)
3. A motion by Smita Shah, seconded by Deborah Moore, to approve a proposed amendment to planned development 1220, submitted by Art in Motion (A.I.M) for the property generally located at 7522 S Greenwood was approved by a vote of 16-0-0. The applicant seeks to add school as a permitted use to allow for a temporary school use at the subject property. (20726, 8th Ward)
4. A motion by Linda Searl, seconded by Maurice Cox, to approve a proposed Business Planned Development, submitted by Our Revival Chicago, LLC, for the property generally located at 3506-20 South Halsted Street was approved by a vote of 13-0-0. The applicant proposes to rezone the site from B3-3 (Community Shopping District) to C3-2 (Commercial, Manufacturing and Employment District) and then to a Business Planned Development to develop a live entertainment venue with an 1,800-person capacity, an approximately 4,000 square foot restaurant, and an approximately 5,000 square foot brewery on the subject property (20722, 11th Ward).
5. A motion by Smita Shah, seconded by Guacolda Reyes, to approve a proposed Residential-Business Planned Development, submitted by 1201 W. Fulton Partners LLC, for the property generally located at 1215 West Fulton Street was approved by a vote of 15-0-0 (Burnett Recused). The applicant is proposing to rezone the site from M2-3 (Light Industry District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 34-story, 414'-9"-tall building with ground floor commercial space, and residential use above. The project will contain 80 accessory vehicular parking spaces and 112 bicycle 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. (20651, 27th Ward)
6. A motion by Smita Shah, seconded by Maurice Cox, to approve a proposed Business Planned Development, submitted by 917 W. Fulton Partners LLC, for the property generally located at 917 West Fulton Market Street was approved by a vote of 12-0-0

(Burnett Recused). The applicant is proposing to rezone the site from C1-1 and C1-2 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development. The applicant proposes to construct an 11-story, 153'-4"- tall building with ground floor commercial space, and office use above and renovate an existing six-story, 87'-tall building to accommodate ground floor commercial or office space, with office space above. The entire project will contain 111 accessory vehicular parking spaces and 73 bicycle parking spaces. A 3.1 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 8.1. (20590, 27th Ward)

7. A motion by Marisa Novara, seconded by Raul Garza, to approve a proposed amendment to Residential-Business Planned Development No. 896, submitted by LR ABLA LLC, for the property generally located at 1002 S. Racine Avenue, 1257 W. Roosevelt Road, 1357 W. Roosevelt Road, and 1322 W. Taylor Street was approved by a vote of 14-0-0 (Brumfield and Burnett Recused). The applicant proposed to change the zoning designation from Residential-Business Planned Development No. 896 to Residential-Business Planned Development No. 896. as amended. The applicant proposes the construction of a new 6 story building containing 67 residential units, ground floor commercial uses and a minimum of 33 parking spaces located at 1002 S Racine; a new 6 story building containing 70 residential units and a minimum of 40 parking spaces located at 1257 W Roosevelt; a new 6 story building containing 70 residential units, and a minimum of 40 parking spaces located at 1357 W Roosevelt and the rehabilitation of building located at 1322 W. Taylor into 15 residential units and the National Public Housing Museum along with a surface parking lot containing a minimum of 37 parking spaces. (20649, 28th and 25th Wards)
8. A motion by Maurice Cox, seconded by Linda Searl, to approve a proposed amendment to Institutional Planned Development #527, submitted by Illuminarium Chicago, LLC, for the property generally located at 600 East Grand Avenue was approved by a vote of 13-0-0 (Lyons and Shah recused). The applicant proposes to amend Institutional Planned Development #527 to allow for commercial uses within the Crystal Garden space at Navy Pier. No changes to the exterior of the building will be made. (20727; 42nd Ward)
9. A motion by Gilbert Villegas, seconded by Raul Garza, to approve a proposed planned development, submitted by RIU Chicago LLC, for the property generally located at 150 E. Ontario Street was approved by a vote of 15-0-0 (Lyons recused). The applicant is proposing to rezone the property from DX-12 (Downtown Mixed-Use District) to a Business Planned Development. The applicant proposes the construction of a new 28-story hotel building, with an overall height of 345', containing 388 hotel keys and two internal loading berths. A 6.40 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 18.4. (20701; 42nd Ward)
10. A motion by Scott Waguespack, seconded by Nick Sposato, to approve a Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by CCA Lakeview LLC, for the property generally located at 3630-3636 N. Lake Shore Drive and 601-627 W. Waveland Avenue was approved by a vote of 16-0-0. The property is currently

zoned Residential Planned Development 1023 and is within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to change the zoning designation from Residential Planned Development 1023 to B2-5 Neighborhood Mixed-Use District and then to Residential Business Planned Development 1023, as amended. The applicant proposes the construction of a 19-story and a 6-story residential building, connected at the base, with 333 residential units, 145 parking spaces, and a 5,000 SF restaurant with an outdoor patio at grade. (20391, LF#742, 46th Ward)

11. A motion by Scott Waguespack, seconded by Deborah Moore, to approve A proposed amendment to Residential Planned Development 1023, submitted by CCA Lakeview LLC, for the property generally located at 3630-3636 N. Lake Shore Drive and 601-627 W. Waveland Avenue. a Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by CCA Lakeview LLC, for the property generally located at 3630-3636 N. Lake Shore Drive and 601-627 W. Waveland Avenue was approved by a vote of 17-0-0. The property is currently zoned Residential Planned Development 1023 and is within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to change the zoning designation from Residential Planned Development 1023 to B2-5 Neighborhood Mixed-Use District and then to Residential Business Planned Development 1023, as amended. The applicant proposes the construction of a 19-story and a 6-story residential building, connected at the base, with 333 residential units, 145 parking spaces, and a 5,000 SF restaurant with an outdoor patio at grade. (20391, LF#742, 46th Ward)
12. A motion by Maurice Cox, seconded by Nicholas Sposato, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application submitted by Lincoln Property Company National LLC, for the property generally located at 4600 N Marine Drive was approved by a vote of 9-3-0 (Searl Recused). 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).
13. A motion by Maurice Cox, seconded by Scott Waguespack, to approve an Amendment to planned development 37, submitted by Lincoln Property Company National LLC, for the property generally located at 4600 N Marine Drive was approved by a vote of 9-3-0 (Searl recused). 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)

14. A motion by Raul Garza, seconded by Linda Searl, to approve A proposed amendment to Planned Development 180, submitted by the Benedictine Sisters of Chicago, for the property generally located at 7416-7460 N. Ridge Blvd. was approved by a vote of 13-0-0. The property is currently zoned Planned Development 180, and the applicant is proposing to establish two subareas to allow for the future development of a senior living facility in the northern subarea. No changes are proposed to the southern subarea, which includes the existing school, monastery, convent, chapel, and care facility. (20743, 49th Ward).

Adjournment

A motion by Walter Burnett, and seconded by Deborah Moore was made to adjourn the July 15, 2021 Regular Hearing of the Chicago Plan Commission at 4:50 PM, the motion was approved by a 13-0-0 vote.