

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
November 19, 2020**

DRAFT MINUTES

PRESENT

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

ABSENT

Honorable Lori E Lightfoot, Mayor
Laura Flores
Mike Kelly
Harry Osterman
Nicholas Sposato

- A. The Chairman called the November 19, 2020 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 fourteen 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 Raul Garza, to approve the Minutes of the October 15, 2020 Regular Hearing of the Chicago Plan Commission, this was approved by a 14-0-0 vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 - 1. A motion by Raul Garza, seconded by Linda Searl, to approve the following three matters (C1 and C2 under the Anlap heading and C3 under the Disposition heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 15-0 vote:

ANLAP:

- 1. A resolution recommending a proposed ordinance authorizing an adjacent neighbor land acquisition program (anlap) sale of city-owned land, generally located at 2831 West 25th Place to Daniel and Rosa Cantu (20-017-21; 12th Ward).

2. A resolution recommending a proposed ordinance authorizing an adjacent neighbor land acquisition program (anlap) sale of city-owned land, generally located at 1254 South Springfield Avenue to Atneada Nance (20-017-21; 24th Ward).

DISPOSITION:

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 700 East 63rd Street to Friend Health Title Holding Corporation (and/or affiliate entities) (20-016-21; 20th 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 Walter Burnett, seconded by Guacolda Reyes, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Heiwa Terrace 920 LLC, for the property generally located at 920 W Lawrence Avenue was approved by a vote of 14-0-0. The applicant is proposing to renovate the subject property, a 13-story, 201-unit affordable senior housing project with 48 off-street parking spaces, into a 204-unit affordable senior housing project with 43 off-street parking spaces, along with interior and exterior building and landscape improvements. (LF #749; 46th Ward)
 2. A motion by Smita Shah, seconded by Linda Searl, to approve a proposed amendment to planned development #276, submitted by The Society for the Danish Old People's Home, for the property generally located at 5656 North Newcastle Avenue was approved by a vote of 15-0-0. The applicant proposes to construct two three-story lateral additions to the existing building - one on the west side and one on the east side. The resulting expansion would not increase the allowed number of beds within the facility (this would remain at 87 per the original approved planned development). The proposal would include 13 accessory vehicular parking spaces on site and an additional (30) off-street accessory vehicular parking spaces established via grant of privilege along Hurlbut Street. (20441; 41st Ward)
 3. A motion by Smita Shah, seconded by Linda Searl, to approve a proposed amendment to Residential Business Planned Development 1420, submitted by Triangle Square Condominium LLC, for the property generally located at 1701 West Webster Avenue was approved by a vote of 14-0-0 (Waguespack Recused). The Applicant proposes to amend Residential Business Planned Development 1420 to add one additional dwelling unit to Sub-Area C that is proposed to be improved with a 7-story, 98'-tall residential building containing 72 dwelling units and 72 parking spaces. No other changes are proposed as part of this application. (20516, 32nd Ward)
 4. A motion by Maurice Cox, seconded by Raul Garza, to approve an amendment to Residential-Business Planned Development 1430, submitted by Ogden Washtenaw JV LLC, for the property generally located at 1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue

and 2604-2664 W. Ogden Avenue was approved by a vote of 15-0-0. The applicant is proposing to amend the allowed uses within Residential-Business Planned Development 1430 to include 'Drive-Through Facility.' This will allow for the addition of a drive-through automated teller machine to Subarea B of the property. (20485, 28th Ward)

5. A motion by Tom Tunney, seconded by Deborah Moore, to approve a proposed Industrial Corridor Map Amendment located within the Kinzie Industrial Corridor, submitted by 1352 W. Lake Restaurant LLC for the property generally located at 1352 W. lake Street was approved by a vote of 15-0-1 (Burnett Recuses). The Applicant proposes to rezone the property from M2-3 (Light Industry) to a DS-3 (Downtown Service) to allow for an Eating and Drinking Establishment that is to exceed 4000 square feet in size to be established on site. (20492-T1, 27th Ward)
6. A motion by Maurice Cox, seconded by Tom Tunney, to approve a proposed planned development, submitted by 2420 S Halsted LLC, for the property generally located at 2420 S. Halsted Street and 2500 S. Corbett Street. was approved by a vote of 8-6-0. The applicant is proposing to rezone the subject property from PMD-11 (Planned Manufacturing District) and Planned Development # 1236 to a Waterway Planned Development. The applicant proposes the construction of an 112,000 square foot distribution center with 487 parking spaces and 15 loading docks. The applicant will also construct a landscaped river walk along the length of the site that fronts the South Branch of the Chicago River and an additional 183,900 square feet of landscaping. (20438; 11th Ward)
7. A motion by Gilbert Villegas, seconded by Marisa Novara, to approve a proposed planned development, submitted by 40 West Oak Owner LLC, for the property located at 46-74 W. Oak St. / 1000-1006 N. Dearborn St. / 1001-1007 N. Clark St. was approved by a vote of 14-2-0. The applicant is proposing to rezone the subject property from C2-5 (Motor Vehicle-Related District) to DX-10 (Downtown Mixed-Use District) then to a Residential-Business Planned Development. The applicant proposes a construct a 35-story building, with an overall height of 465'-8", with up to 75 residential dwelling units in Subarea B. The existing Warren Barr facility generally located at 66 W. Oak St. (Subarea A) will remain. A 3.8 FAR (Floor Area Ratio) bonus will be taken for Subarea B and the overall FAR of the planned development will be 11.34 FAR and 160 accessory parking spaces will be provided. (20517; 2nd Ward)

Adjournment

A motion by Marisa Novara, and with a second by Linda Searl, to adjourn the November 19, 2020 Regular Hearing of the Chicago Plan Commission at 3:18 PM, was approved by a 12-0-0 vote.