

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall / Virtually  
Chicago, Illinois 60602  
December 17, 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  
Smita Shah (Vice Chair)\*  
Tom Tunney  
Gilbert Villegas\*  
Scott Waguespack\*

ABSENT

Honorable Lori E Lightfoot, Mayor  
Laura Flores  
Mike Kelly  
Harry Osterman  
Guacolda Reyes  
Linda Searl  
Nicholas Sposato

1. The Chairman called the December 17, 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.
2. A motion by Smita Shah, seconded by Gia Biagi, to approve the Minutes of the December 17, 2020 Regular Hearing of the Chicago Plan Commission, this was approved by a 13-0-0 vote.
3. A motion by Smita Shah, seconded by Raul Garza to approve the 2021 Chicago Plan Commission meeting calendar, this was approved by a 13-0-0 vote.
4. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
  1. A motion by Sarah Lyons, seconded by Smita Shah, to approve the following two matters (D1 under the Acquisition heading and D2 under the Disposition heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 13-0 vote:

**ACQUISTION:**

1. A resolution recommending a proposed ordinance authorizing an acquisition of land, generally located at 6206 South Racine Avenue from the Board of Education (“CPS”), held in trust by the Public Buildings Commission of Chicago (the “PBC”). (20-018-21; 16<sup>th</sup> Ward)

**DISPOSITION:**

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1114 South Mason Avenue to NeighborSpace. (20-019-21; 29<sup>th</sup> Ward)
5. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
1. A motion by Smita Shah, seconded by Raul Garza, to approve a proposed amendment to Business Planned Development 1292, submitted by The Shops at Big Deahl, LLC, for the property generally located at 1465-1483 N. Kingsbury Street/835-919 W. Blackhawk Street/1450-1472 N. Dayton Street was approved by a vote of 14-0-1 (Burnett Recused). The applicant proposes to amend Planned Development 1292 to rezone the property to C2-5 prior to re-establishing Residential-Business Planned Development 1292, as amended the proposal will include five subareas with four structures and open space. Subarea A will consist of a 27-story (299 ft.), 327 dwelling unit building with retail and 110 parking spaces. Subarea B will consist of a 5-story (64 ft.), 36 dwelling unit building with 36 parking spaces. Subarea C will consist of a 10-story (117 ft.), 126 dwelling unit, group living classified as co-living building (max. 432 beds) with 41 parking spaces. Subarea D will consist of an indoor sports and recreation facility with a height of 80 ft. with 16 parking spaces (currently under construction). Subarea E will be a 25,557 sq. ft. publicly-accessible open space. No other changes are proposed as part of this application. (20479; 27<sup>th</sup> Ward)
  2. A motion by Raul Garza, seconded by Tom Tunney, to approve a proposed planned development, submitted by Chicago Journeyman Plumber Local 130, UA and Chicago Title and Trust Company Land Trust #15408, for the property generally located at 1340 West Washington Boulevard was approved by a vote of 10-0-1 (Burnett Recused). The applicant is proposing to rezone the property from C1-3 (Neighborhood Commercial District) to DX-3 (Downtown Mixed-Use District) and then to a Planned Development. The applicant proposes the construction of a new 7-story parking and retail structure along the West Randolph Street side of the property. The proposed use of the resulting development is commercial and retail on the ground floor with accessory and non-accessory vehicular parking behind and on the floors above, the overall planned development will contain 647 non-accessory vehicular parking stalls. (20478; 27<sup>th</sup> Ward)

3. A motion by Smita Shah, seconded by Tom Tunney, to approve a proposed amendment to Residential-Institutional Planned Development #253 submitted by the Applicant, Misericordia Home, for the property generally located at 6300 N Ridge and 1925 W Thome Avenue. 1701 West Webster Avenue was approved by a vote of 12-0-0. The Applicant proposes the construction of 16 new intermediate care facility buildings on the newly added land. (20510, 40th Ward)
4. A motion by Gilbert Villegas, seconded by Maurice Cox, to approve a proposed amendment to Residential-Business Planned Development #1329, as amended, by the Applicant, 1050 Wilson Partners LLC, for the property generally located at 1050 W. Wilson was approved by a vote of 10-0-1 (Novara Abstained pending revised ARO profile form). The applicant is proposing to create two subareas and to allow for venue as a permitted use to permit a theater use in the existing building located on the property. No other changes to the planned development are proposed. (20345, 46th Ward)
5. A roll call vote to approve a proposed amendment to Residential-Business Planned Development #1347 submitted by the Applicant, 5050 North Broadway Property, LLC, for the property generally located at 5051 North Broadway Avenue was approved by a vote of 9-0-0. The Applicant proposes an amendment to the planned development that would allow the additional use of dwelling units on the ground floor to be added into the to planned development, along with some minor building siting and design modifications. (20440, 48th Ward)

#### Chairman's Update

1. DPD staff (Nancy Radzevich, Assistant Commissioner) provided a brief update on the status of project compliance to the Mayoral Executive Order on WMBE participation.

#### Adjournment

A motion by Maurice Cox, and with a second by Sarah Lyons, to adjourn the December 17, 2020 Regular Hearing of the Chicago Plan Commission at 2:09 PM, was approved by a 9-0-0 vote.