

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
August 15, 2019**

MINUTES

PRESENT

Thomas Carney*
Laura Flores*
Raul Garza*
Eleanor Gorski*
Mike Kelly
Sarah Lyons*
Patrick Murphey*
Marisa Novara*
Terry Peterson*
Linda Searl*
Smita Shah (Vice Chair)*

ABSENT

Walter Burnett
Fran Grossman
Honorable Lori E Lightfoot, Mayor
Harry Osterman
Nicholas Sposato
Tom Tunney
Gilbert Villegas
Scott Waguespack

- A. The Vice Chairman called the August 15, 2019 Regular Hearing of the Chicago Plan Commission, to order at 10:06 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with twelve members present(*). The public hearing was audio recorded. 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 Linda Searl, seconded by Raul Garza, to approve the Minutes of the July 18, 2019, Regular Hearing of the Chicago Plan Commission, was approved by a 10-0 vote.
- C. A motion by Terry Peterson, seconded by Linda Searl, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 10-0 vote:

Negotiated Sale

- 1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 309 West 47th Street to Chicago Title Land Trust Company (19-040-21; 3rd Ward)

ANLAP

- 2. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program sale of city-owned land, generally located at 2216 South Kedvale Avenue to Ruby C. Peet (19-041-21; 22nd Ward)

Sealed Bid

- 3. A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 4118 West Lake Street to 4118-4138 Lake St LLC (19-042-21; 28th Ward)

4. A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 4128 to 4136 West Lake Street to 4118-4138 Lake St LLC (19-043-21; 28th 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 Raul Garza and seconded by Terry Peterson to deferred a proposed amendment to Planned Development 381, submitted by CWI Chicago Hotel, LLC, for the property generally located at 1-39 W. Wacker Drive, was approved by a 10-0 vote. The Applicant proposes to allow the demolition of portions of an existing spa room and construction of additional ground floor space, by enclosing a portion of a porte cochere in Subarea B, for a new financial institution. The City of Chicago will also be amending the PD bulk table to correct the lot areas of both Subareas A and B. (20117, 42nd Ward)
2. A motion by Linda Searl and seconded by Eleanor Gorski to approve a proposed amendment to Residential Planned Development 1347, submitted by 5050 North Broadway Property, LLC, for the property generally located at 5050 N. Broadway was approved by a 10-0 vote. The Applicant proposes the amendment to allow school and daycare uses to be added as permitted uses within the planned development. No other changes to the planned development are proposed. (47th and 48th Wards; 20114)
3. A motion by Eleanor Gorski and seconded by Raul Garza to approve a proposed map amendment in the Ravenswood Industrial Corridor, submitted by Birnecker Holdings LLC, for the property generally located at 4241 North Ravenswood Avenue was approved by a vote of 11-0. The Applicant proposes to rezone the property from M1-2 (Limited Manufacturing/Business Park District) to C3-2 (Commercial, Manufacturing, and Employment District) in order to rehabilitate and reuse the existing building with uses permitted under the C3-2 designation, including distillery with restaurant, tasting room, gift shop and outdoor patio. (20061-T1, 47th Ward)
4. A motion by Raul Garza and seconded by Linda Flores to approve a proposed planned development, submitted by NWC 308 W Erie, LLC, for the property generally located at 301 West Huron and 308 West Erie Streets was approved by a vote of 10-0. The Applicant proposes to rezone the site from DX-5 (Downtown Mixed-Use District) to a Business Planned Development to allow for the construction of a 90'-3" tall building addition adjacent and connected to an existing 105'-10" tall building, which will contain office and ground floor commercial space (Sub-Area A), and the construction of a new 226'-6" tall office building with 130 parking spaces and ground floor commercial space (Sub-Area B). The Applicant proposes to utilize the Neighborhood Opportunity Fund Bonus to increase the allowable FAR for the planned development from 5.0 to 8.1. (20064, 42nd Ward)
5. A motion by Linda Searl and seconded by Laura Flores to approve a proposed map amendment in the Kinzie Industrial Corridor, submitted by 401 Morgan, LLC, for the property generally located at 401 N. Morgan Street was approved by a vote of 10-0. The Applicant proposed to rezone the property from M2-3 (Light Industry District) to DS-5 (Downtown Service District), in order to bring the operation of an existing venue into conformity with zoning with respect to parking and existing outdoor rooftop patio. No physical changes to the building are proposed. (20063-T1; 27th Ward)
6. A motion by Raul Garza and seconded by Linda Searl to approve a proposed amendment to Residential-Business Planned Development 237, submitted by One Superior Place Fee, LLC, for

the property generally located at 1 W. Superior Street was approved by a vote of 9-0 (Sarah Lyons – recused). The Applicant proposes to add hotel use as a permitted use to allow up to 20% of the existing residential units to be utilized as hotel units. No physical changes to the building are proposed. (20119, 2nd Ward)

7. A motion by Eleanor Gorski and seconded by Raul Garza to approve a proposed amendment to Planned Development 136, submitted by Onni Atrium Apartments Limited Partnership, for the property generally located at 303 W. Division Street, 1140 N. Wells Street, and 202 W. Hill Street was approved by a vote of 9-0 (Sarah Lyons – recused). The Applicant proposes to add shared housing and hotel uses as permitted uses to allow up to 60 residential units to be utilized as hotel units. No physical changes to the building are proposed. (20118, 27th Ward)

Adjournment

A motion by Marisa Novara and seconded by Linda Searl to adjourn the August 15, 2019 Regular Hearing of the Chicago Plan Commission at 11:42 AM, was approved by a 9-0 vote.

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