

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
January 23, 2020**

DRAFT MINUTES

PRESENT

Gia Biagi*
Andre Brumfield*
Walter Burnett*
Teresa Córdova (Chair)*
Maurice Cox*
Laura Flores*
Raul Garza
Sarah Lyons*
Deborah Moore*
Patrick Murphey
Marisa Novara
Terry Peterson
Guacolda Reyes*
Smita Shah (Vice Chair)
Tom Tunney*
Scott Waguespack

ABSENT

Honorable Lori E Lightfoot, Mayor
Fran Grossman
Mike Kelly
Harry Osterman
Linda Searl
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the January 23, 2020 Regular Hearing of the Chicago Plan Commission to order at 10:03 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with ten 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 Tom Tunney, seconded by Raul Garza, to approve the Minutes of the December 19, 2019 Regular Hearing of the Chicago Plan Commission, was approved by an 11-0 vote.
- C. A motion by Raul Garza, seconded by Tom Tunney, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 11-0 vote:

Disposition:

 - 1. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 3518 and 3520 South Halsted Street to Our Revival Chicago, LLC (and/or affiliate entities) (20-001-21; 11th 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 Tom Tunney, seconded by Laura Flores, to defer a proposed amendment to Planned Development #447, submitted by DAC Developments LLC, for the property generally located at

808 North Cleveland Avenue (Subarea A-1A), to February 21, 2020, as requested by the applicant, was approved by a vote of 11-0. The applicant proposes a change in use in Subarea A-1A from multi-unit residential to hotel with retail on the ground floor to allow for the construction of a 24-story hotel building. (20190, 27 Ward)

2. A motion by Walter Burnett, seconded by Smita Shah, to approve proposed Residential-Business Planned Development, submitted by Broadway & Harbor, LLC, for the property generally located at 3460 N. Broadway was approved by a vote of 12-0-1 (Tunney, recused). The applicant proposes to rezone the site from (RM-5 Residential Multi-Unit District) and B3-2 (Community Shopping District) to B3-3 (Community Shopping District) and then to a Residential-Business Planned Development to construct a 87' tall building with 208 residential units, ground floor commercial, and 94 vehicular parking spaces (20116; 44th Ward).
3. A motion by Marisa Novara, seconded by Smita Shah, to approved a proposed planned development, submitted by Drive Shack Chicago LLC, for the property generally located at 2501 North Damen Avenue was approved by a vote of 14-0-1 (Waguespack, recused). applicant is proposing to rezone the property from C1-3 (Neighborhood Commercial District) and C3-3 (Commercial Manufacturing District) to C3-3 (Commercial Manufacturing District) and then to a Waterway Planned Development to allow the construction of a three story commercial building containing entertainment and spectator sports, sports and recreation, and eating and drinking establishment uses with 337 accessory vehicular parking stalls and 1 loading berth. (20170, 32nd Ward).
4. A motion by Terry Peterson, seconded by Raul Garza, to approve a proposed planned development, submitted by North Park Ventures LLC, for the property generally located at 800 West Lake Street, was approved by a vote of 14-0-2 (Burnett, Lyons; recused). The applicant is proposing to rezone the property from C1-1 (Neighborhood Commercial District) and C2-5 (Motor Vehicle-Related Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Business Planned Development to construct a 265'-0" tall mixed-use building with commercial uses on the ground floor and a 476-guest room hotel on the floors above, with 0 accessory vehicular parking stalls and 2 loading berths. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 7.0 to a maximum of 11.5. (20112; 27th Ward)
5. A motion by Smita Shah, seconded by Deborah Moore, to approve a proposed planned development, submitted by Trammell Crow Chicago Development, Inc., for the property generally located at 400 North Aberdeen Street, was approved by a vote of 15-0-1 (Burnett, recused). The applicant proposes to rezone the subject property from M2-1 (Light Industry District) and M2-3 (Light Industry District) to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development to construct a 16-story mixed-use building with commercial and retail uses on the ground floor and office uses on the floors above, 150 accessory vehicular parking stalls, and 2 loading berths. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to 8.1. (20169; 27th Ward)
6. A motion by Maurice Cox, seconded by Smita Shah, to approve a proposed map amendment in the North Branch Industrial Corridor, submitted by Christopher Litwin, for the property generally located at 1230 W. Augusta Boulevard, was approved by a vote of 11-2-1 (Brumfield, Novara, opposed; Burnett, recused). The applicant proposes to rezone the property from M3-3 (Heavy Industry District) to B2-2 (Neighborhood Mixed-Use District) to allow for the renovation of and an addition to an existing residential building. (20071-T1, 27th Ward)
7. A motion by Maurice Cox, seconded by Raul Garza, to approve a proposed planned development,

submitted by MP Randolph LLC, for the property generally located at 1400 W. Randolph Street, was approved by a vote of 13-1-1 (Reyes, opposed; Burnett, recused). The applicant is proposing to rezone the property from C1-3 (Neighborhood Commercial District) to a DX-5 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development to construct a new 282-ft. tall, 25-story mixed-use building, with retail and commercial uses on the ground floor and 281 residential dwelling units on the floors above, with 108 accessory vehicular parking spaces, 225 bicycle parking stalls, and 2 loading berths. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to 8.1. (20058; 27th Ward)

8. A motion by Raul Garza, seconded by Deborah Moore, 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 12-0. 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 a 1,800 person capacity, an approximately 4,000 square foot restaurant, and an approximately 5,000 square foot brewery on the subject property (20301; 11th Ward)
9. A motion by Marisa Novara, seconded by Sarah Lyons, to approve a proposed amendment to Planned Development 1218, submitted by Enterprise Leasing Company of Chicago LLC, for the property generally located at 1330 East 53rd Street, to add indoor Light Equipment Sales/Rental as a permitted use, to allow for an indoor car rental use at the subject property. (20139; 4th Ward)

E. MBE/WBE LOCAL HIRING UPDATE – This item was deferred from December meeting. Assistant Commissioner Nancy Radzevich presented the quarterly update, through November 2019. There was a recommendation to ask developers to distinguish between WBE, MWBE, and MBE businesses and if any of such businesses are locally based, within the same community area as the project.

F. CHAIRMAN’S UPDATE

1. 2020 Chicago Plan Commission Meeting Date – The Chairman reminded the Commissioners that the February meeting would be held on Friday, February 21, 2020.
2. Update – DPD Review of existing Plan Commission rules and procedures
 - A. Status of Proposed Master PD Addendum to Development Manual – Nancy Radzevich advised the Commission that the City received comments from 25 different entities, including private citizens, community groups, sister agencies, and that staff is continuing to review and considering how to incorporate key comments into the Master PD addendum. Commission members discussed and recommended providing some guidance/template for the community input process, consistent some of the public comments.
 - B. DPD’s Proposed Improvements to CPC Public Hearing presentations and PD Review Process – Assistant Commissioners Nancy Radzevich and Cindy Roubik provided an overview of proposed changes designed to: increase transparency; encourage an inclusive design process; understand context, place, people + culture; increase applicant accountability; and enhance efficiency. The proposed changes would begin to be implemented in February 2020.

Adjournment

A motion by Marisa Novara, seconded by Maurice Cox, to adjourn the January 23, 2020 Regular Hearing of the Chicago Plan Commission at 3:45 PM, was approved by a 8-0 vote.