

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
November 21, 2019**

DRAFT MINUTES

PRESENT

Andre Brumfield*
Walter Burnett
Thomas Carney*
Teresa Córdova (Chair)*
Maurice Cox*
Laura Flores*
Raul Garza*
Fran Grossman*
Mike Kelly*
Sarah Lyons*
Deborah Moore*
Patrick Murphey*
Marisa Novara*
Terry Peterson
Guacolda Reyes*
Linda Searl*
Smita Shah (Vice Chair)*
Tom Tunney*
Scott Waguespack

ABSENT

Honorable Lori E Lightfoot, Mayor
Harry Osterman
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the November 21, 2019 Regular Hearing of the Chicago Plan Commission to order at 10:15 AM, and undertook a roll call to establish the presence of a quorum; the hearing commenced with sixteen 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 Smita Shah, with the inclusion of the Chairman’s Update, seconded by Linda Searl, to approve the Minutes of the October 17, 2019, Regular Hearing of the Chicago Plan Commission, was approved by a 16-0 vote.
- C. A motion by Smita Shah, seconded by Laura Flores, to defer the following matter pursuant to the Inter-Agency Planning Referral Act, to the December 19, 2019 meeting, at the request of the applicant, was approved by a 16-0 vote:
 - 1. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 5801 North Pulaksi Road, Building H to Elderly Housing Development & Operations Corporation (“EHDOC”) (19-051-21; 39th Ward).

A motion by Smita Shah, seconded by Linda Searl, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 16-0 vote:

2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 1828 South St. Louis Avenue to Ruth Wilson (19-055-21; 24th Ward). (19-054-21; 35th 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 Smita Shah, seconded by Sarah Lyons, to defer a proposed planned development, submitted by RBH Chicago Project LLC, for the property generally located at 2600-2624 West Hirsch Street to December 19, 2019, as request by the applicant, was approved by a vote of 16-0. The Applicant proposes to rezone the subject property from the RS-3 (Residential Single-Unit Detached House District) to the B2-3 (Neighborhood Mixed-Use District), then to a Residential Business Planned Development, to allow the rehabilitation and reuse of the existing vacant school building and the new construction of 5 townhouses. The overall development will contain approximately 107 residential dwelling units along with classroom, community, commercial and office uses. The proposal includes 53 parking spaces and 1 loading berth. (20045, 1st Ward)
2. A motion by Linda Searl, seconded by Smita Shah, to approve a proposed amendment to Institutional Planned Development 50, submitted by Advocate North Side Health Network, to include the property generally located at 3001-3029 North Sheffield Avenue into the boundaries of the planned development was approved by a vote of 18-0-1 (Tunney; recused). The Applicant proposes to rezone the subject property from B3-2 (Community Shopping District) to Institutional Planned Development 50, as amended, to construct a 74 ft. tall accessory parking garage with 408 parking spaces and ground floor clinic space. The planned development boundaries will be amended to accommodate the proposed parking garage (Subarea D) and the Chicago Transit Authority's right-of-way (Subarea E). (20065, 44th Ward)
3. A motion by Terry Peterson, seconded by Linda Searl, to approve a proposed amendment to Planned Development 52, submitted by Chicago Housing Authority, for the property generally located at 2604-2742 North Sheffield Avenue was approved by a vote of 18-0. The Applicant proposes to rezone the subject property from Residential Planned Development 52 to B2-3 (Neighborhood Mixed-Use District) and then to Residential Planned Development 52, as amended, to allow for the construction of a 76 ft. tall building with 80 residential units, ground floor amenity space, connections to two existing 11-story residential buildings, and 45 accessory vehicular parking spaces. A total of 11 senior dwelling units will be added to the two existing buildings. (20189, 43rd Ward)
4. A motion by Smita Shah, seconded by Raul Garza, to approve a proposed Commercial Planned Development, submitted by 233 E Ontario Hotel Propco LLC, for the property generally located at 233 East Ontario Street was approved by a vote of 17-0-1 (Lyons; recused). The Applicant proposes to rezone the subject property from DX-12 (Downtown Mixed-Use District) to a Commercial Planned Development to allow for the installation of a retractable structure to enclose the existing roof top terrace for the Ivy Hotel. The applicant will utilize the Neighborhood Opportunity Fund Bonus to increase the overall FAR from 15.1 to 15.9. (20226, 42nd Ward)

5. A motion by Marisa Novara, seconded by Linda Searl, to approve a proposed amendment to Residential-Business Planned Development 787, as amended, submitted by Global Citizenship Experience Lab School, for the property generally located at 51-65 E. Randolph Street was approved by a vote of 19-0. The Applicant proposes to add high school as a permitted use to the Planned Development, which will occupy the third floor of the existing building. (20194; 42nd Ward)
6. A motion by Raul Garza, seconded by Deborah Moore, to approve a proposed map amendment in the Addison Industrial Corridor, submitted by Nicholas Pupillo, for the property generally located at 3121 North Rockwell Street was approved by a vote of 18-0. The Applicant applicant proposes to rezone the property from M2-3 (Light Industry District) to C3-3 (Commercial, Manufacturing, and Employment District) to allow a dance studio within the existing building. (20145-T1, 33rd Ward). (20145-T1, 33rd Ward)
7. A motion by Fran Grossman, seconded by Maurice Cox, to approve a proposed planned development, submitted by 1234 West Randolph Developer LLC, for the property generally located at 1200-1234 West Randolph Street was approved by a vote of 17-0-2 (Burnett, Lyons; recused). The Applicant proposes to rezone the property from C1-3 (Neighborhood Commercial District) to a DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development with two sub-areas. Sub-Area A is proposed to be developed with a 16-story mixed-use building with commercial uses at the ground floor and a 259 room hotel on the floors above. Sub-Area B is the site improved with an existing 2-story commercial building, which would remain as is. The overall planned development would contain 0 vehicular parking stalls and 2 loading berths. (19984; 27th Ward)
8. A motion by Maurice Cox, seconded by Linda Searl, to approve a proposed planned development, submitted by MP Union Park LLC, for the property generally located at 1436-1450 W. Randolph Street was approved by a vote of 16-0-1 (Burnett; recused). The Applicant proposes to rezone the property from C1-3 (Neighborhood Commercial District) to a C1-5 (Neighborhood Commercial District) and then to Residential-Business Planned Development. The applicant proposes to retain and reuse the existing 5-story building as an office building, demolish the remaining buildings on-site, and construct a new 11-story mixed-use building, with ground floor commercial and residential on the floors above. The planned development would contain 243 new dwelling units, 87 accessory vehicular parking spaces, 180 bicycle parking stalls, and 1 loading berth. (20066; 27th Ward)
9. A motion by Scott Waguespack, seconded by Linda Searl, to approve a proposed Institutional Planned Development, submitted by The Public Building Commission of Chicago, for the property generally located at 5437 W. 64th Place was approved by a vote of 11-0. The Applicant proposes to rezone the site from RS-2 (Residential Single-Unit (Detached House) District) to RT4 (Residential Two-Flat, Townhouse and Multi-Unit District) and then to an Institutional Planned Development to allow for the construction of a new 49'-8" tall building for the John Hancock Replacement High School with 47 accessory vehicular parking spaces. The building will contain approximately 180,000 square feet of space to accommodate 1,080 students with 103 FTE staff. (20197, 13th Ward)
10. A motion by Tom Tunney, seconded by Laura Flores, to approve a proposed amendment to a Planned Development, submitted by Catharine Cook Elementary School, for the property generally located at 311 West Schiller Street was approved by a vote of 9-0. The Applicant proposes to rezone the subject property from Planned Development 301 to Planned

Development 301, as amended, to add a school use and construct 3 axillary classrooms within the existing building. (20177; 2nd Ward)

E. Chairman's Update:

1. Vice Chairman Shah reviewed the proposed meetings dates for 2020, which sets the meetings of the Chicago Plan Commission (CPC) on the 3rd Thursday of each month, except January, which is proposed for January 23rd. She noted that the proposed February 20th meeting date would need to be changed, due to a conflict with another event. The Vice Chairman noted that staff would look for an alternate date and present that back to the CPC.
2. The Vice Chairman Shah also provided an update on the Proposed Master Plan Addendum to the City's Development Manual. She reminded the Commission that at the September 19, 2019 meeting Chairman Cordova had asked the Department of Planning and Development staff to review existing Plan Commission rules and procedures and provide recommendations back to the Commission to strengthen the guidelines for large development proposals. Nancy Radzevich, Assistant Commissioner-Planned Developments, provided an update to the Commission and presented a draft Addendum to the Development Manual for large, Master Planned Developments and draft updated Rules. The Vice Chairman reminded everyone that the draft Addendum was immediately posted public comment for a 30 day period; at the request of members of community groups, representatives of the development community, and the general public, the 30 day comment period was being extended to December 16th. She encouraged all the Plan Commission members to review the documents, if they haven't already done so, and asked members to forward the draft documents to any colleagues, community groups, and/or other interested parties to solicit their comments as well.

Adjournment

A motion by Linda Searl, seconded by Guacolda Reyes, to adjourn the November 21, 2019 Regular Hearing of the Chicago Plan Commission at 3:36 PM, was approved by a 9-0 vote.