

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
October 17, 2019**

MINUTES

PRESENT

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

ABSENT

Thomas Carney
Laura Flores
Mike Kelly
Honorable Lori E Lightfoot, Mayor
Deborah Moore
Harry Osterman
Terry Peterson
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the October 17, 2019 Regular Hearing of the Chicago Plan Commission to order at 10:18 AM, and 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 September 19, 2019, Regular Hearing of the Chicago Plan Commission, was approved by a 12-0 vote.
- C. A motion by Smita Shah, seconded by Linda Searl, to defer the following matter pursuant to the Inter-Agency Planning Referral Act, to the November 21, 2019 meeting, at the request of the applicant, was approved by a 12-0 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).

The Chairman removed the following item from the consent agenda to allow for the public testimony. A motion by Marisa Novara, seconded by Linda Searl to approve the following matter, pursuant to the Inter-Agency Planning Referral Act, was approved by a 12-0-1 vote (Reyes recused):

2. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 2602-38 North Emmett Street to Bickerdike Redevelopment Corporation (19-054-21; 35th 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 13-0 vote:

3. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 7671 South South Chicago Avenue to Commonwealth Edison Company (19-050-21; 5th Ward).
4. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4624 West Huron Street to Abelardo Perez (19-052-21; 28th Ward)
5. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 901 East 75th Street to Eagle Eye Nesting Ground Ministries, INC. (19-053-21; 8th 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 map amendment in the Addison Industrial Corridor, submitted by Nicholas Pupillo, for the property generally located at 3121 North Rockwell Street, to November 21, 2019, as request by the applicant, was approved by a vote of 14-0. The 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).
2. A motion by Tom Tunney, seconded by Smita Shah, to defer indefinitely the proposed map amendment in the Ravenswood Industrial Corridor, submitted by Prince of Tides, LLC, for the property generally located at 4515 North Ravenswood Avenue, at the request of the applicant, was approved by a vote of 14-0. The Applicant proposes to rezone the property from M1-2 (Limited Manufacturing/Business Park District) to C3-2 (Commercial, Manufacturing, and Employment District) to allow a medium indoor/outdoor event venue within the existing building and adjacent garden space. (20072-T1, 47th Ward)
3. A motion by Tom Tunney, seconded by Smita Shah, to approve a proposed map amendment within the North Branch Industrial Corridor, submitted by 1960 Clybourn, LLC, for the property generally located at 1960 North Clybourn Avenue was approved by a vote of 14-0. The applicant proposes to rezone the property from M2-3 (Light Industry District) to C1-3 (Neighborhood Commercial District) to allow commercial uses and residential uses above the ground floor. The applicant intends to construct up to six residential units on the existing second floor and new partial third floor addition. (20115-T1; 2nd Ward)
4. A motion by Linda Searl, seconded by Raul Garza, to approve a proposed map amendment within the North Branch Industrial Corridor, submitted by 2343-47 N. Elston Ave, LLC, for the property generally located at 2343-2347 North Elston Avenue, was approved by a vote of 11-2-1 (Cox, Reyes opposed; Tunney abstained). The applicant proposes to rezone the property from M3-3 (Heavy Industry District) to B2-2 (Neighborhood Mixed-Use District) to allow residential uses. The applicant intends to construct a new 9 unit residential building. (19804-T1; 32nd Ward)

5. A motion by Walter Burnett, seconded by Marisa Novara, to approve a proposed planned development, submitted by Bickerdike Redevelopment Corporation, for the property generally located at 2602-38 North Emmett Street, was approved by a vote of 13-0-1 (Reyes, recused). The applicant proposes to rezone the site from B1-1 (Neighborhood Shopping District) to B2-3 (Neighborhood Mixed-Use District) and then to a Planned Development to allow for the construction of an 86'-tall building with 100 residential units, ground floor commercial and community room space, and 20 accessory vehicular parking spaces. (19993, 35th Ward)

E. Chairman's Update:

1. The Chairman reminded the Commission that at the September 19, 2019 meeting she 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. It was noted that such draft Addendum would be available for public comment for a 30 day period and, after review and consideration of all comments, staff would return to the Plan Commission with an updated draft Addendum.

Adjournment

A motion by Walter Burnett, seconded by Scott Waguespack, to adjourn the October 17, 2019 Regular Hearing of the Chicago Plan Commission at 2:31 PM, was approved by a 14-0 vote.