

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
September 19, 2019

MINUTES

PRESENT

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

ABSENT

Raul Garza
Honorable Lori E Lightfoot, Mayor
Harry Osterman
Terry Peterson
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the September 19, 2019 Regular Hearing of the Chicago Plan Commission to order at 10:24 AM, introduced herself as the new Chairman, and then undertook a roll call to establish the presence of a quorum; the hearing commenced with fifteen 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, seconded by Laura Flores, to approve the Minutes of the August 15, 2019, Regular Hearing of the Chicago Plan Commission, was approved by a 14-0-1 vote (Córdova – abstained).
- C. The Chairman commenced with a Chairman’s Update to welcome new commissioners Andre Brumfield and Deborah Moore and introduced the new Acting Commissioner of the Department of Planning and Development, Maurice Cox. The Chairman noted that she is pleased to be working on development projects and policies to enhance the City’s built environment, and to help facilitate those efforts, she directed staff to review the existing Plan Commission rules and the procedures to strengthen the guidelines for new large development projects and to provide recommendations, this fall, for the plan commission to consider. She also directed staff to include recommendations to support Mayor Lightfoot’s goals involving enhanced community engagement and transparency.
- D. 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 15-0 vote:

Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4942 South Halsted Street, to Navjot Bajwa (19-044-21; 20th Ward).
2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2512 West 59th Street, to Felix Santoyo and Maria Dolores de Paz Rodriquez (19-045-21; 16th Ward).
3. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 9921-25 South Ewing Avenue, to Maria Luz Gomez (19-046-21; 10th Ward).
4. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 5600 South Maplewood Avenue, to Gabriel Lopez and Angela Lopez (19-047-21; 15th Ward).
5. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4842-44 South May Street, to Adrian Delgado (19-048-21; 20th Ward).

ANLAP

6. A resolution recommending a proposed ordinance authorizing an adjacent neighbors land acquisition program sale of city-owned land, generally located at 4301 South Wood Street, to David K. Mercado (19-049-21; 15th Ward).
- D. An update on Equitable Participation Executive Order (Executive Order 2017-2) was presented by Nancy Radzevich.
- E. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
1. A motion by Linda Searl and seconded by Laura Flores to approve proposed planned development, submitted by Twelve West Maple LLC, for the property generally located at 12 West Maple Street, was approved by a 13-2 vote (Grossman, Waguespack – opposed). The applicant is proposing to rezone the property from DX-7 (Downtown Mixed-Use District) to Residential Business Planned Development and will utilize the Neighborhood Opportunity Fund Bonus to increase the overall FAR from 7.0 to 11.5 to construct a 22-story 330'-0" tall mixed-use building with commercial uses, up to 18 dwelling units, and 30 accessory vehicular parking stalls. (19939; 2nd Ward)
 2. A motion by Linda Searl and seconded by Laura Flores to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by 312 Properties LLC, for the property located at 1645 E. 53rd St. within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a 13-0 vote (Brumfield – recused). The applicant is proposing to maintain the current B1-3 (Neighborhood Shopping District) zoning district and construct a rear and one-story addition to an existing two-story commercial building for a ground floor medical office, a total of 4-dwelling units (2 units on each the 2nd and 3rd floors), and four vehicular parking spaces. (727, 5th Ward)
 3. A motion by Linda Searl and seconded by Smita Shah to approve a proposed amendment to

Planned Development 378, submitted by The Interfaith Housing Development Corporation of Chicago, for the property generally located at 1223 W. Marquette was approved by a vote of 11-0. The Applicant proposes to increase in the maximum number of dwelling units from 133 to 151 and convert the existing transitional living residence to a twenty-five unit, 100% affordable residential building. (19771, 17th Ward)

4. A motion by Smita Shah and seconded by Deborah Moore to approve a proposed planned development, submitted by 345 N. Morgan LLC, for the property generally located at 345 North Morgan Street was approved by a vote of 11-0 (Burnett, Lyons – recused). The applicant is proposing to rezone the property from M2-3 (Light Industry District) and Planned Development No. 1282 to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development and will utilize the Neighborhood Opportunity Fund Bonus to increase the overall FAR from 5.0 to 8.1. The applicant proposes to construct an 18 story 288'-0" tall mixed-use building with ground floor retail uses and office uses on the floors above (Sub-area A), an 11-story building with ground floor retail uses and office uses on the floors above (Sub-area B), and maintain the existing ACE Hotel with no changes (Sub-area C). The overall planned development would contain 208 accessory vehicular parking stalls and seven loading berths. (19980; 27th Ward)
5. A motion by Sarah Lyons and seconded by Patrick Murphey to approve a proposed map amendment within the Kinzie Industrial Corridor, submitted by ELA Associates, L.L.C., for the property generally located at 1234-48 West Fulton Market and 301-15 North Elizabeth Street was approved by a vote of 8-0 (Burnett – recused). The applicant proposes to rezone the property from M2-3 (Light Industry District) to DS-3 (Downtown Service District) in order to convert the existing building into an approximately 14,000 square foot office space with 8 accessory, vehicular parking spaces. (20059-T1; 27th Ward)
6. A motion by Linda Searl and seconded by Laura Flores to approve 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 vote of 10-0 (Lyons – recused). The Applicant proposes to convert existing storage space to expand an existing mechanical room and construct additional ground floor space, by enclosing a portion of the existing porte cochere, for a new financial institution, in Subarea B. 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)
7. A motion by Deborah Moore and seconded by Sarah Lyons to approval a proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by the Chicago Park District, for the property generally located at 3003 North Lake Front Trail and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District was approved by a vote of 10-0 (Kelly, Tunney – recused). The Applicant proposed to convert existing storage space to expand an existing mechanical room and construct additional ground floor space, by enclosing a portion of the existing porte cochere, for a new financial institution, in Subarea B. 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)

Adjournment

A motion by Walter Burnett and seconded by Linda Searl to adjourn the September 19, 2019 Regular Hearing of the Chicago Plan Commission at 1:25 PM, was approved by a 11-0 vote.