

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall / Virtually  
Chicago, Illinois 60602  
October 20, 2022**

**DRAFT MINUTES**

PRESENT

Gia Biagi\*  
Andre Brumfield\*  
Walter Burnett  
Maurice Cox\*  
Rosa Escareno\*  
Laura Flores\*  
Raul Garza\*  
Sarah Lyons\*  
Patrick Murphey  
Carlos Pineiro\*  
Claudette Soto\*  
Danielle Tillman\*  
Tom Tunney  
Scott Waguespack\*

ABSENT

Lester Barclay  
Honorable Lori E Lightfoot, Mayor  
Marisa Novara  
Harry Osterman  
Guacolda Reyes  
Nicholas Sposato  
Gilbert Villegas

- A. The Chairman called the October 20, 2022, regular hearing of the Chicago Plan Commission to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with nine members present (\*). The public hearing was audio recorded and live streamed. 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 Gia Biagi, seconded by Raul Garza, to approve the Minutes of the September 15, 2022 Regular Hearing of the Chicago Plan Commission, this was approved by a 9-0-2 (Soto and Tillman Abstained) vote/
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
  1. A motion by Gia Biagi, seconded by Andre Brumfield, to approve the following matters (No. 1 and through No. 11 under the disposition heading; No. 12 under the negotiated sale heading; and Nos 13-15 under TIF Plan Update heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a 12-0-0 vote.

## **DISPOSITION**

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 8645 South Yates Boulevard to B. Leonard Construction (22-046-21; 7th Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of seven city owned land, generally located 4133-43 South Drexel Boulevard to NeighborSpace (22-047-21; 4th Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2303 South Springfield Avenue to Tiffany Childress (22-048-21; 22nd Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2143 South Homan Avenue to Audrey Pierce (22-049-21; 24th Ward).
5. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 2938 East 89<sup>th</sup> Street to Pilsen Wellness Center, Inc. (22-051-21; 10th Ward).
6. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 601-609 E 47th Street & 615-621 E 47th Street to Bella Noir LLC. (22-053-21; 4<sup>th</sup> Ward).
7. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4731-4759 South Cottage Grove Avenue to Milhouse Development, LLC. (22-054-21; 4<sup>th</sup> Ward).
8. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5408, 5410, 5440 South Dearborn Street & 5400, 5407, 5419 South Federal Street to Center Court Development, LLC. (22-055-21; 3<sup>rd</sup> Ward).
9. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3520 South Cottage Grove Avenue to The Chicago Park District (22-056-21; 4<sup>th</sup> Ward).
10. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4300 West Roosevelt Road and 4301 West Fifth Avenue to 4300 Roosevelt LLC (22-040-21; 24<sup>th</sup> Ward).
11. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 3831 West Chicago Avenue to 548 Development LLC. (22-057-21; 37th Ward).

## **NEGOTIATED SALE**

12. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 621 East 45<sup>th</sup> Steet to Morning View Word Church, Inc. (22-050-21; 3rd Ward).

## **TIF PLAN UPDATES**

13. A resolution recommending a proposed amendment to the Kinzie Industrial Conservation Area Tax Increment Financing Redevelopment Project Area in the area generally bounded by Grand Avenue to the north, the Kennedy Expressway to the east, Washington Boulevard on the south, and Kedzie Avenue to the west in order to continue redevelopment in the Near West Side, West Town, Humboldt Park, and East Garfield Park community areas. (22-043-21; 27th Ward)
14. A resolution recommending a proposed designation of the Red Line Extension Tax Increment Financing Redevelopment Project Area in the area roughly within one-half mile from the center line of the right-of-way of the CTA Red Line, south of Madison Street and north of 134th Street, excluding all existing redevelopment project areas in order to encourage redevelopment in the Douglas, Fuller Park, Grand Boulevard, Washington Park, Near West Side, Lower West Side, Near South Side, Armour Square, Loop, Chatham, Roseland, Pullman, South Deering, West Pullman, Riverdale, Hegewisch, Bridgeport, New City, Englewood, Greater Grand Crossing, Auburn Gresham, Washington Heights, and Morgan Park community areas (22-044-21; 3rd, 4th, 6th, 9th, 10th, 11th, 16th, 17th, 20th, 21st, 25th, 34th, and 42nd Wards)
15. A resolution recommending a proposed amendment to the Pulaski Corridor Tax Increment Financing (TIF) Redevelopment Project Area, which generally runs northwest, roughly along the Milwaukee District North METRA Line, bounded by Belmont Avenue on the north, Grand Avenue to the south and Pulaski/Harding and Lowell on the east and west, in order to continue redevelopment in the Hermosa and Humboldt Park community areas. (22-045-21; 31st 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 Andre Brumfield, seconded by Tom Tunney, to approve a proposed Amendment to Institutional Planned Development #783 submitted by the Applicant, Alderman Howard B. Brookins, Jr. of the 21<sup>st</sup> Ward on behalf of the Board of Education for the City of Chicago for property generally located at 8147 S. Vincennes Avenue (“Simeon Career Academy”); and 8134 -8158 S. Vincennes Avenue, 442-454 W. 82<sup>nd</sup> Street, 460-504 W. 82<sup>nd</sup> St., 8133-41 S. Normal Ave. was approved by a vote of 14-0-0. The applicants are proposing to rezone the site from its current M1-1 Limited Manufacturing/Business Park District, RS-3 Residential Single Unit (Detached House) District and Institutional Planned Development #783 (IPD # 783) designations to an RT-4 Residential, Two-Flat, Townhouse and Multi-Unit District and then to Institutional Planned Development #783, As Amended, in order to expand the boundaries and permit the use of a driver’s education facility within the Simeon Career Academy campus (IPD#783). The driver’s education facility will be located across the street from the school building on vacant land. No other changes are proposed to IPD #783. (A-8741, 21st Ward)
2. A motion by Carlos Pineiro, seconded by Scott Waguespack, to approve a proposed amendment to Residential Business Planned Development 1377, submitted by 845 West Madison Street Owner, LLC, for the property generally located at 833-855 West Madison Street; 832-854 West Monroe Street; and 2-40 South Green Street was approved by a vote of 12-0-0 (Burnett Recused). The applicant proposes to amend Residential Business Planned Development to permit the following additional uses: animal services (except boarding or kennel); financial services (except payday/title secured loan store or pawn shop); medical services; personal services; postal service; repair or laundry service [consumer]; and sports and recreation [participant, indoor]. No other changes to Residential Business Planned Development 1377 are proposed. (21127; 27th Ward)
3. A motion by Andre Brumfield, seconded by Gia Biagi, to approve a proposed Residential Planned Development, submitted by DK Chestnut LLC, for the property generally located at 330 West Chestnut Street was approved by a vote of 13-0-0 (Burnett Recused). The applicant is proposing to rezone the site from C1-5 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to a Residential Planned Development. The applicant proposes to construct a 9-story, 115’-tall building with 129 residential units, ground floor commercial space, 80 bicycle parking spaces, and 11 accessory vehicular parking spaces. A 2.55 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 7.55. (20993, 27th Ward)
4. A motion by Carlos Pineiro, seconded by Gia Biagi, to approve a proposed Residential-Business Planned Development, submitted by 301 S. GREEN LLC, for the property generally located at 301-323 S. Green Street was approved by a vote of 13-0-0 (Burnett Recused). The applicant proposes to rezone the site from DS-3 (Downtown Service District) to DX-7 (Downtown Mixed-Use district) then to a Residential-Business Planned Development. The applicant proposes to construct a 36-story, 404’ - tall building

containing 362 residential units, 256 bicycle parking spaces, 128 accessory vehicular parking spaces, 2 loading berths and retail, commercial and accessory uses on the ground floor. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. (21086, 27<sup>th</sup> Ward)

5. A motion by Andre Brumfield, seconded by Maurice Cox, to approve a proposed Residential-Business Planned Development submitted by SA East Owner LLC, for the property generally located at 500-520 N. Des Plaines Street and 509 N. Union Avenue was approved by a vote of 11-0-0 (Burnett and Lyons Recused). The applicant is proposing to rezone the site from C1-5, (Neighborhood Commercial District) and to a DX-7, (Downtown Mixed-Use District) prior to establishing the Residential-Business Planned Development to permit the construction of a two-phased development consisting of two subareas. A phase 1 (Subarea A) to include the rehabilitation of an orange rated building located at 509 N. Union Avenue into a boutique hotel with 141 hotel keys with accessory uses. Subarea B will include a multi-story mixed-uses building, up to 1,110 dwelling units, 145 parking spaces, open space, commercial and retail uses with accessory and incidental uses. A 4.5 Floor Area Ratio (FAR) bonus will be taken and the overall FAR of the planned development will be 11.5. (21049; 27<sup>th</sup> ward)
6. A motion by Scott Waguespack, seconded by Carlos Pineiro, to approve a proposed Residential-Business Planned Development submitted by MH Building LLC, for the property generally located at 708-732 W Hubbard, 456-476 N Milwaukee, 461-483 N Milwaukee, and 448-470 N Union, 449-467 N Union was approved by a vote of 11-0-0 (Burnett and Lyons Recused). The applicant is proposing to rezone the site from an (M2-3 Light Industry District) and C1-5, (Neighborhood Commercial District) and to a DX-7, (Downtown Mixed-Use District) prior to establishing the Residential-Business Planned Development to permit the construction of a multi-phased and multi-building development consisting of three subareas, up to 1,159 dwelling units, 175 parking spaces, plazas spaces, commercial and retail uses with accessory and incidental uses. A 4.5 Floor Area Ratio (FAR) bonus will be taken and the overall FAR of the planned development will be 11.5. (21043; 27<sup>th</sup> ward)
7. A motion by Raul Garza, seconded by Rosa Escareno, to approve a proposed amendment to Institutional Planned Development No. 1103, submitted by Chicago Jesuit Academy for the property generally located at 5058 W. Jackson Blvd. was approved by a vote of 12-0-0. The applicant proposes to expand the Chicago Jesuit Academy campus for a 15-car parking stall addition to the Sub-Area B parking lot, generally located at 5091-99 W Jackson Blvd; this results in an overall expansion of the boundary of the PD by a total of 3,720 square feet. (21089, 28<sup>th</sup> Ward)
8. A motion by Gia Biagi, seconded by Walter Burnett, to approve A proposed Residential-Business Planned Development, submitted by 548 Development, LLC, for the property generally located at 3831 W Chicago Ave, in the Humboldt Park neighborhood of Chicago was approved by a vote of 11-0-0 (Flores recused). The applicant is proposing to rezone the site from a C1-1 (Neighborhood Commercial District) to B3-2 (Community Shopping District), then to a Residential-Business Planned Development. The applicant

proposes to construct a 4-story, approximately 58'-0"-tall building with 60 residential units, 7,734 sf of ground floor commercial space, and 48 parking spaces. (21139; 37th Ward)

9. A motion by Maurice Cox, seconded by Andre Brumfield, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 1045-47 North Rush LLC, for the property located at 1045-47 N. Rush St. was approved by a vote of 10-0-0. The site is currently zoned DX-7 and is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct a 7-story structure with retail, restaurant space, one dwelling unit with rooftop amenity space, two vehicular parking spaces, and 1 loading berth. (LF # 753; 42nd ward)

#### E. Chairman's Update

1. An information presentation was made on the Clark Street Crossroads corridor study. The Study will provide a common, community-driven framework for future land use, development, mobility, and public space for the Clark Street corridor from Montrose Avenue to Foster Avenue in Uptown. This corridor is located at a crossroads of multiple wards and neighborhoods with a diverse set of stakeholder perspectives and priorities. The study recommendations will reflect shared goals and provide clarity for neighbors, developers, and businesses on a future roadmap. The Department of Planning and Development (DPD) will provide an overview of the study's scope and planning process thus far. A draft report is being developed for public review in the coming weeks and DPD plans to seek adoption from the Commission in January 2023.
2. An informational presentation was made on the Roseland Community Medical District Master Plan. The Plan sets forth the vision, physical framework, development strategy and design guidelines for the planning, design, construction, and operation of a mixed-use campus focused on high-quality patient care, outpatient services and related investment to address longstanding community needs. The Department of Planning and Development (DPD) will provide an overview of the draft plan and the planning process. DPD intends to return to seek approval of the plan from the Chicago Plan Commission in November 2022.

#### F. Adjournment

A motion by Raul Garza, seconded by Danielle Tillman, to adjourn the October 20, 2022 Regular Hearing of the Chicago Plan Commission at 2:43 PM, the motion was approved by a 9-0-0 vote.