

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
June 20, 2019
MINUTES**

PRESENT

Martin Cabrera (Chair)*
Laura Flores*
Eleanor Gorski*
Fran Grossman*
Patrick Murphey*
Marisa Novara*
Linda Searl*
Tom Tunney*
Scott Waguespack*

ABSENT

Les Bond, Jr
Walter Burnett
Thomas R. Carney
Honorable Lori E Lightfoot, Mayor
Raul Garza
Mike Kelly
Sarah Lyons
Harry Osterman
Terry Peterson
Smita Shah (Vice Chair)*
Nicholas Sposato
Albert Tyson
Gilbert Villegas

- A. The Chairman called the June 20, 2019, Regular Hearing of the Chicago Plan Commission, to order at 10:08 AM and then 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 a court reporter was present to record the proceedings. A transcript is 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 Laura Flores, to approve the Minutes of the April 18, 2019, Regular Hearing of the Chicago Plan Commission, was approved by a 10-0 vote.
- C. A motion by Tom Tunney, seconded by Linda Searl, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 11-0 vote:

Negotiated Sale

- 1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 3806 South Wabash Avenue to Gramercy LLC. (19-030-21; 3rd Ward).
- 2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 729 West 83rd Street to 8301 Halsted Property LLC. (19-031-21; 21st Ward).

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- 3. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 4430 South Shields Avenue to Latanya Lockhart (19-032-21; 3rd Ward).

4. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 626 North Christiana Avenue to Ruben S. Garcia and Caralee D. Garcia (19-032-21; 27th 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 Scott Waguespack and seconded by Linda Searl to approve a proposed planned development, submitted by 3115 Properties, LLC, for the property generally located at 3111-19 North Broadway, was approved by a 8-0 vote (Tom Tunney, recused) . The applicant proposes to maintain the current B3-5 zoning and establish a Residential Business Planned Development to allow for the renovation of the existing building and construction of a two-story addition (overall height of 82'-9") to accommodate 72 dwelling units, ground floor retail space, sixty parking spaces and one residential loading berth (20024; 44th Ward)
 2. A motion by Eleanor Gorski and seconded by Linda Searl to approve a proposed planned development, submitted by Seritage SRC Finance, LLC, for the property generally located at 7152 West North Avenue, was approved by a 8-1 vote (Grossman, opposed). The applicant proposes to rezone the site from B1-2 (Neighborhood Shopping District) to B3-2 (Community Shopping District) and establish a Residential-Business Planned Development, to permit the renovation and construction of a 5-story building with 161 residential units, ground floor retail and 462 parking spaces, with accessory and incidental uses (19947, 29th Ward).
 3. A motion by Eleanor Gorski and seconded by Linda Searl to approve a proposed planned development, submitted by Seritage SRC Finance, LLC, for the property generally located at 7141 West Wabansia Avenue, was approved by a 8-1 vote (Grossman, opposed). The applicant proposes to rezone the subject property from RS-2 (Residential Single-Unit (Detached House District) to RM 4.5 (Residential Multi-Unit District) and establish a Residential Planned Development, to permit the construction of a residential development containing 152 dwelling units and 177 parking spaces, with accessory and incidental uses (19946, 29th Ward).

Adjournment

A motion by Eleanor Gorski and seconded by Linda Searl to adjourn the June 20, 2019 Regular Hearing of the Chicago Plan Commission at 11:42 AM, was approved by a 9-0 vote.