

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
April 20, 2017
MINUTES

PRESENT

Les Bond
Martin Cabrera*
Sarah Lyons*
Terry Peterson*
David Reifman*
Rebekah Scheinfeld
Patricia Scudiero*
Linda Searl*
Smita Shah*
Daniel Sih*
Lucino Sotelo*
Reverend Albert Tyson*

ABSENT

Alderman Edward Burke
Alderman Walter Burnett
Mayor Rahm Emanuel
Laura Flores
Michael Kelly
Alderman Joseph Moore
Alderman Proco Joe Moreno
Alderman Daniel Solis
Alderman Thomas Tunney

- A. The Chairman called the April 20, 2017, Regular Hearing of the Chicago Plan Commission, to order at 10:07 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with 10 members present(*). 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 Reverend Albert Tyson, seconded by Terry Peterson, to approve the Minutes of the March 16, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 10-0 vote.
- C. A motion by Linda Searl, seconded by Reverend Albert Tyson, to defer Item Numbers Two and five under Negotiated Sale was approved by a 10-0 vote.
- D. A motion by Linda Searl, seconded by Reverend Albert Tyson, to approve Items Number One, Three, Four, Six and Seven under Negotiated Sale; Item Number One under Adjacent Neighbors; Item Number One under Acquisition of Land; Items Number One and Two under Disposition of Land; and, Item Number One under Tax Increment Financing, in accordance with the Inter-Agency Planning Referral Act, was approved by a 10-0 vote.
- E. Regarding the following matters submitted in accordance with the Lake Michigan and Chicago Lakefront Protection ordinance or the Chicago Zoning ordinance:

1. A motion by Rebekah Scheinfeld and seconded by Patti Scudiero (planned development) and a second motion by David Reifman and seconded by Rebekah Scheinfeld (lakefront), to approve a proposed planned development and Lake Michigan and Chicago Lakefront Protection application submitted by 1600 East 53rd Street LLC, 1644 East 53rd Street LLC and 5232 South Hyde Park Boulevard LLC, for the property generally located at 1600-44 East 53rd Street, 5238 South Cornell Avenue and 5232-34 South Hyde Park Boulevard, was approved by a 10-2 vote (planned development) and was approved by a 12-0 vote (lakefront). The site is currently zoned RM6.5 (Residential Multi-Unit), B1-5 (Neighborhood Shopping) and B3-5 (Community Shopping). The applicants propose to rezone the site to B3-5 prior to establishing this planned development which will include a 295' tall building containing ground floor retail, 250 dwelling units and 173 vehicular, parking spaces in Sub-Area A. Sub-Area B is currently improved with a two-story commercial building and surface parking lot and Sub-Area C is currently vacant; no improvements are proposed at this time for those two sub-areas. (5th Ward)
2. A motion by Lucino Sotelo, seconded by Patti Scudiero, to approve a proposed planned development submitted by City Pads LLC, for the property generally located at 6145 North Broadway, was approved by an 11-0 vote. The site is currently zoned B1-3 (Neighborhood Shopping) and will remain as such prior to establishing this planned development which will include a six-story, 79' tall building containing ground floor retail, 105 dwelling units and 45 accessory, vehicular parking spaces. (48th Ward)

A motion by Linda Searl, seconded by Reverend Albert Tyson, to adjourn the April 20, 2017, Regular Hearing of the Chicago Plan Commission at 11:17 AM, was approved by an 11-0 vote.