

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

July 21, 2016

10:00 A.M.

MINUTES

PRESENT

Martin Cabrera
David Reifman
Linda Searl
Laura Flores
Michael Kelly
Sarah Lyons
Terry Peterson
Patricia Scudiero
Smita Shah
Lucino Sotelo
Daniel Sih
Rev. Albert Tyson
Alderman Walter Burnett
Alderman Thomas Tunney
Alderman Proco Joe Moreno

ABSENT

Doris Holleb
Les Bond
Rebekah Scheinfeld
Alderman Daniel S. Solis
Alderman Edward Burke
Alderman Joseph Moore

- I. The Chairman called the meeting to order at 10:10 AM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eight members present. Chairman Cabrera welcomed Commissioner Sotelo to The Chicago Plan Commission.
- II. 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 of the Regular Hearing of the Chicago Plan Commission held on June 16, 2016.
- III. The Minutes of the May 19, 2016 Plan Commission Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 5 under Adjacent Neighbors, items numbered 6 through 18 under Negotiated Sales, and items numbered 19, 20, and 22 under acquisitions and dispositions were approved by an omnibus vote of 8-0. Item number 21 was approved 8-0-1 with Alderman Moreno recusing himself.**
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:
 1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5812 South Wabash Avenue (16-051-21) 20th Ward

2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6438 South Oakley Avenue (16-051-21) 16th Ward
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4359 West Van Buren Street (16-051-21) 28th Ward
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 8436 South Mackinaw Avenue (16-051-21) 10th Ward
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4451 West Iowa Street (16-051-21) 37th Ward

Negotiated Sale

6. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 2830 West Arthington Street (16-052-21) 24th Ward
7. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 3340 West Van Buren Street (16-053-21) 16th Ward
8. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 6846 South Lafayette Avenue (16-054-21) 6th Ward
9. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 7921 South Halsted Street (16-055-21) 17th Ward
10. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 5011 South Ashland Avenue (16-056-21) 16th Ward
11. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 5743 South Ashland Avenue (16-057-21) 16th Ward
12. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 1144 North Waller Avenue (16-058-21) 29th Ward
13. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 2838 West Arthington Street (16-059-21) 28th Ward
14. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 2844 West Arthington Street (16-060-21) 28th Ward
15. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 2825 West Polk Street (16-061-21) 28th Ward
16. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 940-46 West 59th Street (16-062-21) 16th Ward
17. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned

land for the property located at 6121 South Throop Street (16-064-21) 16th Ward

18. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 40 North Francisco Avenue (16-065-21) 27th Ward

Acquisitions and Dispositions

19. A resolution recommending the disposition of City Owned land to Pulaski and Jackson Plaza INC. doe the development of a new 9,900 S.F. Strip Center for the property generally located at 3947 West Jackson Boulevard. (16-049-21) 28th Ward

20. A resolution recommending the disposition of City-owned land to UJAMMA Holdings Group, LLC for a 10,740 S.F. Medical Facility for the property generally located at 2810-14 and 2820 East 83rd Street (16-063-21) 7th Ward

21. A resolution recommending The Diversey/Chicago River Tax Increment Financing Redevelopment Project Area for the property generally bounded by Wellington Avenue on the north; Diversey Avenue on the south; Clybourn Avenue and Damen Avenue on the east and Leavitt Street on the west. (16-050-21) 1st Ward

22. A resolution to authorize The City of Chicago Department of Planning and Development to utilize Regional Authority Funds in connection with the creation of the “Jefferson Park Transit Oriented Plan” for the property generally bounded by Berwyn Avenue to the north; Sunnyside Avenue to the south; Central Avenue, Avondale Avenue and Long Avenue to the west and portions of Laramie Avenue, Lavergne Avenue, LeClaire Avenue and Northwest Highway to the east. (16-066-21) 45th Ward

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 690 submitted by WHCP-N 2050, LLC, for the property generally located at 2050 North Clark Street. The site is currently zoned B1-3 (Neighborhood Shopping District) and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct a 5-story residential building with 32 dwelling units and 31 accessory parking spaces. (43rd Ward) **Approved 13-0, yeas – Commissioners Burnett, Flores, Kelly, Lyons, Moreno, Reifman, Scudiero, Searl, Shah, Sih, Sotelo, Tunney and Cabrera.**

2. A proposed Waterway Business Planned Development submitted by 322 North Clark, LLC, for the property generally located at 314-332 N. Clark St., 315-333 N. LaSalle St., 101-131 W. Carroll Ave. The applicant proposes to rezone the site from a DC-12 (Downtown Core District) and DC-16 (Downtown Core District) prior to establishing the Waterway Business Planned Development. The site is currently improved by a multi-story masonry office building and accessory parking. The proposal will expand the office building and establish a multi-story hotel with 500 hotel keys, amenity space for hotel patrons and accessory parking and accessory and related uses. (42nd Ward) **DEFERRED TO A FUTURE DATE**

3. A proposed Residential Business Planned Development, submitted by JFJ 300 Huron, LLC, for the property generally located at 701-711 North Orleans Street, 300-330 West Huron Street and 700-710 North Franklin Street. The Applicant proposes to construct a 305' building with 71 dwelling units, commercial space and accessory parking. The property is currently zoned DX-5 (Downtown Mixed Use District) and will remain as such prior to establishing the proposed

Residential Business Planned Development. (42nd Ward) **Approved 11-0, yeas – Commissioners Burnett, Flores, Kelly, Lyons, Reifman, Scudiero, Searl, Sih, Sotelo, Tunney and Cabrera.**

4. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 694 submitted by OQ 168 NM PROPCO, LLC, for the property generally located at 168 North Michigan Avenue. The applicant proposes to rehabilitate the existing, vacant 12-story structure, expand its height to add five floors and convert it to a 210-key hotel. The site is currently zoned DX-16, Downtown Mixed-Use District, and will remain as such, and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District (42nd Ward). **Approved 11-0-1, with Commissioner Lyons being recused. Yeas – Commissioners Burnett, Flores, Kelly, Peterson, Reifman, Scudiero, Searl, Sih, Sotelo, Tunney and Cabrera.**
5. A proposed Business Planned Development, submitted by PG Development, LLC, for the property generally located at 430-438 North LaSalle Street and 142-150 West Hubbard Street. The Applicant proposes to construct a 220' building with 199 hotel keys and ground floor commercial space. The property is currently zoned DX-7 and will remain as such prior to establishing the proposed Business Planned Development. (42nd Ward). **DEFERRED TO A FUTURE DATE**
6. A proposed Industrial Corridor Map Amendment in the Pulaski Industrial Corridor submitted by The Fields Retail, LLC for the property generally located at 4001-4059 W. Diversey, 4018-4058 W. Parker Ave., 2733-2759 N. Karlov Ave. and 2748-2758 N. Pulaski Road. The applicant proposes to rezone the property from M1-1, (Limited Manufacturing/ Business Park District) to C2-1, (Motor Vehicle Related Commercial District) The applicant proposes to construct three single story commercial retail buildings, and accessory uses and accessory parking. (31st Ward) **Approved 12-0, yeas – Commissioners Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Searl, Sih, Sotelo, Tunney and Cabrera.**
7. A proposed Business Planned Development submitted by 110 N. Carpenter, LLC for the property generally located at 100-136 N. Carpenter Street, 1033-1057 W. Randolph Street, and 1032-1056 W. Washington Boulevard. The applicant proposes to rezone the site from the DX-3 zoning district to the DX-5 zoning district prior to establishing the Business Planned Development. An approximately 150-foot tall, 9-story office building with ground level retail space is proposed with a maximum of 607,628 square feet and a minimum of 300 parking spaces. (27th Ward) **Approved 12-0-1 with Commissioner Burnett being recused , yeas – Commissioners Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Searl, Sih, Sotelo, Tunney and Cabrera.**
8. A proposed Amendment to Institutional Planned Development #1 (IPD #1), submitted by the Applicant, Armour Institute, LLC, for the property generally located between South Michigan Avenue on the east, 35th Street on the south, Metra Rock Island Railroad right-of-way on the west and approximately 30th Street on the north. The Applicant proposes to amend IPD #1 by adding residential uses as an allowed use and adaptively reusing the seven-story building located at 3300 South Federal Street for up to 102 residential units and other minor site alterations. (3rd Ward) **Approved 13-0, yeas – Commissioners Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Searl, Sih, Sotelo, Tunney, Tyson and Cabrera.**
9. A proposal for the amendment of business planned development #300, submitted by CP West Division LLC, for the property generally located at 1323 N. Paulina Avenue. The Applicant is proposing to amend the planned development boundary by removing various parcels of land from within the current boundary and then to amend the bulk table and exhibits to accurately reflect their removal. No construction is proposed in conjunction with this particular application.

The Applicant is requesting to rezone the properties from Business Planned Development #300 to Business Planned Development #300, as amended, B3-2 (Community Shopping District) and POS-2 Park and Open Space District. (1st Ward) **Approved 12-0-1 with Commissioner Moreno being recused , yeas – Commissioners Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Searl, Sih, Sotelo, Tunney and Cabrera.**

10. A proposal to establish a residential business planned development submitted by CP West Division, LLC, for the property generally located at 1257 North Paulina Avenue. The Applicant is proposing a planned development comprised of two sub-areas, the first sub-area will be comprised of a previously permitted building which is currently under construction and the second sub-area will contain provisions for the construction of three buildings which will contain retail and commercial uses, 200 dwelling units, and 134 vehicle parking stalls. The Applicant is proposing to rezone the property from B3-2 (Community Shopping District) to B3-5 (Community Shopping District) and then to a Residential Business Planned Development. (1st Ward) **Approved 12-0-1 with Commissioner Moreno being recused , yeas – Commissioners Burnett, Flores, Kelly, Lyons, Peterson, Reifman, Scudiero, Searl, Sih, Sotelo, Tunney and Cabrera.**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A resolution recommending the acquisition of land from David Fleishman (Terrapin Investments, LLC) for the development of future residential housing for the property generally located at 6013 South Calumet Avenue and 6048 South Martin Luther King Drive. (16-040-21) 20th Ward
2. A resolution recommending the disposition of City Owned parcels to David Fleishman (Terrapin Investments, LLC) for the development of future residential housing for the property generally located at 6543-6549 South Kimbark Avenue and 6554 South Kimbark Avenue. (16-040-21) 20th Ward
3. JFJ 300 Huron, LLC, for the property generally located at 701-711 North Orleans Street, 300-330 West Huron Street and 700-710 North Franklin Street. The Applicant proposes to construct a 304' building with 71 dwelling units, commercial space and accessory parking on a 32,503 square foot parcel. The property is currently zoned DX-5 (Downtown Mixed Use District) and will remain as such prior to establishing the proposed Residential Business Planned Development. (42nd Ward). **Deferred**
4. A proposed technical amendment to Planned Development No. 499 submitted by Central Station, L.L.C, for the property generally located at 101-127 E. Roosevelt Road, 1209-1261, 1305-1321, and 1337-1355 South Michigan Avenue; 100-112 E. 13th St., 100-130 E. 14th St. and 1359-1527 S. Indiana Avenue. The applicant proposes to amend Subarea B to correct a transposition of numbers within the Bulk and Data Table for the permitted floor area. (3rd Ward) **Deferred**

Adjournment:**11:55 AM**