

CHICAGO PLAN COMMISSION

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

August 18, 2016

10:00 A.M.

MINUTES

PRESENT

Martin Cabrera
David Reifman
Linda Searl
Rebekah Scheinfeld
Michael Kelly
Sarah Lyons
Smita Shah
Patricia Scudiero
Daniel Sih
Lucino Sotelo
Alderman Thomas Tunney

ABSENT

Doris Holleb
Les Bond
Terry Peterson
Laura Flores
Rev. Albert Tyson
Alderman Daniel S. Solis
Alderman Edward Burke
Alderman Joseph Moore
Alderman Walter Burnett
Alderman Proco Joe Moreno

- I The Chairman called the meeting to order at 10:08 AM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eight members present.
 - 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 August 18, 2016.
 - III. The Minutes of the July 21, 2016 Plan Commission Hearing were approved unanimously.
 - IV. **The following inter-agency items numbered 1 through 3 under Adjacent Neighbors, items numbered 4 through 11 under Negotiated Sales, and items numbered 12 through 14 under acquisitions and dispositions were approved by an omnibus vote of 8-0.**
- 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 6325 South Rhodes Avenue (16-074-21) 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 4025 South Indiana Avenue (16-074-21) 3rd 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 438 East 44th Street (16-074-21) 3rd Ward

Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 13535 South Calhoun Avenue(16-067-21) 10th Ward
5. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 3620-32 South Loomis Street (16-068-21) 11th Ward
6. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 2626 West Division Street (16-069-21) 26th Ward
7. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 6826 South Justine Street (16-070-21) 16th Ward
8. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 1501 West School Street (16-071-21) 44th Ward
9. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 2817-27 North Natoma Avenue (16-072-21) 36th Ward
10. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 1217 North Bosworth Avenue (16-073-21) 2nd Ward
11. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 1319 South Western Ave (16-077-21) 28th Ward

Acquisitions and Dispositions

12. A resolution recommending conveying one (1) City Owned land to Neighborspace for the ownership and preservation of the "Paradise Garden" for the property generally located at 3545 West Lyndale Street/2214 North Drake Avenue. (16-075-21) 35th Ward
 13. A resolution recommending the disposition of City-owned parcel of land to Sea Dog Ventures, Inc. for access road to the South Branch of the Chicago River for use by amphibious, Commercial Recreational Vehicles ("Duck Boats") for the property generally located at 2130 South Grove Street (16-076-21) 25th Ward
 14. A resolution recommending the disposition of City-owned parcel of land to Clarius Partners, LLC for the development of Industrial and Retail space for lease or sale to end user business for the property generally located at 4300 West Roosevelt Rd (16-079-21) 24th Ward
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed amendment to Planned Development No. 527, submitted by Navy Pier, Inc., for the property generally located at 600 East Grand Avenue and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 646). The application proposes to allow for redevelopment of the Headlands sub-area, including the construction of a welcome pavilion and seasonal ice skating rink; the addition of an

approximately 240-key hotel with both indoor and outdoor, rooftop amenity space, adjacent to the current exposition hall; the provision of short-term docking facilities along the north side of Navy Pier; and, the installation of an elevated walkway with an at-grade water feature at the east end of the Pier. No change is proposed to the underlying zoning of DX-12 (Downtown Mixed-Use District) as a part of this proposal; upon approval, Planned Development No. 527, as amended, will be re-established. (42nd Ward)

PD approved 8-0-1 with Commissioner Lyons being recused, Yeas – Commissioners Kelly, Reifman, Scheinfeld, Scudiero, Searl, Sih, Sotelo and Cabrera.

LF approved 8-0-1 with Commissioner Lyons being recused, Yeas – Commissioners Kelly, Reifman, Scheinfeld, Scudiero, Searl, Sih, Sotelo 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, a furniture store and accessory parking lot. The furniture store building and existing parking lot will be demolished. 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)

PD approved 8-0-1 with Commissioner Lyons being recused, Yeas – Commissioners Kelly, Reifman, Scheinfeld, Scudiero, Searl, Sih, Sotelo and Cabrera.

3. A proposed Business Planned Development, submitted by the Applicant, 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 235' building with 199 hotel keys and ground floor/rooftop commercial space on a 10,575 square foot parcel. The property is currently zoned DX-7 (Downtown Mixed Use District) and will remain as such prior to establishing the proposed Business Planned Development. (42nd Ward).

PD approved 10-0-1 with Commissioner Lyons being recused, Yeas – Commissioners Kelly, Reifman, Scheinfeld, Scudiero, Searl, Shah, Sih, Sotelo, Tunney and Cabrera.

4. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 696 submitted by 65 East Oak Street Owner, LLC, for the property generally located at 57-65 East Oak Street. The site is currently zoned DX-5 (Mixed Use Downtown District) and will remain as such. The site is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct a 4-story commercial retail and restaurant building (42nd Ward) PD approved 11-0, Yeas - **PD approved 11-0, Yeas – Commissioners Kelly, Lyons, Reifman, Scheinfeld, Scudiero, Searl, Shah, Sih, Sotelo, Tunney and Cabrera.**

5. A proposed Waterway Industrial Planned Development, submitted by the Applicant, 2017 Mendell Baker, LLC, for the property generally located at 2015-2031 North Mendell Street. The Applicant proposes to renovate an existing 53,000 square foot building and construct approximately 14,000 square feet of additional space for use as a high technology office. The 50,729 square foot site will be improved to include accessory parking for 46 vehicles as well as a landscaped buffer from the Chicago River. The property is currently zoned PMD (Planned Manufacturing District) 2A and will remain as such prior to establishing the proposed Waterway Business Planned Development. (2nd Ward)

PD approved 11-0, Yeas – Commissioners Kelly, Lyons, Reifman, Scheinfeld, Scudiero, Searl, Shah, Sih, Sotelo, Tunney and Cabrera

6. A proposal for the amendment of residential business planned development #1043, submitted by West Walton Chicago Investors LLC, for the property generally located at 9 W. Walton Street. The Applicant is proposing to increase the maximum allowable height permitted for tower 2 from the previously approved 430' to 456' to allow for the construction of 2 additional floors. The increase would allow for the construction of a total of 5 additional dwelling units. The applicant would be using the Neighborhood Opportunity Bonus to allow for an additional 0.29 FAR within the planned development. The Applicant is requesting to rezone the properties from Residential Business Planned Development #1043 to Residential Business Planned Development #1043, as amended. (2nd Ward)
PD approved 10-0-1, with Commissioner Kelly being recused Yeas – Commissioners Lyons, Reifman, Scheinfeld, Scudiero, Searl, Shah, Sih, Sotelo, Tunney and Cabrera.
7. A proposed Industrial Planned Development, submitted by the Applicant, 31st Street Operations, LLC, for the property generally located at 3110-3250 South St. Louis Avenue. The Applicant proposes to renovate an existing 18,000 square foot building and construct a new 11,400 square foot building on the 12.8 acre site in order to establish an auto salvage yard/recycling facility for approximately 1300 vehicles. The property is currently zoned M1-2 (Limited Manufacturing/Business Park District), M2-1 (Light Industry District) and M3-3 (Heavy Industry District) and will be rezoned to M3-1 (Heavy Industry District) prior to establishing the proposed Industrial Planned Development. (22nd Ward)
Approved 10-0, Yeas - Commissioners Kelly, Lyons, Reifman, Scheinfeld, Scudiero, Searl, Sih, Sotelo, Tunney and Cabrera.
8. A proposed Amendment to Institutional Planned Development #788, submitted by the Applicant, Convent of the Sacred Heart of Chicago, Illinois, for the property generally located at 6250 North Sheridan Road and 6217-21 North Kenmore Avenue. The Applicant proposes to amend IPD #788 by adding a 7,450 square foot parcel located at 6217-21 North Kenmore Avenue and zoned RM-6 (Residential Multi-Unit District) into the boundary of IPD #788. The added parcel is currently used as an accessory parking lot and will continue to be used as an accessory parking lot. (48th Ward).
Approved 11-0, Yeas - Commissioners Kelly, Lyons, Reifman, Scheinfeld, Scudiero, Searl, Shah, Sih, Sotelo, Tunney and Cabrera.
9. A proposed Residential Planned Development (Application No. 18689), submitted by 450 Belmont Properties, LLC, for the property generally located at 450 West Belmont Avenue and also located within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 697). The Applicant is proposing to construct a 179' – 0" tall, 80 dwelling unit building with parking stalls for 48 vehicles. The Applicant is requesting to rezone the property from RM 6.5 (Residential Multi-Unit District) to a Residential Planned Development. (44th Ward)
Approved 9-0-1, with Commissioner Tunney being recused, Yeas – Commissioners Kelly, Lyons, Reifman, Scheinfeld, Scudiero, Searl, Shah, Sotelo and Cabrera
10. A presentation by Chicago Neighborhood Initiatives, Inc., for the property generally located 716 East 111th Street. The project proposal includes a food warehouse distribution center with accessory parking and related uses. The site is currently zoned Planned Development No. 1167 and is located in Subarea H of Planned Development No. 1167. (9th Ward) **Presentation only, no vote required.**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A proposal to establish a residential planned development submitted by Morningside Stewart, LLC, for the property generally located at 4525 North Kenmore Avenue. The Applicant is proposing to rehabilitate the existing, vacant 5-story building and convert it into a multi-unit residential building that holds 64 dwelling units and approximately 100 off-street parking spaces. The site is currently zoned RT-4, Residential Two-Flat, Townhouse and Multi-Unit District, and will remain as such. (46th Ward) **Deferred to date certain of September 15, 2016.**

2. A proposed Residential Planned Development submitted by Mia Property Acquisitions, LLC-2120 Natchez, for the property generally located at 2102-2120 North Natchez Avenue. The site is currently zoned RT-4, (Residential Two-Flat, Townhouse and Multi-Unit District) and will remain as such prior to establishing a residential planned development with 84 residential dwelling units within 14 (3)-story buildings and 115 accessory parking spaces (29th Ward) **Deferred to date certain of September 15, 2016**

Adjournment: **1:00 PM**