

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
February 15, 2018
MINUTES**

PRESENT

Alderman Walter Burnett
Martin Cabrera*
Laura Flores*
Gary Gardner*
Raul Garza*
Mike Kelly*
Sarah Lyons*
Alderman Joseph Moore
Terry Peterson*
David Reifman*
Rebekah Scheinfeld*
Linda Searl*
Alderman Tom Tunney*
Reverend Albert Tyson

ABSENT

Les Bond, Jr.
Alderman Edward Burke
Mayor Rahm Emanuel
Fran Grossman
Alderman Proco Joe Moreno
Patti Scudiero
Smita Shah
Alderman Daniel Solis

- A. The Chairman called the February 15, 2018, Regular Hearing of the Chicago Plan Commission, to order at 10:06 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with 11 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 Mike Kelly, seconded by Terry Peterson, to approve the Minutes of the January 18, 2018, Regular Hearing of the Chicago Plan Commission, was approved by an 11-0 vote.
- C. A motion by Sarah Lyons, seconded by Terry Peterson, to defer the third item on the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance portion of the agenda, a proposed planned development submitted by Green Kinzie, LLC, for the property generally located at 360 North Green Street, to a future hearing of the Chicago Plan was approved by an 11-0 vote.

A motion by Tom Tunney, seconded by Gary Gardner, to defer the fourth item on the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance portion of the agenda, a proposed planned development, submitted by 345 N Morgan, LLC, for the property generally located at 345 North Morgan Street, to a future hearing of the Chicago Plan was approved by an 11-0 vote.

- D. A motion by Terry Peterson, seconded by Mike Kelly, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by an 11-0 vote.

Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 1433 West 45th Street, to J. Gaudalupe Mancilla. (18-011-21; 15th Ward)
2. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located 6353-57 South Sangamon Street, to The Smyrna Missionary Baptist Church. (18-014-21; 16th Ward)

Adjacent Neighbors Land Acquisition Program

1. A resolution recommending a proposed ordinance authorizing utilization of the Adjacent Neighbors Land Acquisition Program for acquisition of city-owned land, generally located at 5008 South Aberdeen Street, to Salvador Salas Cesena. (18-012-21; 20th Ward)

Sealed Bid

1. A resolution recommending a proposed ordinance authorizing the Sealed Bid sale of city-owned land, generally located at 4343 South Indiana Avenue, to Arthur Moore. (18-013-21; 3rd Ward)

Regional Transportation Authority

1. A resolution recommending a proposed ordinance to authorize the Department of Planning and Development to utilize Regional Transportation Authority funds in connection with the creation of the Corridor Study for the East 75th and East 79th Street corridors. (18-010-21; 7th & 8th Wards)

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

1. A motion by Gary Gardner, seconded by Linda Searl, to approve a proposed planned development, submitted by Alderman Roderick T. Sawyer, on behalf of the Board of Education of the City of Chicago and the Public Building Commission of Chicago, for the property generally located at 6745-6859 South Normal Avenue and 300-458 West 69th Street, was approved by a 13-0 vote. The site is currently zoned RT-4 (Residential Two-Flat, Townhouse and Multi-Unit) and will remain as such prior to the applicant establishing this planned development with two sub areas. Sub-Area A will contain a three-story, 47'-tall high school with athletic fields and 105 accessory, vehicular parking spaces. Sub-Area B will include the existing Parker Community Academy and Parker Child Parent Center; no changes are proposed to Sub-Area B. (A8371; 6th Ward)

2. A motion by Gary Gardner, seconded by Raul Garza, to approve a proposed planned development, submitted by 330 N Halsted, LLC, for the properties generally located at 333 and 330 North Green Street, was approved by a 13-0 vote; Alderman Walter Burnett recused himself from the vote. The site is currently zoned M2-3 (Light Industry). The applicant proposes to rezone the site to DX-7 (Downtown Mixed-Use) prior to constructing a 19-story, 281'-tall office building with ground floor retail and 326 vehicular parking spaces at 333 North Green Street. At 330 North Green Street will be established a 20-story, 295'-tall office building with ground floor retail and 205 vehicular parking spaces. The applicant is seeking 4.5 FAR of bonus floor area and will also be subject to the Industrial Corridor System Fee. (19476; 27th Ward)
3. A motion by Sarah Lyons, seconded by Terry Peterson, to defer a proposed planned development, submitted by Green Kinzie, LLC, for the property generally located at 360 North Green Street, to a future hearing of the Chicago Plan Commission was approved by an 11-0 vote. The site is currently zoned M2-3 (Light Industry). The applicant proposes to rezone the site to DX-5 (Downtown Mixed-Use) prior to constructing a 21-story, 298'-tall office building with ground floor retail and 256 vehicular parking spaces. The applicant is seeking 3.1 FAR of bonus floor area and will also be subject to the Industrial Corridor System Fee. (19475; 27th Ward)
4. A motion by Tom Tunney, seconded by Gary Gardner, to defer a proposed planned development, submitted by 345 N Morgan, LLC, for the property generally located at 345 North Morgan Street, to a future hearing of the Chicago Plan Commission was approved by an 11-0 vote. The site is currently zoned M2-3 (Light Industry). The applicant proposes to rezone the site to DX-5 (Downtown Mixed-Use) prior to constructing a nine-story, 133'-tall building with ground floor retail, a movie theatre and 275 accessory and non-accessory vehicular parking spaces. The project will be subject to the Industrial Corridor System Fee. (19480; 27th Ward)
5. A motion by Linda Searl, seconded by Reverend Albert Tyson, to approve a proposed amendment to Planned Development 1354, submitted by Bridgford Foods Corporation, for the property is generally located at 158 North Green Street, was approved by a 12-0 vote; Alderman Walter Burnett recused himself from the vote. The applicant proposes to remove that portion of PD 1354 that is located east of North Green Street and for such parcel to be rezoned to DX-5 (Downtown Mixed-Use). No other changes are proposed prior to re-establishing PD 1354, as amended. (19473; 27th Ward)
6. A motion by Rebekah Scheinfeld, seconded by Reverend Albert Tyson, to approve a proposed amendment to Planned Development 1359, submitted by Spectre Partners, LLC, for the property generally located at 801 West Lake Street, was approved by an 11-0 vote; Sarah Lyons and Alderman Walter Burnett recused themselves from the vote. The applicant proposes to expand the boundaries of PD 1359 to incorporate adjacent parcels currently zoned C3-1 (Commercial, Manufacturing and Employment) and DX-5 (Downtown Mixed-Use) and then establish a unified DX-7 zoning district before re-establishing PD 1359, as amended, to allow for the construction of a 290'-tall office

building with ground floor retail and 129 vehicular parking spaces. The applicant is seeking 4.5 FAR of bonus floor area. (19474; 27th Ward)

7. A motion by Sarah Lyons, seconded by Reverend Albert Tyson, to approve a proposed planned development submitted by 1505 Milwaukee, LLC, for the properties generally located at 1114-28 West Chicago and 800-18 North Milwaukee Avenues, was approved by a 12-0 vote. The site is currently zoned C1-2 (Neighborhood Commercial). The applicant is proposing to rezone the site to C1-5 prior to constructing a seven-story, 99'-tall building containing ground floor retail space, 97 dwelling units and 23 accessory, vehicular parking spaces. (19374; 27th Ward)
8. A motion by Raul Garza, seconded by Linda Searl, to approve a proposed amendment to Planned Development 461, submitted by Morningside Huron, LLC, for the property generally located at 365 West Huron Street, was approved by an 11-0 vote. The applicant is seeking to amend PD 469 in order to increase the floor area ratio for Sub-Area B from 7.0 to 8.1, increase the maximum height of Sub-Area B from 85' to 138' and expand permitted uses in Sub-Area B to include Multi-Unit Residential in order to allow for the construction of a 10-story building containing 45 dwelling units and 51 accessory, vehicular parking spaces; no other bulk or use changes are proposed to PD 461 before it is re-established, as amended. (19430; 42nd Ward)
9. A motion by Terry Peterson, seconded by Mike Kelly, to approve a proposed planned development, submitted by 3300 N Clark, LLC, for the property generally located at 3300 North Clark Street, was approved by an 11-0 vote; Alderman Tom Tunney recused himself from the vote. The site is currently zoned B3-3 (Community Shopping). The applicant proposes to rezone the site to a B3-5 prior to constructing an eight-story, 92'-tall building containing ground floor commercial space, 140 dwelling units and 20 accessory, vehicular, parking spaces. (19482; 44th Ward)
10. A motion by David Reifman, seconded by Reverend Albert Tyson, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Loyola University of Chicago, for the property generally located at 1109-11 West Loyola Avenue and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 7-2 vote. The site is located in Planned Development 34, Sub-area A, and will remain as such prior to the applicant constructing a 65'-tall, three-story, athletic practice facility. No other changes are proposed as a part of this application. (720; 49th Ward)

A motion by Raul Garza, seconded by Reverend Albert Tyson, to adjourn the February 15, 2018, Regular Hearing of the Chicago Plan Commission at 1:27 PM, was approved by a 9-0 vote.