

## CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
September 15, 2016  
**10:00 A.M.**

### MINUTES

#### PRESENT

Martin Cabrera  
Les Bond  
Linda Searl  
Rebekah Scheinfeld  
Laura Flores  
Rev. Albert Tyson  
Sarah Lyons  
Smita Shah  
Patricia Scudiero  
Daniel Sih  
Alderman Walter Burnett

#### ABSENT

David Reifman  
Michael Kelly  
Terry Peterson  
Lucino Sotelo  
Alderman Proco Joe Moreno  
Alderman Joseph Moore  
Alderman Daniel S. Solis  
Alderman Edward Burke  
Alderman Thomas Tunney

- 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 nine 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 August 18, 2016 Plan Commission Hearing were approved unanimously.
  - IV. **The following inter-agency items numbered 1 through 6 under Acquisitions and Dispositions and item number 7 under Tax Increment Financing were approved by an omnibus vote of 8-0.**
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:
- Acquisitions and Dispositions
1. A resolution recommending the disposition of City-owned land to Puerto Rican Cultural Center for a day care center for the property generally located at 1345 North Rockwell Street (16-081-21) 24<sup>th</sup> and 29<sup>th</sup> Wards
  2. A resolution recommending the disposition of City-owned parcel of land to Houston, Avenue LLC for rehabilitation and rental to affordably low/mod households for the property generally located at 2440-52 East 75<sup>th</sup> Street/7451-59 South Phillips Avenue (16-083-21) 7<sup>th</sup> Ward

3. A resolution recommending the disposition of City-owned parcel of land to Community Initiatives, Inc. for rehabilitation and sale to affordably low/mod households for the property generally located at 6420 South St. Lawrence Avenue. (16-084-21) 20<sup>th</sup> Ward
4. A resolution recommending the disposition of City-owned parcel of land to New Original Ministries Inc. for the purpose of a Community Center for the property generally located at 9101-9121 South Jeffery Boulevard. (16-085-21) 7<sup>th</sup> Ward
5. A resolution recommending the acquisition of land from the Chicago Board of Education to the City of Chicago for the purpose of a Community Center for the property generally located at 9101-9121 South Jeffery Boulevard. (16-085-21) 7<sup>th</sup> Ward
6. A resolution recommending the disposition of City-owned parcel of land to Jerome S. Gagerman for the development of retail space for lease or sale to end user business for the property generally located at 808 West 119<sup>th</sup> Street. (16-086-21) 34<sup>th</sup> Ward

#### Tax Increment Financing

7. A resolution recommending an ordinance authorizing Tax Increment Finance for the Roosevelt/Cicero Redevelopment Project Area Amendment No. 1 in the area bounded by Menard Avenue on the west (north of Roosevelt Road); and the Belt Line Railroad/city limits of Chicago on the west (south of Roosevelt Road); Pulaski Avenue on the east; Cermak Avenue on the south; and Lexington Avenue/The Eisenhower Expressway on the north. (16-080-21)

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

1. A proposed 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. (46<sup>th</sup> Ward) **Approved 9-0, yeas – Commissioners Bond, Flores, Lyons, Scheinfeld, Scudiero, Searl, Sih, Tyson and Cabrera.**
2. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 701 submitted by STRS L3 ACQ4, LLC, for the property generally located at 46 East Oak Street. The site is currently zoned DX-5, (Mixed Use Downtown District) and 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 building with office space. (42nd Ward) **Approved 10-0, yeas - Commissioners Bond, Burnett, Flores, Lyons, Scheinfeld, Scudiero, Searl, Shah Sih, Tyson and Cabrera.**
3. A proposal for the amendment of residential planned development #797, submitted by Hartland Park Master Homeowner's Association, for the property generally located at 1760 W. Wrightwood Avenue. The Applicant is proposing to amend the planned development to rectify an error in the boundary description, an error in the polygon on the zoning map and to then adjust the bulk table and planned development statements accordingly to match the corrected boundary description. The application contains no proposed construction within the planned development. The Applicant is requesting to rezone the property from Residential Planned Development #797 to Residential Planned Development #797, as amended. (32<sup>nd</sup> Ward)

**Approved 11-0, yeas- Commissioners Bond, Burnett, Flores, Lyons, Scheinfeld, Scudiero, Searl, Sih, Shah, Tyson and Cabrera.**

4. A proposed Residential Planned Development submitted by Mia Property Acquisitions, LLC- 2120 Natchez, for the property generally located at 2102-2120 North Natchez. The site is currently zoned RT-4, (Residential Two-Flat, Townhouse and Multi-Unit District) and the applicant proposes to establish a residential planned development with 84 residential dwelling units within 14 (3)-story buildings and 115 accessory parking spaces. (29<sup>th</sup> Ward) **Approved 11-0, yeas- Commissioners Bond, Burnett, Flores, Lyons, Scheinfeld, Scudiero, Searl, Sih, Shah, Tyson and Cabrera.**
5. A proposed amendment to Business Planned Development No. 1286 submitted by 854 West Randolph, LLC, for the property generally located at 848-56 West Randolph Street and 151-63 North Peoria Street. The applicant proposes to rezone the site from Business Planned Development No. 1286 to a DX-5, (Downtown Mixed Use District) prior to re-establishing Business Planned Development 1286, as amended. The proposal will establish an 11-story hotel with 119 hotel keys, amenity space for hotel patrons, ground floor restaurant and 35 off-site accessory parking spaces. (27<sup>th</sup> Ward) **Approved 9-0-2 with Commissioners Lyons and Burnett being recused, yeas- Bond, Flores, Scheinfeld, Scudiero, Searl, Shah, Sih, Tyson and Cabrera**

**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 LG Development Group, LLC, for the property generally located at 57-61 W. Erie Street. The proposed planned development would be comprised of two sub-areas. Sub-Area A would be the site of a proposed 12-story, 10 unit building which includes lobby space and parking for 10 vehicles on the ground floor. Sub-Area B is currently improved with a three-story residential building which would remain on site with no changes proposed. The Applicant is proposing to rezone the property from the current DX-5 (Downtown Mixed-Use District) to a Residential Planned Development. (42<sup>nd</sup> Ward)

Adjournment: **11:10 AM**