

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
April 21, 2016
10:00 A.M.

MINUTES

PRESENT

Martin Cabrera
David Reifman
Les Bond
Laura Flores
Smita Shah
Michael Kelly
Patricia Scudiero
Linda Searl
Daniel Sih
Alderman Walter Burnett
Alderman Thomas Tunney
Alderman Joseph Moore

ABSENT

Doris Holleb
Sarah Lyons
Terry Peterson
Rebekah Scheinfeld
Alderman Edward Burke
Alderman Howard Brookins, Jr
Alderman Daniel S. Solis

- 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 seven 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 April 21, 2016.
- III. The Minutes of the March 17, 2016 Plan Commission Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 5 under Adjacent Neighbors, item number 6 under Negotiated Sales, and items numbered 7 through 9 under Sealed Bids, and items numbered 10 through 13 under acquisitions and dispositions were approved by an omnibus vote of 7-0.**

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

Adjacent Neighbors

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 2046 North Leamington Avenue. (16-025-21) Ward 36
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 5150 South Loomis Boulevard. (16-025-21) Ward 20

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 4931 South Justine Street. (16-025-21) Ward 20
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 5525 South Indiana Avenue. (16-025-21) Ward 20
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 1303 South Heath Avenue. (16-025-21) Ward 28

Negotiated Sale

6. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 5648 & 5650 South Racine Avenue. (16-027-21) Ward 16

Sealed Bid

7. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 606 North Kedzie Avenue. (16-023-21) Ward 27
8. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 618 North Kedzie Avenue. (16-024-21) Ward 27
9. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 7356 South Morgan Street. (16-026-21) Ward 17

Acquisitions and Dispositions

10. A resolution recommending the disposition of City Owned parcels to various property owners/Applicants of the Large Lot Program within the Roseland, Pullman, and Austin Community Areas for the properties generally located at 11838 S. Normal, 235 W 110th Place, 227 West 111th Place, 118 W. 113th Place, 120 W 110th St, 10521 S. State Street, 10523 S. State Street, 10354 S Wabash Ave, 11418 S. Calumet Ave, 10606 S Indiana Ave, 11704 S Michigan, 11714 S Michigan, 57 E. 101st Place, 10736 S State St, 34 E 100th St, 10355 S State St, 24 W. 109th St, 9635 S Harvard Ave, 153 W. 103rd St, 11704 S Michigan, 11714 S Michigan, 9621 S Yale Ave, 9515 S Wentworth Ave, 9518 S La Salle St, 43 W 108th St, 11313 S Parnell Ave, 10601 S La Salle St, 16 W. 110th Pl., 21 West 110th Place, 10721 S State St, 139 W 106th Pl, 11306 S Wentworth Ave, 116 W 103rd Pl, 209 W 110th St, 207 W 110th St, 205 W 110th St, 51 W. 107th St., 131 W 104th Pl, 128 W 105th, 10728 S Perry Ave, 10728 S Perry Ave, 321 W 110th Pl, 114 W 108th St., 56 W 103rd Pl, 243 W 109th St, 224 N Lorel Ave, 214 N Lorel Ave, 4948 W Huron St, 4826 W Cortez St (16-028-21) Wards 9,21,28,34,37
11. A resolution recommending the disposition of City Owned parcels to Neighborspace for the Ownership and Preservation of the "Bronzeville Alliance Neighborhood Garden" for the property generally located at 4148-56 South Calumet Avnue. (16-029-21) Ward 3
12. A resolution recommending the disposition of City Owned parcels to Neighborspace for the Ownership and Preservation of the "Dorchester Community Garden" for the property generally located at 6953 South Dorchester Avenue. (16-030-21) Ward 5

13. A resolution recommending the disposition of City Owned parcels to Western/Adams LLC, to be constructed into a pad for a Wendy's Restaurant for the property generally located at 147 South Western Avenue/2348-52 west Adams Street. (16-031-21) Ward 27
- 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 Ordinance Application No. 691, submitted by the Chicago Park District, for the property generally located at 352 East Monroe Street within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct an approximately 8,000 square foot concession building located on an approximately 43,700 square foot site within Maggie Daley Park. The property is currently zoned Planned Development #677 (PD #677) and will remain PD #677. (42nd Ward) **Approved 8-0-1 with Commissioner Kelly being recused, Yeas – Commissioners Bond, Flores, Reifman, Scudiero, Searl, Shah, Sih, and Cabrera**
 2. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 685 submitted by the Chicago Park District for the property generally located at 3100 South Lake Shore Drive. The applicant proposes to expand the existing surface parking lot which is currently located on the subject site. (4th Ward) **Deferred to date certain of May 19, 2016.**
 3. A proposed Planned Development, submitted by 3817-45 N. Broadway, Inc, for the property generally located at 3817-45 North Broadway. The applicant is proposing to construct an 8-story mixed-use building with approximately 20,000 square feet of retail space at the ground level, and 134 dwelling units on the floors above. In addition the applicant will be providing 135 parking stalls and 72 bicycle parking stalls. The Applicant is requesting to rezone the property from B1-2, B1-5, B3-2, and B3-5 to a uniform zoning designation of B3-5 (Community Shopping District) and then to a Residential Business Planned Development. (46th Ward) **Approved 10-0, Yeas Commissioners Bond, Flores, Reifman, Moore, Scudiero, Searl, Sih, Shah, Tunney, and Cabrera**
 4. A proposed Residential Business Planned Development and Lake Michigan and Chicago Lakefront Protection Application No. 677 (Private-Use Zone), submitted by the Applicant, 1000 South Michigan Equities, LLC, for the property generally located at 920-1006 South Michigan Avenue and 1011-1015 South Wabash Avenue. The Applicant intends to create two subareas within the overall 46,287 square foot site. Subarea A, located at 920 South Michigan Avenue will be redeveloped with an 832' residential building with 506 dwelling units, 486 parking spaces and ground floor commercial space. Subarea B, located at 1006 South Michigan Avenue and 1011-1015 South Wabash Avenue is improved with an approximately 102' commercial building and parking lot, respectively, and will remain as such. The overall site is currently zoned DX-12 (Downtown Mixed-Use District) and DX-16 (Downtown Mixed-Use District) and will be rezoned to a unified DX-16 prior to establishing the proposed Residential Business Planned Development. (4th Ward) **PD Approved 11-0, Yeas – Commissioners Bond, Burnett, Flores, Reifman, Moore, Scudiero, Searl, Shah, Sih, Tunney and Carbera. Lakefront Approved 11-0, Yeas – Commissioners Bond, Burnett, Flores, Reifman, Moore, Scudiero, Searl, Shah, Sih, Tunney and Carbera.**

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

1. A proposed Residential Business Planned Development, submitted by the Applicant, Pullman Artspace, LLC. The Applicant intends to reuse two buildings located at 11127-29 South Langley Avenue and 704-706 East 112th Street and construct a 45' (3-story) new building located at 11137-49 South Langley Avenue. The proposed planned development includes a net site area of 33,441 square feet and upon completion the project will include 38 residential/artist live work units, community art space and accessory parking. The property is currently zoned RT-4 (Residential Two-Flat, Townhouse and Multi-District) and is planned to be rezoned to B2-2 (Neighborhood Mixed-Use District) prior to establishing the proposed Residential Business Planned Development. (9th Ward).

2. A proposed Planned Development submitted by Halsted Commons LLC, for the property generally located at 1050 West Wilson Avenue. The Applicant is proposing the historic restoration of an existing two story building and the construction of a seven-story mixed-use building to include retail uses on the first floor and 110 dwelling units on the floors above. The proposal will include 16 parking stalls to serve the residential units. The Applicant is proposing to rezone the property from the current B3-2 (Community Shopping District) to a B3-5 (Community Shopping District) and then to a Residential Business Planned Development. (46th Ward)

Adjournment: **12:00 PM**