

## CHICAGO PLAN COMMISSION

121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
January 24, 2019  
MINUTES

### PRESENT

Raul Garza\*  
Les Bond, Jr. \*  
Sarah Lyons\*  
David Reifman\*  
Rebekah Scheinfeld\*  
Patrick Muprhey\*  
Smita Shah\*  
Martin Cabrera\*  
Mike Kelly\*  
Alderman Walter Burnett\*  
Laura Flores\*

### ABSENT

Alderman Joseph Moore  
Fran Grossman  
Reverend Albert Tyson  
Alderman Daniel Solis  
Mayor Rahm Emanuel  
Alderman Tom Tunney  
Alderman Proco Joe Moreno  
Terry Peterson  
Linda Searl  
Gary Gardner

- A. The Chairman called the January 24, 2019, Regular Hearing of the Chicago Plan Commission, 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(\*). 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 Samita Shah, seconded by Raul Garza, to approve the Minutes of the December 20, 2018, Regular Hearing of the Chicago Plan Commission, was approved by an 11-0 vote.
- C. A motion by Samita Shah, seconded by Les Bond, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by an 11-0 vote.

### Negotiated Sale

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 528 North Homan Avenue, to Janice L. Pasko and Jennifer L. Pasko. (19-002-21; 27th Ward)

### Seal bid

A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 4465 South Shields Avenue, to Zachary Childress. (19-001-21; 3rd Ward)

- D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
  1. A motion by Mike Kelly, seconded by Laura Flores, to defer a proposed planned development, submitted by CSD Six Corners, LLC, for the property generally located at 3911 North Milwaukee Avenue, was approved by an 11-0 vote. (19870; 45th Ward)

2. A motion by Burnett, and seconded by Mike Kelly, to approve a proposed planned development submitted Alloy Property Company, LLC, for the property generally located at 1306-1422 & 1301-1511 West Cortland Street, 1972-2076 North Kingsbury Street, 1952-2068 & 1953-2047 North Southport Avenue, 1401-1443 West Dickens Avenue, 1400-30 & 1401-27 West McLean Avenue, 2040-2166 & 2033-77 North Dominick Street, 1801-18 North Elston Avenue and 1503-23 West Webster Avenue. The applicant is proposing to rezone the site to a C2-3 (Motor Vehicle-Related Commercial) and then to a Waterway Business Residential Planned Development. The applicant is seeking 3.5 in bonus FAR (Floor Area Ratio) per the North Branch Corridor Bonus Program, bringing the total FAR of the project to 6.5, was approved by a 10-0 vote. (19768; 2nd Ward)

A motion by Les Bond, and seconded by Mike Kelly, to approve a proposed Industrial Corridor Map Amendment, submitted by Alloy Property Company, LLC, for the property generally located at 1306-1422 & 1301-1511 West Cortland Street, 1972-2076 North Kingsbury Street, 1952-2068 & 1953-2047 North Southport Avenue, 1401-1443 West Dickens Avenue, 1400-30 & 1401-27 West McLean Avenue, 2040-2166 & 2033-77 North Dominick Street, 1801-18 North Elston Avenue and 1503-23 West Webster Avenue, was approved by a 10-0 vote. (19768; 2nd Ward)

A motion by Les Bond, and seconded by Mike Kelly, to approve a proposed planned development submitted Fleet Portfolio, LLC, for the property generally located at 1300-28 & 1301-49 West Concord Place, 1624-98 & 1653-1727 North Throop Street, 1696-98, 1627-49 & 1663-99 North Ada Street and 1301-1405 West Wabansia Street. The site is currently zoned M3-3 (Heavy Industry). The applicant is proposing to rezone the site to a C2-3 (Motor Vehicle-Related Commercial) and then to a Waterway Business Residential Planned Development. The applicant is seeking 3.5 in bonus FAR (Floor Area Ratio) per the North Branch Corridor Bonus Program, bringing the total FAR of the project to 6.5, was approved by a 10-0 vote. (19767; 2nd Ward)

A motion by Les Bond, and seconded by Mike Kelly, to approve a proposed Industrial Corridor Map Amendment within the North Branch Industrial Corridor; submitted by Fleet Portfolio, LLC, for the property generally located at 1300-28 & 1301-49 West Concord Place, 1624-98 & 1653-1727 North Throop Street, 1696-98, 1627-49 & 1663-99 North Ada Street and 1301-1405 West Wabansia Street, was approved by a 10-0 vote. (19767; 2nd Ward)

3. A motion by Smita Shah, seconded by Raul Garza, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Pershing Oakwood Development LLC, for the property generally located at 3901 South Lake Park Avenue and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 8-0 vote. (732; 4th Ward)
4. A motion by Les Bond, seconded by Rebekah Scheinfeld, to approve a proposed update to the 2005 Chicago River Corridor Design Guidelines and Standards. The updated document outlines the design guidelines for development adjacent to the Chicago River, which includes the Main Branch, the Upper North Branch, the North Shore Channel, the North Branch, the South Branch, the Sanitary and Ship Canal and Bubbly Creek, was approved by a vote of 8-0, was approved by a vote of 8-0. (1st, 2nd, 11th, 12th, 22nd, 25th, 27th, 32nd, 33rd, 39th, 40th, 42nd, 47th and 50th Wards)

5. A motion by Les Bond, seconded by Sarah Lyons, to approve a proposed map amendment within the North Branch Industrial Corridor, submitted by Clybourn Center, LLC, for the property generally located at 2029 North Clybourn Avenue. The site is currently zoned M1-2 (Limited Manufacturing/Business Park). The applicant proposes to rezone the site to C1-2 (Neighborhood Commercial) in order to allow the continued use of the property as a 33,000 square foot, was approved by a vote of 10-0, (19832-T1; 2nd Ward)
6. An informational presentation to the Chicago Plan Commission, on a request for site plan approval submitted by WPO South, LLC and Hines Interests Limited Partnership, for the property generally located at 333 West Wolf Point Plaza. The site is currently zoned Planned Development No. 98. The applicant proposes to construct an 815'tall, 1,500,000 square foot office tower and up to 400 accessory, vehicular parking spaces. (42nd Ward)
7. A motion by Les Bond, seconded by Sarah Lyons, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 454 West Barry Dev. LLC, for the property generally located at 454 West Barry Avenue and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by a vote of 9-0 (730; 44th Ward)

#### Adjournment

A motion by Les Bond, and Walter Burnett to adjourn the Chicago Plan Commission, was approved by a vote of 10-0. The January 24, 2019, Regular Hearing of the Chicago Plan Commission adjourned at 4:42 PM.