

## CHICAGO PLAN COMMISSION

121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
March 15, 2018  
MINUTES

### PRESENT

Alderman Walter Burnett\*  
Laura Flores \*  
Gary Gardner\*  
Fran Grossman\*  
Mike Kelly\*  
Sarah Lyons  
Alderman Proco Joe Moreno  
David Reifman\*  
Rebekah Scheinfeld\*  
Patti Scudiero\*  
Smita Shah\*  
Alderman Tom Tunney

### ABSENT

Les Bond, Jr.  
Alderman Edward Burke  
Martin Cabrera  
Mayor Rahm Emanuel  
Raul Garza  
Alderman Joseph Moore  
Terry Peterson  
Linda Searl  
Alderman Daniel Solis  
Reverend Albert Tyson

- A. The Chairman called the March 15, 2018, Regular Hearing of the Chicago Plan Commission, to order at 10:05 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 Gary Gardner, seconded by Mike Kelly, to approve the Minutes of the February 15, 2018, Regular Hearing of the Chicago Plan Commission, was approved by a 9-0 vote.
- C. A motion by Fran Grossman, seconded by Rebekah Scheinfeld, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 9-0 vote.

### Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 2347 West Lake Street, to Western Lake Building LLC. (18-015-21; 27<sup>th</sup> Ward)
2. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 3746-48 West Chicago Avenue, to Chicago Ridgeway Properties LLC. (18-016-21; 27<sup>th</sup> Ward)

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 1311 South Heath Avenue, to Rebeca Romo and Richard Manongdo. (18-018-21; 28<sup>th</sup> Ward)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located 5230 South Ashland Avenue, to Jose L. Nunez. (18-019-21; 16<sup>th</sup> Ward)

#### Adjacent Neighbors Land Acquisition Program

1. A resolution recommending a proposed ordinance authorizing utilization of the Adjacent Neighbors Land Acquisition Program for the acquisition of city-owned land, generally located at 4137 South Wabash Avenue, by Equilla Randle. (18-017-21; 3rd Ward)
  2. A resolution recommending a proposed ordinance authorizing utilization of the Adjacent Neighbors Land Acquisition Program for the acquisition of city-owned land, generally located at 4424 South Shields Avenue, to Samantha Chuskas. (18-017-21; 3<sup>rd</sup> Ward)
- D. Equitable Participation Executive Order update presented by Patrick Murphey for projects reviewed from September 2017 through February 2018.
- E. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
1. A motion by Rebekah Scheinfeld, seconded by Mike Kelly, to approve a proposed planned development, submitted by 1200 Ashland LLC, for the property generally located at 1624 West Division Street, was approved by a 9-0 vote; Alderman Proco Joe Moreno recused himself from the vote. The site is currently zoned B3-2 (Community Shopping). The applicant is proposing to rezone the site to B3-5 prior to constructing a 16-story, 180'-tall building containing ground floor commercial space, 121 dwelling units and 36 accessory, vehicular parking spaces. Two existing, four-story buildings with ground floor commercial space, a total of 33 dwelling units and a total of 98 vehicular parking spaces will remain unchanged. (18947; 1<sup>st</sup> Ward)
  2. A presentation to the Chicago Plan Commission, submitted by the University of Chicago, for the property generally located at 1150 East 61<sup>st</sup> Street. The site is currently zoned Planned Development 43. The applicant proposes to construct a dormitory building containing 386,479 gross square feet of floor area to serve as a 1,309 bed undergraduate residence hall, which will include accessory and related uses. The building consists of four residential towers set atop a single-story podium. Three, seven-story towers and one, 16-story tower are proposed with an overall building height of 184'. The Applicant is seeking administrative relief to permit the redistribution of campus Sub-Area site coverage allowances within Sub-Area H and Sub-Area I. No other change is being requested to Planned Development 43. (20<sup>th</sup> Ward)

3. A motion by Patti Scudiero, seconded by Laura Flores, to approve a proposed planned development, submitted by 335 Schiller LLC, for the property generally located at 335-45 West Schiller and 1355-69 North Sedgwick Streets, was approved by a 9-0 vote; Alderman Walter Burnett recused himself from the vote. The site is currently zoned B3-3 (Community Shopping) and RM5 (Residential Multi-Unit). The applicant is proposing to rezone the site to B3-5 prior to constructing a nine-story, 96'-tall building containing ground floor commercial space, 105 dwelling units and 37 accessory, vehicular, parking spaces. (19401, 27<sup>th</sup> Ward)
4. A motion by Patti Scudiero, seconded by Rebekah Scheinfeld, to approve a proposed planned development, submitted by Green Kinzie, LLC, for the property generally located at 360 North Green Street. The site is currently zoned M2-3 (Light Industry), was approved by a 9-0 vote; Alderman Walter Burnett recused himself. The applicant is proposing to rezone the site to DX-5 (Downtown Mixed-Use) prior to constructing a 21-story, 298'-tall office building with ground floor commercial space and 256 accessory 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; 27<sup>th</sup> Ward)
5. A motion by Patti Scudiero, seconded by Mike Kelly, to approve a proposed planned development, submitted by 201 S. Ashland LLC, for the property generally located at 201-19 South Ashland Avenue, was approved by a 10-0 vote. The site is currently zoned RM-5 (Residential Multi-Unit). The applicant is proposing to rezone the site to DX-3 (Downtown Mixed-Use) prior to establishing a large sized venue, to host performance and event space, along with artist work and sales space and an eating and drinking establishment within an existing building. (19317, 28<sup>th</sup> Ward)
6. A motion by Fran Grossman, seconded by Alderman Tom Tunney, to approve a proposed planned development, submitted by LG Development Group, LLC, for the property generally located at 1220 West Jackson Boulevard, was approved by an 11-0 vote. The site is currently zoned M1-3 (Limited Manufacturing/Business Park). The applicant is proposing to rezone the site to DX-5 (Downtown Mixed-Use) prior to constructing a 10-story, 125'-tall building with ground floor commercial space, 166 dwelling units and 32 accessory vehicular parking spaces. The applicant is seeking 1.5 FAR of bonus floor area. (19510; 28<sup>th</sup> Ward)
7. A presentation to the Chicago Plan Commission, submitted by Chicago Public Schools and the Public Building Commission of Chicago, for the property generally located at 4201 North Oak Park Avenue. The site is currently zoned Planned Development 1390. The co-applicant's will provide updates on vehicular circulation and the anticipated grades to be served in this previously approved public school. No other changes are being proposed to Planned Development 1390. (38<sup>th</sup> Ward)
8. A motion by Gary Gardner, seconded by Fran Grossman, to approve a proposed planned development, submitted by Foster Edens, LLC, for the property generally located at 4635 West Foster Avenue, was approved by a 9-0 vote. The site is currently zoned M1-1 (Limited Manufacturing/Business Park). The applicant is proposing to rezone the site to

B3-1 (Community Shopping) prior to constructing a two-story, 150,000 square foot, retail shopping center with 537 accessory vehicular parking spaces. (19508; 39<sup>th</sup> Ward)

9. A motion by Patti Scudiero, seconded by Fran Grossman, to defer a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by MCZ Clark Acquisitions LLC, for the property generally located at 2317 North Clark Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District to a future hearing of the Chicago Plan Commission, was approved by a 9-0 vote. The site is currently zoned B1-3 (Neighborhood Shopping) and will remain as such prior to the applicant constructing a 65'-tall, six-story building with 2,000 square feet of ground floor retail, 35 dwelling units and 35 accessory, vehicular parking spaces. (712; 43<sup>rd</sup> Ward)

A motion by Patti Scudiero, seconded by Fran Grossman, to adjourn the March 15, 2018, Regular Hearing of the Chicago Plan Commission at 1:17 PM, was approved by a 9-0 vote.