

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
December 19, 2013  
**1:00 P.M.**  
Minutes

PRESENT

Martin Cabrera  
Les Bond  
Andrew Mooney  
Olga Camargo  
Patricia Scudiero  
Linda Searl  
Smita Shah  
Daniel Sih  
Doris Holleb  
George Migala  
Alderman Thomas Tunney  
Alderman Joseph Moore

ABSENT

Terry Peterson  
Michael Kelly  
Euclid Walker  
Bishop John R. Bryant  
Alderman Edward Burke  
Alderman Daniel S. Solis  
Alderman Walter Burnett  
Alderman Ray Suarez

- I. The Vice-Chairman called the meeting to order at 1:10 PM 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 December 19, 2013.
- III. The Minutes of the November 21, 2013 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 3, under Adjacent Neighbors items 4 through 12 under Negotiated Negotiated Sales, items 13 and 14 under Sealed Bids, item numbers 15 through 19 under Acquisitions and Dispositions were approved by an omnibus vote of 9-0. Item number 20 under Tax Increment Financing was deferred.**

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 8845 South Exchange Avenue.
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 2821 West Lexington Street.

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 5337 South Winchester Avenue.

#### Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2701 -07 West Madison Street.
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land located at 1122 North Christiana Avenue/1144 North Christiana Avenue.
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land located at 1222 North Rockwell Street Avenue.
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land located at 1226 North Campbell Avenue.
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land located at 1754 &1756 North Drake Avenue.
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land located at 3221 West Crystal Street.
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land located at 509 West 103<sup>rd</sup> Street.
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land located at 1712 North Maplewood Avenue.
12. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land located at 3225 West Walnut Street.

#### Sealed Bids

13. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land located at 2438 East 87<sup>th</sup> Street.
14. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land located at 4947-49 South Loomis Boulevard.

#### Acquisitions and Dispositions

15. The disposition of two city-owned parcels to Neighborspace for the development and ownership of the "SRB Community Spirit Garden" located at 5572 West Higgins Road and 4935 North Central Avenue.
16. The disposition of city-owned parcels to Neighborspace for the development and ownership of the "71<sup>st</sup> & Crandon Organic Garden" located at 2301 East 71<sup>st</sup> Street.
17. The acquisition of city-owned parcels to The Board of Education and Chicago Housing Authority for Near North High School located at 1450 North Larrabee Street, 2301-55

South Federal, and 2302-54 South Dearborn Street.

18. The disposition of city-owned parcels to The Board of Education and Chicago Housing Authority for Near North High School located at 1450 North Larrabee Street, 2301-55 South Federal, and 2302-54 South Dearborn Street.
19. The disposition of city-owned parcels to future Growings LLC for Urban Farm located at 2958-2900 West Van Buren Street.

Tax Increment Financing

20. The 107<sup>th</sup>/Halsted Tax Increment Financing Redevelopment Project Area for the property generally bounded encompasses properties in the area generally bounded to the north by 107th Street, to the east by State Street, to the south by 115th Street and to the west by Racine Avenue. **Deferred**
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A technical amendment to Residential-Business Planned Development Number 113, submitted by Alderman Brendan Reilly, for the property generally bounded by East Hubbard Street, North Rush Street, East North Water Street and North Wabash Avenue, commonly known as 403-405 N. Wabash Avenue. The purpose of the technical amendment is remove hotels and motels as permitted uses within the planned development, prior to re-establishing Residential-Business Planned Development Number 113. No other changes are contemplated for the planned development at this time. **Approved 11-0, Yeas – Commissioners Bond, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, Sih, Tunney and Cabrera.**
  2. A proposed Residential Business Planned Development application submitted by 200 North Michigan Owner, LLC, for the property generally located at 200 – 214 North Michigan Avenue. The applicant proposes to construct a 42-story mixed-use development with 402 residential units, approximately 24,900 square feet of commercial floor space, and at least 125 parking spaces. . **Approved 12-0, Yeas – Commissioners Bond, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**
  3. A proposed amendment to Business Planned Development No. 1181 Sub-Area B, submitted by the applicant Chitown-Diamond JV, LLC, for the property generally located at 01-39 S. Green St. and 815-833 W. Madison Avenue. The Applicant is proposing to amend only Sub-Area B within the previously approved planned development by reducing the maximum height allowed and by adding residential as a permitted use within the planned development. **Approved 12-0, Yeas – Commissioners Bond, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**
  4. A proposed Residential Business Planned Development submitted by 725 Randolph, L.L.C for the property generally located at 723-729 West Randolph Street. The site is currently zoned DX-7 Downtown Mixed-Use District and is improved with four (4) two and three story buildings. The applicant is proposing establish a Residential Business Planned Development. The applicant proposes to construct a 31-story mixed-use building with ground floor retail, 220 dwelling units, and a mechanical parking garage

containing 260 spaces with accessory and non-accessory parking spaces. **Approved 11-0, Yeas – Commissioners Bond, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, Shah, Sih, and Cabrera.**

5. A proposed technical amendment to Institutional Planned Development No. 733 located at approximately 1800 – 1856 North Lawndale Avenue, 3701 - 3725 West Cortland Street, and 1801 – 1857 North Ridgeway Avenue submitted by Alderman Roberto Maldonado. The application proposes to remove an approximately 0.02-acre parcel from the Planned Development and to revise the Planned Development's Bulk Regulations and Data Table to reflect the decreased Net Site Area. The application also proposes to change the zoning of the site from Institutional Planned Development No. 733 to C3-2 Commercial, Manufacturing and Employment District and then to Institutional Planned Development No. 733, as amended. **Approved 11-0, Yeas – Commissioners Bond, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, Shah, Sih, and Cabrera.**
6. A proposed Residential Business Planned Development Application submitted by Elm Street Property, LLC, for the property generally located at 1149-1167 North State Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 632). The site is currently zoned DX-7 Downtown Mixed-Use District and is improved with a 2-story commercial building. The applicant proposes to construct a 25-story mixed-use building with ground floor retail, 40 dwelling units, and 80 accessory parking spaces. **Deferred to date certain of January 16, 2014.**
7. A proposal for a planned development, submitted by Scott Development Partners LLC., for the property generally located at 201-223 West Scott Street. The Applicant is proposing to construct a 6 story, 71 dwelling unit building with retail uses on the ground floor and 71 parking stalls provided on site. The Applicant is requesting to rezone the property from C2-3 (Motor-Vehicle Related Commercial District) to a Residential-Business Planned Development. **Approved 11-0, Yeas – Commissioners Bond, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, Shah, Sih, and Cabrera.**

Adjournment: **3:30**