

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
July 18, 2013
*****11:00 A.M.*****

MINUTES

PRESENT

Martin Cabrera
Smita Shah
Andrew Mooney
Terry Peterson
George Migala
Olga Camargo
Daniel Sih
Doris Holleb
Linda Searl
Michael Kelly
Patricia Scudiero
Bishop John R. Bryant
Euclid Walker
Alderman Margaret Laurino
Alderman Thomas Tunney
Alderman Ray Suarez

ABSENT

Les Bond
Gabe Klein
Alderman Daniel S. Solis
Alderman Walter Burnett
Alderman Edward Burke

- I. The Vice-Chairman called the meeting to order at 11:10 AM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven 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 July 18, 2013.
- III. The Minutes of the June 20, 2013 Hearing were approved unanimously.
- IV. **Item numbers 5 and 6 on the Tentative Agenda under Tax Increment Financing were deferred.**

The following inter-agency item number 1 under adjacent neighbors, item numbers 2 and 3 under Negotiated Sales, item number 4 under Sealed Bid, item number 5 under Acquisitions and Dispositions and item number 6 on the Revised Agenda were approved by an omnibus vote of 15-0.

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 4536 South Prairie Avenue. (13-048-21)

Negotiated Sale

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 7801 South Cottage Grove Avenue. (13-044-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 511 East Pershing Road. (13-046-21)

Sealed Bid

4. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land located at 8754 South Houston Avenue. (13-045-21)

Acquisitions and Dispositions

5. A resolution recommending the disposition of city-owned land to the Metropolitan Pier and Exposition Authority for a hotel with 1200 rooms generally located at 2206-58 South Indiana and 2207 South Michigan Avenue. (13-047-21)

Tax Increment Financing

6. The North Pullman Tax Increment Financing Redevelopment Project Area Amendment No. 1 for the property generally bounded by 101st and 103rd Streets on the north; 106th, 108th and 111th Streets to the south, Doty and Stony Island Avenues to the east, Cottage Grove Avenue and Indiana Avenue to the west. (13-051-21)

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

1. A proposed Residential Business Planned Development submitted by MCJ Development, LLC, for the property generally located at 407-415 South Dearborn Street. The applicant proposes to rezone the site from DC-16, Downtown Core District to a Residential Business Planned Development. The site is improved with The Old Colony Building a designated Chicago Landmark. The applicant proposes to renovate the existing building with 204 dwelling units and a small addition to the roof. The site lies in the South Dearborn Street Printer House Row Historic District and is identified on the National Register of Historic Places. **Approved 14-0, Yeas – Commissioners Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scudiero, Sih, Searl, Shah, Tunney, Walker, and Cabrera.**

2. Lake Michigan and Chicago Lakefront Protection Ordinance Application, No. 631, submitted by the Chicago Park District, for the property generally located in the 500 block of West Wilson Avenue and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Applicant is proposing to remove the existing natural grass athletic field and replace it with a synthetic athletic field, surrounded by an eight (8) lane running track with four (4) 60' tall light standards. The Applicant is proposing to maintain the current zoning of the property, POS-1 (Parks and Open Space District). **Approved 15-0-1 with Commissioner Kelly being recused, Yeas – Commissioners Bryant, Camargo, Holleb, Laurino, Migala, Mooney, Peterson, Scudiero, Sih, Searl, Shah, Suarez, Tunney, Walker, and Cabrera.**
3. Lake Michigan and Chicago Lakefront Protection Ordinance Application, No. 630, submitted by Lincoln Park Zoo, for the property generally located in the 2200 block of North Stockton Drive and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Applicant is proposing to renovate the existing access gates, youth train station, food court and walkway concourse and to replace the closed Penguin-Seabird House with a new 7,372 square foot Japanese Snow Monkey exhibit and accessory enclosed space. The Applicant is proposing to maintain the current zoning of the property, POS-1 (Parks and Open Space District). **Approved 15-0-1 with Commissioner Kelly being recused, Yeas – Commissioners Bryant, Camargo, Holleb, Laurino, Migala, Mooney, Peterson, Scudiero, Sih, Searl, Shah, Suarez, Tunney, Walker, and Cabrera.**
4. A proposed amendment to Planned Development No. 1065, submitted by International Property Developers North America Inc., for the property generally located at 324 West Harrison Street. The Applicant proposes to renovate the existing former Chicago Main Post Office and construct three adjacent high-rises, with maximum heights not to exceed 1,000 feet, 1,000 feet and 2,000 feet, in order to provide a mixed-use development, containing approximately 10,000,000 square feet of floor area. Such space will be developed containing approximately 1,200 hotel rooms, 6,400 residential units, 800,000 square feet of retail and 6,000 accessory parking spaces; along with office, restaurant and accessory and related uses. No change is proposed to the underlying zoning of DX-12 (Downtown Mixed-Use District) as a part of this proposal; and, upon approval, Planned Development No. 1065, as amended, will be re-established. **Approved 15-0, Yeas – Commissioners Bryant, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Peterson, Scudiero, Sih, Searl, Shah, Suarez, Walker, and Cabrera.**
5. A proposed amendment to Entertainment and Spectator Sports Planned Development Number 958, as amended submitted by Wrigley Field Holdings LLC, Triangle Property Holdings, LLC, Wrigley Field Parking Operations, LLC and North Clark Street LLC for the properties generally located at 1060 West Addison Street; 3614-3640 North Clark Street; 3639-3659 North Clark Street; 3701-3709 North Clifton Avenue; and 1101-1103 West Waveland Avenue. The applicants plan to rezone the existing site from Planned Development Number 958, as well as rezone additional parcels currently zoned B3-2 Community Shopping District, and RT4 Residential Two-Flat, Townhouse and Multi-Unit District all to a C2-5, Motor Vehicle-Related Commercial District prior to re-establishing Entertainment and Spectator Sports Planned Development No. 958, as amended. The purpose of the amendment is to allow expansion, restoration and rehabilitation of Wrigley Field; expand the boundaries of the current planned development and allow for office, hotel, entertainment and other related uses on adjacent properties. Wrigley Field

is a designated Chicago Landmark. **Approved 15-0-1 with Commissioner Tunney being recused, Yeas – Commissioners Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scudiero, Sih, Searl, Shah, Suarez, Tunney, Walker, and Cabrera.**

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

1. The Englewood Neighborhood Tax Increment Financing Redevelopment Project Area Amendment for the expansion of Norfolk Southern Railway Company's 47th Street Intermodal Yard (47th Street Intermodal Facility) for the property generally bounded by 47th Root Streets on the north, Garfield Boulevard on the South; Dan Ryan Expressway on the east; Halsted, Peoria Carpenter, Peoria, Racine, And Loomis Streets on the west. (13-049-21) **Deferred**
2. The 47th /Halsted Tax Increment Financing Redevelopment Project Area Amendment for the expansion of Norfolk Southern Railway Company's 47th Street Intermodal Yard (47th Street Intermodal Facility) for the property generally bounded by 47th Root Streets on the north, Garfield Boulevard on the South; Dan Ryan Expressway on the east; Halsted, Peoria Carpenter, Peoria, Racine, And Loomis Streets on the west. (13-050-21) **Deferred**

Adjournment: 5:10 pm