

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
July 18, 2019
MINUTES**

PRESENT

Walter Burnett
Thomas Carney*
Martin Cabrera (Chair)*
Laura Flores*
Raul Garza*
Eleanor Gorski*
Fran Grossman*
Mike Kelly
Sarah Lyons*
Patrick Murphey*
Marisa Novara*
Terry Peterson*
Linda Searl*
Smita Shah (Vice Chair)*
Tom Tunney
Scott Waguespack

ABSENT

Honorable Lori E Lightfoot, Mayor
Harry Osterman
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the July 18, 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 twelve members present(*). The public hearing was audio recorded. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Smita Shah, seconded by Linda Searl, to approve the Minutes of the April 18, 2019, Regular Hearing of the Chicago Plan Commission, was approved by a 12-0 vote.
- C. A motion by Linda Searl, seconded by Smita Shah, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 12-0 vote:

Negotiated Sale

- 1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 1901 West 63rd Street to Bread of Life Missionary Baptist Church (19-037-21; 15th Ward)
- 2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 1904-06 West 63rd Street to Bread of Life Missionary Baptist Church (19-038-21; 15th Ward)

Disposition

3. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 5922, 5930, 5950, 5958, 6031-33, 6035, 6037 and 6050 South Green Street; and 5930, 5932, 5946, 5947, 5958 and 6100-02 South Peoria; and 6101 South Sangamon Street to Hope Manor Village Housing Limited Partnership or its affiliated entities (19-039-21; 16th 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 Marisa Novara and seconded by Raul Garza to approve a proposed planned development, submitted by Silver Queen LLC, for the property generally located at 1043 West Fulton Market, was approved by a 14-0 vote (Walter Burnett, Sarah Lyons – recused). The Applicant proposes to rezone the subject property from the C1-1 (Neighborhood Commercial District) and C3-5 (Commercial, Manufacturing, and Employment District) to DX-5 (Downtown Mixed-Use District) prior to establishing a Business Planned Development to allow for the construction of a 6-story office building and a 12-story hotel, each with first floor commercial space. The proposed development will include 15 parking spaces and 1 loading berth. The Applicant is proposing to utilize the Neighborhood Opportunity Fund Bonus to increase the allowable FAR on the subject property from 5.0 to 8.1 (20010, 27th Ward)
2. A motion by Linda Searl and seconded by Eleanor Gorski to approve a proposed planned development, submitted by 300 N. Michigan, LLC, for the property generally located at 300 North Michigan Avenue, was approved by a 14-0 vote (Sarah Lyons - recused). The Applicant proposes to rezone the site from DX-16 (Downtown Mixed-Use District) to a Residential-Business Planned Development to allow for the construction of a 510'-8" tall building with 289 residential units, a 280-room hotel, commercial space and 22 accessory parking spaces. The Applicant proposes to utilize the Neighborhood Opportunity Fund Bonus to increase the allowable FAR on the subject property from 16.0 to 25.974 (20042, 42nd Ward)
3. A motion by Raul Garza and seconded by Smita Shah to approve a Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by 50 East Randolph Investments, LLC, for the property generally located at 50-60 East Randolph and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 15-0 vote. The Applicant proposes to maintain the current DX-16 (Downtown Mixed-Use District) zoning district and construct 214 residential units with ground floor commercial space and 70 parking spaces (735, 42nd Ward)

Adjournment

A motion by Terry Peterson and seconded by Mike Kelly to adjourn the July 18, 2019 Regular Hearing of the Chicago Plan Commission at 11:50 AM, was approved by a 15-0 vote.