

CHICAGO PLAN COMMISSION

121 North LaSalle Street

10:00 A.M.

City Council Chambers

2nd Floor, City Hall

Chicago, Illinois 60602

March 16, 2017

MINUTES

PRESENT

Martin Cabrera*
Laura Flores*
Michael Kelly*
Sarah Lyons*
Alderman Proco Joe Moreno
Terry Peterson*
David Reifman*
Rebekah Scheinfeld*
Patricia Scudiero*
Linda Searl*
Smita Shah
Alderman Thomas Tunney*
Reverend Albert Tyson*

ABSENT

Les Bond
Alderman Edward Burke
Alderman Walter Burnett
Mayor Rahm Emanuel
Alderman Joseph Moore
Daniel Sih
Lucino Sotelo
Alderman Daniel Solis

- A. The Chairman called the March 16, 2017, Regular Hearing of the Chicago Plan Commission, to order at 10:07 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with 11 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 Terry Peterson, seconded by Sarah Lyons, to approve the Minutes of the February 16, 2017, Regular Hearing of the Chicago Plan Commission, was approved by an 11-0 vote.
- C. A motion by Linda Searl, seconded by Patricia Scudiero, to approve Item Numbers One and Two under Negotiated Sale, in accordance with the Inter-Agency Planning Referral Act, was approved by an 11-0 vote.
- D. Regarding the following matters submitted in accordance with the Lake Michigan and Chicago Lakefront Protection ordinance or the Chicago Zoning ordinance:
1. A motion by Michael Kelly, seconded by Terry Peterson, to approve a proposed planned development, submitted by HH Wacker Acquisition Company, LLC, for the property generally located at 110 North Wacker Drive, was approved by a 12-0 vote. The site is currently zoned DC-16 (Downtown Core) and will remain as

such prior to establishing a 52-story, 800' tall building with ground floor retail, office space and 87 accessory, vehicular, parking spaces. The applicant is seeking a floor area bonus of 17.81, bringing the project's total FAR to 33.81. (42nd Ward)

2. A motion by Terry Peterson, seconded by Smita Shah, to approve a proposed planned development, submitted by Montclare Englewood Phase I, LLC, for the property generally located at 6320-52 South Green and 832-48 West 64th Streets, was approved by a 13-0 vote. The site is currently zoned RT-4 (Residential Two-Flat, Townhouse and Multi-Unit). The applicant proposes to rezone the site to RM5.5 (Residential Multi-Unit) prior to establishing a seven-story, 80' tall senior living facility with 102 dwelling units and 66 accessory, vehicular, parking spaces. (16th Ward)
3. A motion by Linda Searl, seconded by Smita Shah, to approve a proposed map amendment within the Ravenswood Industrial Corridor, submitted by Alderman Ameya Pawar, for the property generally located at 1765-75 West Cullom Avenue, was approved by a 12-0 vote. The site is currently zoned M1-2 (Limited Manufacturing/Business Park). The applicant proposes to rezone the site to RS3 (Residential Single-Unit Detached House); however, no changes are proposed to the existing single-family residences. (47th Ward)
4. A motion by Linda Searl, seconded by Reverend Albert Tyson, to approve a proposed planned development, submitted by Broadway & Wilson, LLC, for the property generally located at 1056-64 West Wilson and 4616-26 North Winthrop Avenues and 4601-17 North Broadway, was approved by a 12-0 vote. The site is currently zoned B3-2 (Community Shopping). The applicant proposes to rezone the site to B3-5 prior to establishing a nine-story, 103' tall building containing ground floor retail, 197 dwelling units and 44 accessory, vehicular, parking spaces. (46th Ward)
5. A motion by Laura Flores, seconded by Patti Scudiero, to approve a proposed map amendment within the Addison Industrial Corridor submitted by Rockwell Properties, LLC, for the property generally located at 3053 North Rockwell Street, was approved by a 10-0 vote. The site is currently zoned M2-3 (Light Industry). The applicant proposes to rezone the site to C3-3 (Commercial, Manufacturing and Employment) prior to rehabilitating the existing buildings to establish commercial, artisanal and light industrial uses. (33rd Ward)
6. A motion by Michael Kelly, seconded by Reverend Albert Tyson, to approve a proposed map amendment within the Addison Industrial Corridor submitted by Rockwell Properties, LLC, for the property generally located at 3017-31 North Rockwell Street, was approved by a 10-0 vote. The site is currently zoned M2-3 (Light Industry). The applicant proposes to rezone the site to C3-3 (Commercial, Manufacturing and Employment) prior to rehabilitating the existing buildings to establish artisanal, retail and light industrial uses. (33rd Ward)

7. A motion by Alderman Proco Joe Moreno, seconded by Reverend Albert Tyson, to approve a proposed planned development, submitted by Lagunitas Brewing Company, for the property generally located at 1701-1849 South Washtenaw Avenue and 2607 West 17th Street, was approved by an 11-0 vote. The site is currently zoned PMD 7A (Western/Ogden Planned Manufacturing Sub-District A). The applicant proposes to rezone the site to M2-3 (Light Industry) prior to establishing a new bottling line and cold storage facility, increasing the height of the existing building to 80', expanding an existing restaurant, taproom and indoor event space and adding rooftop bar space. (24th Ward)
8. A motion by Linda Searl, seconded by Laura Flores, to approve a proposed planned development submitted by Alderman Michael Zalewski, on behalf of the Chicago Board of Education, for the property generally located at 7101-47 West 64th Place, 6434-58 South Nottingham Avenue and 7100-46 West 65th Street, was approved by a 10-0 vote. The site is currently zoned RT3.5 (Residential Two-Flat, Townhouse and Multi-Unit) and RM4.5 (Residential Multi-Unit). The applicant proposes to rezone the site to RM4.5 prior to establishing a three-story, 50' tall school and 27 accessory, vehicular, parking spaces. (23rd Ward)
9. A motion by Reverend Albert Tyson, seconded by Sarah Lyons, to approve a proposed planned development, submitted by LSC Development LLC., for the property generally located at 5150 North Northwest Highway, was approved by an 11-0 vote. The site is currently zoned B1-1 (Neighborhood Shopping). The applicant proposes to rezone the site to B3-5 (Community Shopping) prior to establishing two sub-areas. Sub-Area A will include a five-story, 80' tall, residential storage warehouse and seven accessory, vehicular, parking spaces. Sub-Area B will allow for residential development, the specific nature of which, however, will require a separate application prior to being established. (45th Ward)

A motion by Smita Shah, seconded by Reverend Albert Tyson, to adjourn the March 16, 2017, Regular Hearing of the Chicago Plan Commission at 3:11 PM, was approved by an 11-0 vote.