

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
May 16, 2019
MINUTES**

PRESENT

Alderman Walter Burnett
Martin Cabrera*
Alderman James Cappelman
Laura Flores*
Fran Grossman*
Mike Kelly*
Sarah Lyons*
Patrick Murphey*
Terry Peterson
David Reifman*
Rebekah Scheinfeld*
Smita Shah*
Alderman Tom Tunney
Reverend Albert Tyson*

ABSENT

Les Bond, Jr.
Mayor Rahm Emanuel
Gary Gardner
Raul Garza
Alderman Joseph Moore
Alderman Proco Joe Moreno
Alderman O'Connor
Linda Searl

- A. The Chairman called the May 16, 2019, 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 ten members present(*). The public hearing was audio recorded and 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.

Prior to taking action on the agenda items, the Chairman recognized two members, David Reifman and Rebekah Scheinfeld, for their service to the City at their last meeting of the Chicago Plan Commission.

- B. A motion by Albert Tyson, seconded by Smita Shah, to approve the Minutes of the April 18, 2019, Regular Hearing of the Chicago Plan Commission, was approved by a 10-0 vote.
- C. A motion by Albert Tyson, seconded by Smita Shah, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 11-0 vote:

Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 3806 South Wabash Avenue to Gramercy LLC. (19-030-21; 3rd Ward).
2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 729 West 83rd Street to 8301 Halsted Property LLC. (19-031-21; 21st Ward).

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3. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 4430 South Shields Avenue to Latanya Lockhart (19-032-21; 3rd Ward).
 4. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 626 North Christiana Avenue to Ruben S. Garcia and Caralee D. Garcia (19-032-21; 27th 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 Smita Shah and seconded by Terry Peterson to approve a proposed map amendment in the North Branch Industrial Corridor, submitted by North and Clybourn LLC, for the property generally located at 1600 North Clybourn Avenue, was approved by a 13-0 vote (Rebekah Scheinfeld, recused) . The Applicant proposes to rezone the property from M1-2 (Limited Manufacturing/Business Park) and B1-2 (Neighborhood Shopping) to C2-2 (Motor Vehicle-Related Commercial), in order to rehabilitate and reuse the existing building to include uses permitted under the C2-2 (Motor Vehicle-Related Commercial) designation. (20006-T1, 2nd Ward)
 2. No action was required on an informational presentation to the Chicago Plan Commission, on a request for site plan review and an administrative adjustment for a parking reduction submitted by Wexford Science + Technology, for the property generally located at 1529 E. 52nd Street and 5210 S. Lake Park Avenue. The site is currently zoned Planned Development No. 38. The applicant proposes to construct a 305,197 square foot, 14-story structure set atop an existing 3-story podium to house a technology and innovation center, offices and accessory parking. The proposed overall building height is 265'. No other change is being requested to Planned Development No. 38. (4th Ward)
 3. A motion by Fran Grossman and seconded by Albert Tyson to approve a proposed planned development, submitted by 1230 W Washington LLC, for the property generally located at 1230 West Washington Boulevard. The site is currently zoned C1-3 (Neighborhood Commercial), was approved by a 12-0 vote (Walter Burnett, recused). The applicant is proposing to rezone the site to DX-3 (Downtown Mixed-Use) prior to constructing a 9-story, 125'-tall building with ground floor retail and commercial spaces, and office space on the floors above. 59 accessory vehicular parking spaces will be provided. The applicant may seek 2.75 in bonus FAR (Floor Area Ratio) per the Neighborhood Opportunity Bonus Program, bringing the total FAR of the project to 5.75. (19822; 27th Ward)
 4. A motion by Albert Tyson and seconded by Sarah Lyons to approve a proposed planned development submitted by Portage Park Capital LLC, for the property generally located at 3631 North Central Avenue, was approved by a 13-1 vote (Fran Grossman, opposed). The site is currently zoned RS-2 (Residential Single-Unit) and the applicant proposes to rezone the site to C3-5 (Commercial, Manufacturing, and Employment) and then to a Business Planned Development which will include a four-story, 50' – 0" tall building containing retail and commercial uses on the ground floor and a residential storage warehouse use on the floors above. (19994; 36th Ward)
 5. A motion by Albert Tyson and seconded by Sarah Lyons to approve a resolution recommending approval of the Kinzie Industrial Corridor Framework Plan for that portion of the Kinzie

Industrial Corridor west of Ogden Avenue, was approved by a 11-0 vote (Walter Burnett, recused). The Framework provides recommendations for implementation strategies related to maintaining the corridor as a vital jobs center, improving transportation access and safety, and building upon the unique built character of the corridor, and also includes design guidelines for buildings. The Framework covers an area generally bounded by Ogden Avenue to the east, Lake Street to the south, Hubbard Street, Ferdinand Street and Grand Avenue to the north and California Avenue and Albany Avenue to the west. (27th ward)

Adjournment

A motion by Albert Tyson and seconded by Fran Grossman to adjourn the May 16, 2019 Regular Hearing of the Chicago Plan Commission at 11:42 AM, was approved by a 10-0 vote.

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