

CHICAGO PLAN COMMISSION
121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
November 15, 2018
MINUTES

PRESENT

Smita Shah
Alderman Daniel Solis
Raul Garza*
Sarah Lyons*
Reverend Albert Tyson
Mike Kelly
Alderman Walter Burnett
Laura Flores
Alderman Edward Burke
Alderman Tom Tunney
Rebekah Scheinfeld*
Martin Cabrera*
David Reifman*
Fran Grossman
Linda Searl*
Gary Gardner*
Patrick Murphey*

ABSENT

Terry Peterson
Alderman Proco Moreno
Les Bond, Jr.
Mayor Rahm Emanuel
Alderman Joseph Moore

- A. The Chairman called the November 15, 2018, 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 8-0 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 Gardner, Gary, seconded by Garza, Raul, to approve the Minutes of the October 18, 2018, Regular Hearing of the Chicago Plan Commission, was approved by an 8-0 vote.
- C. A motion by Gardner, Garry, seconded by Lyons, Sara, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 8-0 vote.

Adjacent Neighbors

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 4111 South Wabash Avenue to Robert and Shandrel Starks (18-066-21; 3rd Ward)

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 6217 South Winchester Avenue to Terrance Sheppard and Latronia Sheppard (18-066-21; 15th Ward)

Negotiated Sale

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 1706 West 63rd Street to Atika Harris (18-067-21; 15th Ward)

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 1920 South Fairfield Avenue to Jorge Tamayo Ventura (18-068-21; 12th Ward)

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2622 West North Avenue to Mr. Alexander Troyanovski on behalf of 525 Bishop, LLC (18-073-21; 1st Ward)

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4101 South Packers Avenue to Rich Golf Lakeshore Recycling Systems, LLC. (18-071-21; 11th Ward)

Disposition

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located within AUBURN GRESHAM, AUSTIN, AVALON PARK, BURNSIDE, CALUMET HEIGHTS, CHATHAM, EAST SIDE, ENGLEWOOD, GREATER GRAND CROSSING, HEGEWISCH, MORGAN PARK, NORTH LAWNSDALE, PULLMAN, RIVERDALE, ROSELAND, SOUTH CHICAGO, SOUTH DEERING, WASHINGTON HEIGHTS, WEST ENGLEWOOD, WEST GARFIELD PARK, WEST PULLMAN, AS WELL AS PORTIONS OF CHICAGO LAWN, EAST GARFIELD PARK, GAGE PARK, GRAND BOULEVARD, HUMBOLDT PARK, NEW CITY, OAKLAND AND SOUTH SHORE Communities (addresses are on file) (18-069-21; 4,6,8-11, 15-18, 20,21, 24, 28, 29 34 & 37)

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6941 South Stony Island Avenue to Diamond Real Estate Management, LLC. (18-072-21; 5th Ward)

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 825 South Kilpatrick Avenue to The Will Group, Inc. (or Affiliated entity, thereof) (18-074-21; 24th Ward)

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 11914, 11920, 11924, 11926, 11928, 11934, 11942 and 11946 South Union Avenue to Habitat for Humanity Chicago (18-070-21; 34th Ward)

An **impromptu motion** by Chairman Cabrera to request quarterly MBE/WBE updates/reports re Plan Commission Projects by staff to the Plan Commission. The motion was passed by a vote of 8-0.

D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. An informational presentation to the Chicago Plan Commission, on a request for site plan review submitted by the University of Chicago, for the property generally located at 1225 E. 60th Street. The site is currently zoned Planned Development 43. The applicant proposes to construct a 139,000 gross square foot, 12-story on-campus hotel to function as an accessory use to an adjacent conference center. The proposed overall building height is 155'. No other change is being requested to Planned Development 43 (20th Ward) No Vote.
2. A motion by Reifman, David, seconded by Lyons, Sarah, to approve a proposed planned development, submitted by Tandem Partners, LLC, for the property generally located at 1050 West Van Buren Street. The site is currently zoned DS-3 (Downtown Service District). The applicant proposes to rezone the site to DX-7 (Downtown Mixed-Use District) before establishing a Planned Development to permit the construction of a 21-story (231') building with ground floor retail use, 201 dwelling units, and 69 accessory vehicular parking spaces. The applicant will seek to utilize 2.75 F.A.R. of bonus floor area through the Neighborhood Opportunity Bonus Program, was approved by a 10-0 vote (19694; 25th Ward)
3. A motion by Burnett, Walter, seconded by Garza, Raul, to approve a proposed planned development, submitted by Tandem Partners, LLC, for the property generally located at 1125 West Van Buren Street. The site is currently zoned DS-3 (Downtown Service District). The applicant will seek to utilize 4.5 F.A.R. of bonus floor area through the Neighborhood Opportunity Bonus Program was approved by a 13-0 vote (19695; 25th Ward)
4. A motion by Kelly, Mike, seconded by Gardner, Gary, to approve a proposed planned development submitted by Roosevelt/Clark Partners, LLC, for the property generally located at 101-213 W. Roosevelt Rd. and 1200-1558 S. Clark Street. The site is currently zoned DS-3 (Downtown Service); the applicant is proposing to rezone the site to a DX-5 (Downtown Mixed Use), and then to a Waterway Business Residential Planned Development. The applicant may seek 0.65 in bonus FAR (Floor Area Ratio) per the Neighborhood Opportunity Bonus Program, bringing the total FAR of the project to 5.65, was approved by a vote of 13-0 (19686; 25th Ward)
5. A motion by Kelly, Mike, seconded by Gardner, Gary, to approve a proposed Planned Development, submitted by The Habitat Company, LLC, for the property generally located at 2604-2664 West Ogden Avenue; 1257-1411 South Washtenaw Avenue; 1256-1368 South Talman Avenue; and, 1355-1365 South Talman Avenue. The applicant proposes to rezone the approximately 5.5 acre site from RT-4 (Residential

Two-Flat, Townhouse and Multi-Unit District) to B3-3 (Community Shopping District), prior to establishing the Planned Development, was approved by a vote of 12-0 (19647;28th Ward)

6. A motion by Garza, Raul, seconded by Shah, Smita, to approve a proposed amendment to Planned Development 1369, submitted by 110 North Wacker Titleholder, LLC, for the property generally located at 110 North Wacker Drive. The applicant is seeking to increase the floor area ratio from 35.97 to 37.10 for purposes of increasing the overall office space for the development and increase the overall building height from 800 feet to 830 feet; no other bulk or use changes are proposed, was approved by a vote of 12-0 (19817; 42nd Ward)
7. A motion by Gardner, Gary, seconded by Searl, Linda, on a proposed Planned Development, submitted by the Applicant, Nevermore Ventures, LLC, for the property generally located at 4325-4343 North Ravenswood Avenue. The property will be rezoned to C3-3 prior to establishing the proposed Planned Development, was approved by a vote of 10-0 (19826; 47th Ward)

A motion by Searl, Linda, seconded by Lyons, Sarah, on a proposed Industrial Corridor Map Amendment within the Ravenswood Industrial Corridor, submitted by the Applicant, Nevermore Ventures, LLC, for the property generally located at 4325-4343 North Ravenswood Avenue, was approved by a vote of 11-0 (19826; 47th Ward)

8. Item Deferred: courtesy presentation to the Chicago Plan Commission, submitted by Chicago Public Schools and the Public Building Commission of Chicago, for the property generally located at 4201 North Oak Park Avenue. The co-applicants will provide a courtesy update on the anticipated program and boundary for the previously approved public school. (38th Ward)

Adjournment

A motion by Lyons, Sara, seconded by Garza, Raul, to adjourn the November 15, 2018, Regular Hearing of the Chicago Plan Commission at 2:55 PM, and was approved by a 11-0 vote.