

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Room 201-A - 2nd Floor, City Hall
Chicago, Illinois 60602
October 20, 2016
10:00 A.M.

MINUTES

PRESENT

Martin Cabrera
David Reifman
Les Bond
Michael Kelly
Linda Searl
Lucino Sotelo
Laura Flores
Sarah Lyons
Daniel Sih
Patricia Scudiero
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Smita Shah
Terry Peterson
Rebekah Scheinfeld
Rev. Albert Tyson
Alderman Edward Burke
Alderman Joseph Moore
Alderman Daniel S. Solis
Alderman Proco Joe Moreno

- I. The Chairman called the meeting to order at 10:08 AM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eight 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 October 20, 2016.
 - III. The Minutes of the September 15, 2016 Plan Commission Hearing were approved unanimously.
 - IV. **The following inter-agency items numbered 1 through 4 under Adjacent Neighbors, items numbered 5 through 10 under Negotiated Sales, items numbered 11 and 12 under Sealed Bids and Items numbered 13-15 under Acquisitions and Dispositions were approved by an omnibus vote of 8-0.**
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

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 5201 South Honore Street (16-087-21) 26th Ward
2. 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 4841 West Augusta Boulevard (16-087-21) 37th Ward
3. 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 438 North Monticello Avenue (16-087-21) 27th Ward
4. 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 5240 South Aberdeen Street (16-087-21) 20th Ward

Negotiated Sales

5. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 3330 West Adams Street (16-088-21) 28th Ward
6. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 5038 South Justine Street(16-089-21) 20th Ward
7. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 5045 South Cicero Avenue(16-090-21) 14th Ward
8. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 1328-30 South Central Park Avenue(16-094-21) 24th Ward
9. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 3508 West Flournoy Street(16-095-21) 24th Ward
10. A resolution recommending a proposed ordinance authorizing a negotiated sale of City-owned land for the property located at 2639-59 South Damen Avenue (16-098-21) 25th Ward

Sealed Bids

11. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located 341 and 343 North Kedzie Avenue. (16-091-21) 27^h Ward
12. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located 5149 South Central Avenue. (16-092-21) 14th Ward

Acquisitions and Dispositions

13. A resolution recommending the disposition of City-owned parcels to various property owners/applicants to the Large Lot Program within the Auburn Gresham Community Area for the property generally located at 1219 E. 65th St, 7643 S Emerald Ave, 7641 S Union Ave, 7640 S Lowe Ave, 7615 South Lowe Ave., 7721 S. Union Ave, 7835 S Lowe Ave, 7839 S Lowe Ave, 7840 S Throop St, 7752 S Green St, 8317 S Paulina St, 7925 S Ada St, 8042 S Carpenter St, 8347 S Morgan St, 8506 S Carpenter St, 938 West 87th Street, 7925 S Emerald Ave, 8044 S Emerald St, 720 W 81st St, 8233 S Emerald Ave, 8350 S Kerfoot Ave, 8352 S Kerfoot Ave, 8378 S Kerfoot Ave, 8500 South Givins Court, 8519 S Givins Ct, 8529 South Givins Court, 8413 S Gilbert Ct, 8736 S Normal Ave, 8838 S Emerald Ave, 8815 South Emerald Ave, 8725 S Marshfield Ave, and 8842 S Paulina St. (16-093-21) 6th, 17th, 20th and 21st Wards
 14. A resolution recommending the disposition of sixteen City-owned parcels of land to The Chicago Park District from the City of Chicago for the creation of six neighborhood parks for the properties generally located at 6049 South Whipple Street; 7208 South Maplewood Avenue; 658 East 95th Street; 201-203 and 207-209 West 110th Street; 11000-11010 South Wentworth Avenue; 34-142 and 152 West 119th Street; and 10108-1-114 South Exchange Avenue. (16-097-21) 9th, 10th, 16th, 18th, and 34th Wards
 15. A resolution recommending the acquisition of sixteen parcels of land from The City of Chicago to The Chicago Park District for the creation of six neighborhood parks for the properties generally located at 6049 South Whipple Street; 7208 South Maplewood Avenue; 658 East 95th Street; 201-203 and 207-209 West 110th Street; 11000-11010 South Wentworth Avenue; 34-142 and 152 West 119th Street; and 10108-1-114 South Exchange Avenue. (16-097-21) 9th, 10th, 16th, 18th, and 34th Wards
- 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 Landmark Wabash, LLC, for the property generally located at 1354-1408 South Wabash Avenue. The Applicant is proposing to construct a 296-unit, 290' building with approximately 4,500 square feet of retail on the ground floor, 80 off-street parking spaces and 178 bicycle spaces. The underlying zoning for the site is currently DX-7, Downtown Mixed-Use District; and, while it will remain as such, the applicant will seek to utilize 58,544 square feet of bonus floor area through the Neighborhood Opportunity Bonus. (3RD Ward) **Approved 11-0, Yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Reifman, Scudiero, Searl, Sih, Sotelo and Cabrera**
2. A proposed Residential Planned Development and a Lake Michigan and Chicago Lakefront Protection Application No. 699 submitted by Shoreline Apartments Realty, LLC, for the property generally located at 2221-2231 East 67th Street and 6714-6728 S. Crandon. The site is currently zoned RM-5 and RM-6 (Residential Multi Unit District) and proposes to reclassify the site to a unified RM-5 (Residential Multi-Unit District) prior to establishing the Planned Development. The site is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to rehab an existing a 16-story residential building and establish 106 dwelling units and improve an existing accessory parking lot. (5th Ward) **PD Approved 11-0, Yeas – Commissioners Bond, Flores, Kelly, Lyons, Reifman, Scudiero, Searl, Sih, Sotelo, Tunney and Cabrera. LF Approved 11-0, Commissioners Bond, Flores, Kelly, Lyons, Reifman, Scudiero, Searl, Sih, Sotelo, Tunney and Cabrera.**
3. A proposed manufacturing business waterway planned development submitted by CenterPoint Chicago Enterprise, LLC, for the property generally located at 13535 South Torrence Avenue. The Applicant is proposing to construct a 380,994 square foot building for the purpose of manufacturing and assembling rail cars. The proposal includes 315 off-street parking spaces. The underlying zoning for the site is currently PMD #6, Planned Manufacturing District, and will remain as such. (10TH Ward) **Approved 12-0, Yeas – Commissioners Bond, Burnett, Flores, Kelly, Lyons, Reifman, Scudiero, Searl, Sih, Sotelo, Tunney and Cabrera.**
Received a commitment from the Applicant to provide job numbers including minority participation to the Chairman.
4. A proposed amendment to Industrial Planned Development No. 1151 submitted by the Applicant, Williams Electronic Games, Inc., for the property generally located at 3401 North California Avenue. The amendment to the planned development would allow required accessory parking to be located at two off-site locations, 2703-2725 West Roscoe Street and 3231-3323 North California Avenue. (33rd Ward) **Approved 10-0-1 with Commissioner Sotelo being recused. Yeas - Commissioners Burnett, Flores, Kelly, Lyons, Reifman, Scudiero, Searl, Sih, Tunney and Cabrera.**

5. A presentation to the Chicago Plan Commission for Planned Development No. 98, submitted by Wolf Point Owners, LLC, for the property generally located at 316-26 North Orleans Street. The applicant proposes to construct the 660' east tower which will contain 930,000 square feet of floor area, 700 residential units, retail and accessory and related uses. No change is being requested to any other aspect of Planned Development No. 98. (42nd Ward) **Presentation Only – no vote**
6. A proposed residential planned development submitted by LG Development Group, LLC, for the property generally located at 57-61 W. Erie Street. The proposed planned development would be comprised of two sub-areas. Sub-Area A would be the site of a proposed 12-story, 10 unit building which includes lobby space and parking for 10 vehicles on the ground floor. Sub-Area B is currently improved with a three-story residential building which would remain on site with no changes proposed. The applicant is seeking an increase from the base 5.0 FAR to a 6.0 FAR by utilizing the Neighborhood Opportunity Bonus. The Applicant is proposing to rezone the property from the current DX-5 (Downtown Mixed-Use District) to a Residential Planned Development. (42nd Ward) **DEFERRED**
7. A proposed amendment to residential business planned development #1288 submitted by CRP/Centrum Hubbard Street Owner, LLC, for the property generally located at 201-225 West Hubbard Street. The Applicant is proposing to increase to allowable FAR from 10.15 to 10.65 by utilizing the Neighborhood Opportunity Bonus. No other changes are proposed to the previously approved bulk or allowed uses contained in PD #1288. (42nd Ward) **Approved 11-0, Commissioners Bond, Burnett, Flores, Kelly, Lyons, Reifman, Scudiero, Searl, Sih, Sotelo, and Cabrera.**
8. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 703, submitted by the Chicago Park District, for the property generally located at 2401 North Lake Shore Drive and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to establish an outdoor dining space on the south side and expand the east side veranda of the facility known as Theater on the Lake within Lincoln Park. The property is currently zoned POS-1 (Regional or Community Parks) and will remain POS-1. (43rd Ward) **Approved 8-0-1 with Commissioner Kelly being recused, Commissioners Flores, Lyons, Reifman, Scudiero, Searl, Sih, Sotelo, and Cabrera.**
9. A proposed planned development submitted by Broadway 5050 LLC, for the property generally located at 5036 North Broadway. The planned development would consist of two sub-areas. Sub-Area A would be located along the west side of Broadway and would include the rehabilitation and re-use of an existing structure as a residential building with commercial uses on the ground floor. Sub-

Area B would include property east of Broadway comprised of the rehabilitation and re-use of an existing parking garage and a proposed residential building with commercial uses on the ground floor. The planned development, once completed, would include 710 residential units, approximately 600 parking stalls and approximately 45,000 square feet of commercial space. The Applicant is proposing to rezone the property from a C2-5 (Motor Vehicle Related Commercial District) and B1-2 (Neighborhood Shopping District) to a C2-5 (Motor Vehicle Related Commercial District) prior to establishing this residential-business planned development. (47th and 48th Wards) **Approved 9-0, Commissioners Flores, Kelly, Lyons, Reifman, Scudiero, Searl, Sih, Tunney, and Cabrera.**

10. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 695 submitted by Chicago Title & Trust, for the property generally located at 7522 N. Eastlake Terrace. The applicant proposes to demolish the existing multi-unit residential building in order to construct a new 4-story, multi-unit residential building with 9 apartment units and 12 off-street parking spaces. The site is currently zoned RM-5, Residential Multi-Unit District, and will remain as such, and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District (49TH Ward). **9-0, Commissioners Flores, Kelly, Lyons, Reifman, Scudiero, Searl, Sih, Tunney, and Cabrera.**
11. A courtesy presentation for a Site Plan Review and approval submitted by Lathrop Community Partners, LLC, for the property generally located at 2820-2996 N. Clybourn Avenue; 2000-2144 W. Diversey Parkway; 2007-2141 W. Diversey Parkway; 2601-2953 N. Leavitt Street; 2800-2888 N. Leavitt Street; 2601-2769 N. Hoyne Avenue; 2600-2768 N. Hoyne Avenue; 2600-2800 N. Damen Avenue and 2201-2223 W. Oakdale Avenue. The site is currently zoned Planned Development No. 1315 and no zoning change is contemplated for the project. (1st and 32nd Wards) **Presentation Only – no vote**

Adjournment: 2:00 PM