

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602

April 23, 2014

**1:00 P.M.**  
**MINUTES**

PRESENT

Martin Cabrera  
Les Bond  
Andrew Mooney  
Terry Peterson  
Rebekah Scheinfeld  
Patricia Scudiero  
Linda Searl  
Smita Shah  
Doris Holleb  
Bishop John R. Bryant  
Alderman Walter Burnett  
Alderman Thomas Tunney

ABSENT

Daniel Sih  
Euclid Walker  
Olga Camargo  
Michael Kelly  
George Migala  
Alderman Joseph Moore  
Alderman Ray Suarez  
Alderman Edward Burke  
Alderman Daniel S. Solis

- I. The Vice-Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with nine 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 April 23, 2014.
- III. The Minutes of the March 20, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 5, under Adjacent Neighbors, item number 6 through 15 under Negotiated Sales, and item number 17 under Tax Increment Financing were approved by an omnibus vote of 9-0.**

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 8437 South Brandon Avenue. (14-022-21)
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 3530-32 West Jackson Boulevard. (14-022-21)
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 706 East Bowen Avenue. (14-022-21)

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 201 South Whipple Street. (14-022-21)
5. 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 4632 South Champlain Avenue. (14-022-21)

#### Negotiated Sales

6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1149 West 59<sup>th</sup> Street. (14-023-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1329 West Ancona Street. (14-024-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 9117 South Houston Avenue. (14-025-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 13527 South Brandon Avenue. (14-026-21)
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5765-67 South Wentworth Avenue. (14-027-21)
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 7408 South Phillips Avenue. (14-029-21)
12. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 7416 South Phillips Avenue. (14-030-21)
13. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4237 South Wells Street. (14-031-21)
14. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4241 South Wells Street. (14-031-21)
15. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 224 West 43<sup>rd</sup> Street. (14-031-21)

#### Tax Increment Financing

17. The 47<sup>th</sup>/Halsted Tax Increment Financing Redevelopment Project Area Amendment. The TIF boundaries are, generally, 47<sup>th</sup> and Root Streets on the north; West Garfield Boulevard (West 55<sup>th</sup> Street) on the south; I90/94 (Dan Ryan Expressway) on the east; and Halsted Street, carpenter Street, Peoria Street, Racine Avenue and Loomis Street on the west. (14-032-21)

- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Residential Planned Development No. 1046 submitted by Nahshon Development, LLC, for the property generally located at 3670 – 3738 North Milwaukee Avenue. The applicant proposes to construct up to 50 single-family detached homes on the approximately 4.1-acre site. **Approved 9-0, yeas – Commissioners Bond, Bryant, Burnett, Holleb, Mooney, Scudiero, Searl, Tunney, and Cabrera**
2. A Business Planned Development application submitted by 151 Franklin LLC and UGP-200 West Randolph, LLC, for the property generally located at 200 - 242 West Randolph Street and 151 – 169 North Franklin Street. The applicant proposes the construction of a 35-story office building with 34 underground parking spaces on the approximately 1.3-acre site. The site includes a seven-level public parking garage which would be retained. **Approved 10-0, Yeas Commissioners Bond, Bryant, Burnett, Holleb, Mooney, Scheinfeld, Scudiero, Searl, Tunney, and Cabrera**
3. A proposal for a planned development, submitted by the applicant Tennis Corporation of America d/b/a Midtown Athletic Club for the property generally located at 2416 North Elston Avenue. The Applicant is proposing to renovate the existing facility and construct a 4 story addition to the existing facility. The Applicant is requesting to rezone the property from C1-1 (Neighborhood Commercial District) and M3-3 (Heavy Industrial District) to a C3-3 (Commercial, Manufacturing, and Employment District) and then to Business Planned Development. **Approved 11-0, Yeas Commissioners Bond, Bryant, Burnett, Holleb, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Tunney, and Cabrera**
4. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 640, submitted by Northwestern University for the property generally located at 402 East Superior Street within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct an expansion to an existing atrium between two existing buildings on the Northwestern University campus. The property is currently zoned Planned Development #3. **Approved 11-0, Yeas Commissioners Bond, Bryant, Burnett, Holleb, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Tunney, and Cabrera**
5. A Residential Business Planned Development application submitted by MMAS LLC and WPA 2 LLC for the property generally located at 1515 – 1517 West Haddon Avenue. The applicant proposes to construct a six-story mixed-use building with 41 residential units, ground floor commercial space, and 21 off-street parking spaces on an approximately 0.28-acre site. The applicant proposes to rezone the property from RS3 Residential Single-Unit (Detached House) District and B1-3 Neighborhood Shopping District to B1-3 Neighborhood Shopping District prior to establishing the Residential Business Planned Development. **Approved 11-0, Yeas Commissioners Bond, Bryant, Burnett, Holleb, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Tunney, and Cabrera**
6. A proposed amendment to Planned Development No. 675 submitted by Center Point Properties Trust for the property generally located at 321-327 E. 21<sup>st</sup> Street, 2100-2130 S. Calumet Ave., and 2013-2143 S. Calumet Ave., and a portion of the site is also located within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 635). The applicant proposes to amend Planned Development No. 675 to remove subarea 3 and amend the remaining planned development to allow a proposed the Data Center to subarea 2. The project proposal includes the construction of a (12) twelve-story data center with office space and (70)

seventy below grade accessory parking spaces. The property is improved by several multi-story masonry buildings. **Lakefront Approved 9-0-1 with Commissioner Searl recusing herself, yeas Bond, Bryant, Burnett, Holleb, Mooney, Scheinfeld, Scudiero, Tunney, and Cabrera**

**PD Approved 9-0-1 with Commissioner Searl recusing herself, yeas Bond, Bryant, Burnett, Holleb, Mooney, Scheinfeld, Scudiero, Tunney, and Cabrera**

7. A proposed amendment to Planned Development No. 331 submitted by Metropolitan Pier and Exposition Authority (MPEA) for the property generally located at 2101-2143 S. Indiana Ave., 205-319 E. 21<sup>st</sup> Street, 204-334 E. Cermak Rd., and 2134-2142 S. Calumet Ave., and a portion of the site is also located within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 636). The site is currently zoned DX-3, DX-5, DX-7, Downtown Mixed-Use District, and Planned Development No. 675. The applicant proposes to amend Planned Development No. 331, expand the boundaries and add a new subarea 5. The proposal includes the construction of a 4-story event center, a multi-story hotel and administration office building with 1,200 hotel keys, ground floor retail space, rehabilitation of the American Book Company Building (ABC Building), and 120 accessory parking spaces located below grade. The property is improved by several multi-story masonry buildings. **Lakefront Approved 10-0-1 with Commissioner Searl recusing herself, yeas Bond, Bryant, Burnett, Holleb, Mooney, Peterson, Scheinfeld, Scudiero, Tunney, and Cabrera**  
**PD Approved 10-0-1 with Commissioner Searl recusing herself, yeas Bond, Bryant, Burnett, Holleb, Mooney, Peterson, Scheinfeld, Scudiero, Tunney, and Cabrera**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1130 West Lawrence Avenue. (14-028-21)  
**Deferred by omnibus vote**
2. A proposal for a planned development, submitted by the Public Building Commission, for the property generally located at 6950 North Hiawatha Avenue. The Applicant is proposing to construct a 3 story addition to an existing 1 story public school. The Applicant is requesting to rezone the property from RS-1 (Residential Single-Unit (Detached House) District) to an Institutional Planned Development. **Deferred to date certain of 5/15/14 by omnibus vote**
3. A proposed Business Planned Development submitted by the Applicant, 39<sup>th</sup> and Archer LLC c/o First American Properties, for the property generally located at 2601-2645 West 38<sup>th</sup> Street, 3802-3852 South Rockwell Avenue, and 2614-2644 West Pershing Road. The Applicant intends to construct a shopping center with approximately 73,000 square feet of retail space, including a health club and parking on the approximately 6.31 acre site. The site is currently zoned a C1-2 Neighborhood Commercial District. **Deferred by omnibus vote.**