

CHICAGO PLAN COMMISSION

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

April 16, 2015

**1:00 P.M.**

MINUTES

PRESENT

Martin Cabrera  
Olga Camargo  
Linda Searl  
Andrew Mooney  
Daniel Sih  
Rebekah Scheinfeld  
Patricia Scudiero  
Michael Kelly  
Bishop John R. Bryant  
Alderman Walter Burnett  
Alderman Thomas Tunney  
Alderman Joseph Moore

ABSENT

Smita Shah  
Les Bond  
Terry Peterson  
Doris Holleb  
Euclid Walker  
Alderman Edward Burke  
Alderman Daniel S. Solis  
Alderman Ray Suarez

- I The Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with seven 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 16, 2015.
- III. The Minutes of the March 9, 2015 Special Hearing and the March 19, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 and 2 under Adjacent Neighbors items numbered 3 through 6 under Negotiated Sales and items 7 and 8 under Acquisitions and Dispositions were approved by an omnibus vote of 7-0.**
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
  1. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 655 submitted by Albion Hotel, LLC, for the property generally located at 6556-6590 North Sheridan Road. The applicant proposes to construct a six (6) story hotel building, with 145 hotel rooms, ground floor retail space and accessory parking spaces. The site is currently zoned B3-5, (Community Shopping District) and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. **Approved 11-0-1 with Commissioner Moore being recused. Yeas – Commissioners Bryant, Burnett, Camargo, Kelly, Mooney, Scheinfeld, Scudiero, Searl, Sih, Tunney, and Cabrera.**

2. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 654, submitted by S and C Construction Properties, LLC. for the property generally located at 449 West Aldine Avenue and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a 4-story addition on an existing 4-story, 4 dwelling unit building with onsite parking for 8 cars at this location. The applicant is proposing to maintain the current zoning of the property, RM-5 (Residential Multi-Unit District). **Approved 11-0-1 with Commissioner Tunney being recused. Yeas – Commissioners Bryant, Burnett, Camargo, Kelly, Mooney, Moore, Scheinfeld, Scudiero, Searl, Sih, and Cabrera.**
3. A proposed technical amendment to Residential-Business Planned Development No. 368 for a site located at approximately 400 North Lake Shore Drive submitted by Mayor Rahm Emanuel. This is a technical amendment to Statement No. 21 of the Planned Development Statements, extending the expiration date of the Planned Development as it relates to Subparcel E.3 (the Chicago Spire) to 2018. This is being proposed in order to assure that the public benefits previously committed for development of the site remain in place and to assure ample time for public and community input on any revised development plans for the site. **Approved 12-0, Yeas – Commissioners Bryant, Burnett, Camargo, Kelly, Mooney, Moore, Scheinfeld, Scudiero, Searl, Sih, and Cabrera.**
4. A proposed Residential Business Planned Development submitted by the Applicant, Clydiv, LLC, for the property generally located at 442-470 West Division Street, 1200-1232 North Clybourn Avenue and 1201-1213 North Cleveland Avenue. The Applicant intends to construct an approximately seven-story building with 84 dwelling units, 75 accessory parking spaces and ground floor retail/daycare space on a 42,574 square foot site. The underlying zoning for the site is currently C1-2 (Neighborhood Commercial District) and is proposed to be changed to C1-5 (Neighborhood Commercial District), prior to establishing the proposed Residential Business Planned Development. **Approved 11-0-1 with Commissioner Burnett being recused. Yeas – Commissioners Bryant, Camargo, Kelly, Mooney, Moore, Scheinfeld, Scudiero, Searl, Sih, Tunney and Cabrera.**
5. A proposal for a planned development, submitted by Jones Chicago Real Property 1, LLC, for the property generally located at 1521 West North Avenue. The Applicant is proposing to amend Sub-Area A and Sub-Area B of the existing planned development #987. The amendment would transfer some FAR from Sub-Area A to Sub-Area B in order to construct an automobile dealership within Sub-Area B. Sub-Area C would remain unchanged under this proposal. The Applicant is requesting to rezone the property from PD # 987 (Residential Business Planned Development) to PD #987 (Residential Business Planned Development) as amended. **Approved 10-0, Yeas – Commissioners Camargo, Kelly, Mooney, Moore, Scheinfeld, Scudiero, Searl, Sih, Tunney and Cabrera.**
6. A proposed Residential Business Planned Development application submitted by 2293 North Milwaukee LLC, for the property generally located at 2255-93 N. Milwaukee Ave., 2208-26 N. Washtenaw Ave. and 2715-35 W. Belden St. The site is currently zoned C1-1, Neighborhood Commercial District and the applicant proposes to reclassify to a B3-5, Community Shopping District prior to establishing the Residential Business Planned Development. The applicant proposes to construct two multi-story residential buildings with ground floor commercial retail and 220 dwelling units, and accessory parking. **Approved 10-0, Yeas – Commissioners Burnett, Camargo, Kelly, Mooney, Moore, Scudiero, Searl, Sih, Tunney and Cabrera.**

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

1. A proposed amendment to Residential Business Planned Development No. 447 submitted by Davis Lakefront, LLC, for the property generally located at 460-476 W. Chicago Ave., 801-811 N. Cambridge and 800-810 N. Cleveland Ave. The site is currently zoned Residential Business Planned Development No. 447 and improved by passive open space. The amendment will create two subareas, transfer floor area and dwelling units from an adjacent subarea and increase the height limitations in subarea A-1A parcel. The applicant proposes to construct a multi-story residential building containing up to 30 stories, approximately 8,000 square feet of ground floor retail, 210 residential dwelling units, accessory uses and accessory parking. **Deferred**

Adjournment: 4:45 PM