

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
April 18, 2019
MINUTES**

PRESENT

Alderman Walter Burnett*
Martin Cabrera*
Laura Flores
Alderman James Cappleman*
Raul Garza*
Mike Kelly*
Sarah Lyons*
Rebekah Scheinfeld*
Linda Searl*
Alderman Tom Tunney
Reverend Albert Tyson

ABSENT

Les Bond, Jr.
Mayor Rahm Emanuel
Gary Gardner
Fran Grossman
Alderman Joseph Moore
Alderman Proco Joe Moreno
Patrick Murphey
Alderman O'Connor
Terry Peterson
David Reifman
Smita Shah

- A. The Chairman called the April 18, 2019, Regular Hearing of the Chicago Plan Commission, to order at 10:06 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with eight 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.
- B. A motion by Mike Kelly, seconded by Linda Searl, to approve the Minutes of the March 21, 2019, Regular Hearing of the Chicago Plan Commission, was approved by a 8-0 vote.
- C. A motion by Rebekah Scheinfeld, seconded by, Linda Searl to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 8-0 vote:

Negotiated Sale

- 1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 271 North Pulaski Road to John Dahbour L&J Liquor (19-019-21; 28th Ward).
- 2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 1846 West 63rd Street to Wesley Hayden (19-020-21; 15th Ward).
- 3. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 5220-5224 West Kinzie Street to By The Hand Club for Kids (19-021-21; 37th Ward).
- 4. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2011 West Washington Boulevard to Rufus L. McGee (19-022-21; 27th Ward).

5. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 5241 West Ferdinand Avenue to By The Hand Club for Kids (19-023-21; 37th Ward).
6. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 434-36 West 46th Place to Swift Equity, LLC (19-024-21; 3rd Ward).
7. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 7025 South St. Lawrence Avenue and 7041-43 South St. Lawrence Avenue to Robert Clay and Gervaise Clay (19-027-21; 6th Ward).

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 6929-61 South Kenwood Avenue and 1348 East 70th Street to Space Fund NFP (19-025-21; 5th Ward)
2. A resolution recommending a proposed ordinance authorizing a disposition of city-owned parcels, generally located at 435-447 East 43rd Street to Food Matters, LLC DBA One Village (19-026-21; 3rd Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city-owned parcels, generally located at 5822 South Halsted Street, 1114-20 West 59th Street and 1052-56 West 59th Street to Neighborspace (19-029-21; 16th Ward).

ANLAP

1. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 4347 South Shields Avenue to Monica Lim (19-018-21; 3rd Ward).
2. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 631 North Ridgeway Avenue to Miguel A. Landi Guapisaca (19-018-21; 27th Ward).
3. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 3854 West West End Avenue to Temaria L. Gaston (19-018-21; 28th Ward).
4. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 3850 West West End Avenue to LuVince Gamble (19-018-21; 28th Ward).
5. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 212 North Keystone Avenue to Gary Singleton (19-018-21; 28th Ward).
6. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 6636 South Hermitage Avenue to Andre M. Smith (19-018-21; 15th 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 Linda Searl, and seconded by Mike Kelly to defer two agenda items, at the request of the respective applicants, for a proposed amendment to Planned Development No. 867 and Planned Development No. 1300, submitted by Related 1061 Van Buren, LLC, for the property generally located at 1001-1111 West Van Buren Street and a proposed technical amendment to Waterway Business Residential Planned Development No. 1434 submitted by Roosevelt/Clark Partners, LLC, for the property generally located at 101-213 W. Roosevelt Rd and 1200-1558 S. Clark Street, was approved by a 8-0 vote.
2. A motion by Raul Garza and seconded by Sarah Lyons to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the City of Chicago Department of Transportation, for the property generally located at 31st Street and Lake Park Avenue, within the Public and Private-Use zones of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 8-0 vote (Rebekah Scheinfeld, recused). The site is located within the public right of way and the applicant proposes to construct a replacement viaduct over the Metra and Illinois Central/Canadian National railroad tracks. No other changes are proposed as a part of this application. (733; 4th Ward)
3. A motion by Linda Searl, and seconded by Raul Garza to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the City of Chicago Department of Transportation, for the property generally located at 43rd Street and Oakenwald Avenue, within the Public and Private-Use zones of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 9-0 vote (Rebekah Scheinfeld, recused). The site is located within the public right of way and the applicant proposes to construct a new pedestrian bridge that will span the Metra and Illinois Central/Canadian National railroad tracks and Lake Shore Drive and terminate at the Lakefront Trail in Burnham Park. No other changes are proposed as a part of this application (734; 4th Ward)
4. A motion by Tom Tunney and seconded by Mike Kelly to approve a proposed Amendment to Planned Development 1425, submitted by The Peoples Gas Light and Coke Company, for the property generally located at 4207-4257 W. 35th Place was approved by a 10-0 vote (Linda Flores, recused). The Amendment would add a 10.9-acre parcel currently zoned M2-1 (Light Industry) into the boundary of PD 1425. The applicant is proposing to rezone the additional area to M3-1 (Heavy Industry) prior to establishing PD 1425, as amended. The Amendment will facilitate the construction of a 100,000 square foot, 45'-tall, warehouse and parking for 130 vehicles (19981; 22nd Ward).
5. A motion by Albert Tyson, and seconded by Linda Searl to approve a proposed planned development, submitted by, Thor 816 W Fulton Owner LLC, for the property generally located at 800 West Fulton Market was approved by a 10-0 vote (Walter Burnett, recused). The site is currently zoned C2-5 (Motor Vehicle-Related Commercial District) and DX-5 (Downtown Mixed-Use District). The applicant proposes to rezone the site first to a DX-7 (Downtown Mixed-Use District) and then to a Business Planned Development. The applicant proposes to utilize the Neighborhood Opportunity Fund Bonus to increase the allowable FAR on the subject site from 7.0 to 11.5. The applicant proposes the construction of a 19-story, 300'-0" tall mixed-use building. The building will include retail uses on the ground floor and office uses on the floors above. The planned development would include provisions for 32 accessory parking stalls (19871; 27th Ward).

6. A motion by Raul Garza and seconded by Albert Tyson, to approve a proposed planned development submitted by A Safe Haven Foundation, for the property generally located at 2906 - 24 West Roosevelt Road and 1143 - 55 South Richmond Street was approved by a 11-0 vote. The site is currently zoned C1-3 (Neighborhood Commercial) and RT-4 (Residential Two Flat, Townhome and Multi-Unit). The applicant proposes to rezone the site to a B2-3 (Neighborhood Mixed-Use) prior to establishing the Residential Planned Development. The Applicant proposes to construct a five-story building (57' tall) with ninety residential units, ground floor common areas, twenty-eight parking spaces and one loading berth (19215; 28th Ward).
7. A motion by Albert Tyson and seconded by James Cappleman, to approve a proposed amendment to Planned Development 29, submitted by GBF Elston LLC, for the property generally located at 5033 N. Elston Avenue was approved by a 11-0 vote. The applicant is seeking to amend PD 29 in order to add drive-through facility as a permitted use in Subarea I and to authorize the construction of a 2,400 square foot building with a single-lane drive-through facility; no other bulk or use changes are proposed to PD 29 before it is re-established, as amended. (19982; 39th Ward)
8. A motion by Sarah Lyons and seconded by Albert Tyson, to approve a proposed amendment to Residential Planned Development No. 1312 submitted by MCZ Edgewater, LLC, for the property generally located at 5700 North Ashland Avenue was approved by a 7-0 vote (Mike Kelly, recused). The site is currently zoned Planned Development 1312. The applicant is proposing to increase the overall dwelling unit count from 141 dwelling units to 155 dwelling units, decrease the minimum required accessory parking spaces from 78 to 74 accessory parking spaces and revise the western boundary of the planned development to accommodate a public alley prior to establishing Planned Development No. 1312, as amended. No other changes are proposed (19879; 40th Ward).
9. A motion by James Cappleman and seconded by Albert Tyson to approve a proposed Business Planned Development, submitted by 430 North LaSalle, LLC for the property generally located at 151 West Illinois Street and 450 North LaSalle Drive was approved by a 10-0 vote. The applicant proposes to rezone the site from a DX-7 Downtown Mixed-Use District to a Business Planned Development. The applicant is proposing to establish two subareas: Subarea A to develop a 12-story (188 foot tall) commercial building with ground floor retail and 11 stories of office space. Subarea B will remain unchanged. No parking spaces will be provided in the Business Planned Development. The applicant may seek 2.326 in bonus FAR (Floor Area Ratio) per the Neighborhood Opportunity Bonus Program, bringing the total FAR of the project to 9.326 (19944; 42 ward).
10. A motion by Raul Garza, and seconded by Albert Tyson to approve a proposed Amendment to Planned Development No. 768, submitted by Bloomingdale's Inc., for the property generally located at 600 N. Wabash was approved by a 9-0 vote. The Amendment would expand the allowable uses under the Planned Development to include office, food and beverages sales, sports and recreation and other commercial uses. No new construction is planned as part of this technical amendment (19987; 42nd Ward).
11. A motion by Raul Garza and seconded by Tom Tunney to approve a proposed planned development, submitted by CSD Six Corners, LLC, for the property generally located at 3911 North Milwaukee Avenue. The site is currently zoned Business Planned Development No. 1321 and the applicant proposes to rezone the site to Residential Business Planned Development No. 1321, as amended, was approved by a 10-0 vote. The application contains provisions to re-subdivide the property into three sub-areas with Sub-Area A and C to receive new development

while Sub-Area B is to remain unchanged as currently developed. Sub-Area A is to be developed with a ten-story building containing retail and commercial uses on the ground floor and 102 independent living units, 146 assisted living and memory care units on the floors above. Sub-Area C will be developed with a one-story commercial building. The planned development as a whole will provide 216 accessory vehicular parking stalls (19870; 45th Ward).

Adjournment

A motion by Linda Searl, to adjourn the April 18, 2019 Regular Hearing of the Chicago Plan Commission at 1:42 PM, was approved by a 9-0 vote.

.