

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
August 17, 2017
MINUTES**

PRESENT

Martin Cabrera*
Laura Flores
Sarah Lyons*
Michael Kelly*
Terry Peterson
David Reifman*
Rebekah Scheinfeld*
Linda Searl*
Smita Shah*

ABSENT

Les Bond
Alderman Edward Burke
Alderman Walter Burnett
Mayor Rahm Emanuel
Alderman Joseph Moore
Alderman Proco Joe Moreno
Patricia Scudiero
Alderman Daniel Solis
Lucino Sotelo
Alderman Thomas Tunney
Reverend Albert Tyson

- A. The Chairman called the August 17, 2017, Regular Hearing of the Chicago Plan Commission, to order at 10:10 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with seven 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 Smita Shah, seconded by Linda Searl, to approve the Minutes of the July 20, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 7-0 vote.
- C. A motion by Linda Searl, seconded by Rebekah Scheinfeld, to approve Items Number One and Two under the Negotiated Sale, Item Number One under Acquisition, Items Number Two through Four under Disposition and Item Number One under Tax Increment Financing was approved by a 6-0 vote; Smith Shah recused herself from the deliberations and vote.
- A motion by David Reifman, seconded by Michael Kelly, to approve Item Number One under Disposition was approved by a 6-0 vote; Smith Shah recused herself from the deliberations and vote.
- D. A motion by Linda Searl, seconded by Sarah Lyons, to approve the Department of Planning and Development's presentation to the Plan Commission and public of final documents regarding the city's efforts to create a voluntary Minority and Women's Business Enterprise and local hiring program for projects subject to the Plan

Commission's review was approved by an 8-0 vote (Terry Peterson provided the eight vote upon his arrival at the hearing).

- E. A motion by Linda Searl, seconded by Smita Shah, to defer the second item on the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance portion of the agenda to the September 20, 2017, hearing of the Chicago Plan Commission and to defer the Pilsen and Little Village Action Plan to the October 19, 2017, hearing of the Chicago Plan Commission was approved by a 7-0 vote.
- F. Matters submitted in accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
 - 1. A motion by Smita Shah, seconded by Michael Kelly, to approve a proposed map amendment in the Addison Industrial Corridor, submitted by SMW Holdings LLC, for the property generally located at 4014 North Rockwell Street, was approved by a 9-0 vote. The Applicant proposes to rezone the property from M1-1 (Limited Manufacturing/Business Park District) to C3-2 (Commercial, Manufacturing and Employment District), in order to rehabilitate and reuse the existing building to include uses permitted under the C3-2 designation such as retail food, fitness center, theatre storage and rehearsal space and office use. (19248T1, 47th Ward)
 - 2. A proposed planned development, submitted by CRG Acquisition, LLC, for the property generally located at 943-57 West Wilson Avenue and 4545-57 North Sheridan Road. The site is currently zoned B3-2 (Community Shopping District); the applicant proposes to rezone the site to B3-5 (Community Shopping District) prior to establishing this planned development which will include a 12-story, 134'-tall building containing ground floor retail, 150 dwelling units and 29 accessory, vehicular, parking spaces. (19146; 46th Ward)
 - 3. A motion by David Reifman, seconded by Linda Searl, to approve a proposed amendment to Planned Development 1242, submitted by 3200 North Clark, LLC, for the property generally located at 3200-26 North Clark Street and 840-54 West Belmont Avenue, was approved by a 9-0 vote. The applicant proposes to establish eight dwelling units within the existing 96'-tall, eight-story building for a maximum allowable total of 98 dwelling units; no other changes are proposed to PD 1242. Once complete, PD 1242 will be re-established, as amended. (19229; 44th Ward)
 - 4. A motion by Linda Searl, seconded by Smita Shah, to approve a proposed amendment to Planned Development 1261, submitted by 4K Diversey Partners, LLC, for the property generally located at 4000-4180 West Diversey Avenue and 4029-4153 West George Street, was approved by a 9-0 vote. The site is currently zoned PD 1261; the applicant proposes to establish 125 dwelling units and a 3,000 square foot rooftop addition prior to re-establishing PD 1261, as amended. (19210; 31st Ward)
 - 5. A motion by Michael Kelly, seconded by Terry Peterson, to approve a proposed amendment to Planned Development 896, submitted by Roosevelt Square Library LLC, for the property generally located at 1328 West Taylor Street, was approved by an 8-0

vote. The applicant proposes to include Cultural Exhibits and Libraries as a permitted use within Sub-Area D to allow for the construction of an 83'-tall, seven-story building with a Chicago Public Library and community space on the first floor, 73 multi-family housing units on the floors above and 35 required, accessory, vehicular, parking spaces. Once complete, PD 896 will be re-established, as amended. (19297; 28th Ward)

6. A motion by Smita Shah, seconded by Laura Flores, to approve a proposed planned development, submitted by MP 158-174 Ada LLC, for the property generally located at 172 North Ada Street, was approved by a 9-0 vote. The applicant proposes the construction of an approximately 172'-tall, 13-story building with ground floor retail space, 263 dwelling units and 133 vehicular parking stalls. The Applicant is proposing to rezone the property from the current C1-3 (Neighborhood Commercial District) to a DX-5 (Downtown Mixed-Use District) and then to a Residential Business Planned Development. (19150, 27th Ward)
7. A motion by Sarah Lyons, seconded by Smita Shah, to approve a proposed planned development, submitted by MC ASB 312 Carpenter LLC, for the property generally located at 328 North Carpenter Street, was approved by a 9-0 vote. The site is currently zoned M2-3 (Light Industry) and C1-3 (Neighborhood Commercial). The applicant proposes to rezone the site to DX-3 prior to establishing this planned development which will include a 100'-tall building with ground floor retail space and office uses above. 30 accessory, vehicular, parking spaces would be provided on-site. (19149; 27th Ward)
8. A motion by Linda Searl, seconded by Smita Shah, to approve a proposed amendment to Planned Development 64, submitted by Grove Parc Venture Partners, LLC, for the property generally located 6014-58 South Cottage Grove Avenue and 716-54 East 61st Street, was approved by a 7-0 vote. The applicant proposes to establish a 48,000 square foot grocery store and 160 accessory, vehicular, parking spaces prior to re-establishing PD 64, as amended. (19286; 20th Ward)

A motion by David Reifman, seconded by Rebekah Scheinfeld, to adjourn the August 17, 2017, Regular Hearing of the Chicago Plan Commission at 1:24 PM, was approved by a 9-0 vote.