

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
January 19, 2017
MINUTES**

PRESENT

Les Bond
Alderman Edward Burke
Alderman Walter Burnett
Martin Cabrera*
Laura Flores*
Michael Kelly*
Sarah Lyons*
Alderman Joseph Moore
Terry Peterson
David Reifman*
Rebekah Scheinfeld
Patricia Scudiero*
Linda Searl*
Smita Shah*
Daniel Sih*
Alderman Thomas Tunney
Reverend Albert Tyson*

ABSENT

Mayor Rahm Emanuel
Alderman Proco Joe Moreno
Alderman Daniel Solis
Lucino Sotelo

- A. The Chairman called the January 19, 2017, Regular Hearing of the Chicago Plan Commission, to order at 10:04 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with 10 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 Reverend Albert Tyson, to approve the Minutes of the December 15, 2016, Regular Hearing of the Chicago Plan Commission, was approved by a 10-0 vote.
- C. A motion by Sarah Lyons, seconded by Smita Shah, to defer the below matter from the January 19, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 10-0 vote.
 1. A resolution recommending a proposed amendment to the 24th/Michigan Tax Increment Financing Redevelopment Project Area in the area generally bounded by Cullerton Street to the north, the Stevenson Expressway (I-55) to the south,

Prairie Avenue to the east and Wentworth Avenue and the Metra Northwest Illinois Rail Corporation on the west in order to accommodate the Harold Ickes Redevelopment Plan which will include a mixed-use development. (17-001-21; 3rd, 4th and 25th Wards)

- D. A motion by Smita Shah, seconded by Patricia Scudiero, to approve Items Number 1 through 6 under Negotiated Sale, in accordance with the Inter-Agency Planning Referral Act, was approved by a 10-0 vote.
- E. Regarding the following matters submitted in accordance with the Lake Michigan and Chicago Lakefront Protection ordinance or the Chicago Zoning ordinance:
1. A motion by Daniel Sih, seconded by Linda Searl, to approve a proposed map amendment within the Ravenswood Industrial Corridor submitted by Paudie O'Shea Development, for the property generally located at 1800 West Warner Avenue, was approved by a 10-0 vote. The site is currently zoned M1-2 (Limited Manufacturing/Business Park). The applicant proposes to rezone the site to RM4.5 (Residential Multi-Unit) prior to establishing five townhomes with 10 accessory, vehicular parking spaces. (47th Ward)
 2. A motion by Sarah Lyons, seconded by Linda Searl, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application (No. 698) submitted by Clark Orleans Holdings, Incorporated, for the property generally located at 2035 North Orleans and 2036 North Clark Streets, was approved by an 11-0 vote. The site is currently zoned B1-3 (Neighborhood Shopping) and will remain as such and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to renovate the existing three-story parking garage and convert the building into a five-story building which will include 10 dwelling units and 28 accessory, vehicular, parking spaces. (43rd Ward)
 3. A motion by Daniel Sih, seconded by Laura Flores, to approve a proposed amendment to an existing planned development submitted by CUP XI, LLC, for the property generally located at 1716-1830 North Halsted Street, was approved by a 13-0 vote. The site is currently zoned PD 149. The applicant proposes to rezone the site to PD 149, as amended, prior to establishing a four-story, 45' tall building containing seven dwelling units and four accessory, vehicular, parking spaces (1818 North Halsted Street) and a four-story, 45' tall building containing 14 dwelling units and three accessory, vehicular, parking spaces (1720 North Halsted Street). Both proposed buildings are in Sub Area B; no other changes are proposed to any other sub area or terms of PD 149. (43rd Ward)
 4. A motion by Patricia Scudiero, seconded by Linda Searl, to approve a proposed planned development submitted by LG Development Group, LLC, for the property generally located at 57-61 West Erie Street, was approved by a 13-0 vote. The site is currently zoned DX-5 (Downtown Mixed-Use) and will remain

as such prior to establishing this planned development which will include a 12-story, 154' tall building containing 10 dwelling units and 10 accessory, vehicular, parking spaces in Sub Area A; the existing, three-story, 38' tall building containing three dwelling units will remain unchanged in Sub Area B. The applicant is seeking 1.0 in additional Floor Area Ratio (FAR) per the Neighborhood Opportunity Fund Downtown Floor Area Bonus, bringing the project FAR to 6.0. (42nd Ward)

5. A motion by Reverend Albert Tyson, seconded by Sarah Lyons, to approve a proposed amendment to an existing planned development submitted by 6000 North Cicero Avenue Chicago IL, LLC, for the property generally located at 6040 North Cicero Avenue, was approved by a 12-0 vote. The site is currently zoned PD 906. The applicant proposes to rezone the site to PD 906, as amended, prior to establishing a 112-space, accessory, vehicular, parking lot in Sub Area B; no other changes are proposed to any other sub area or terms of PD 906. (39th Ward)
6. A motion by Les Bond, seconded by Smita Shah, to approve a proposed amendment to an existing planned development submitted by Lake Meadows Associates, for the property generally located at 400 East 33rd Street, was approved by a 13-0 vote. The site is currently zoned PD 1169. The applicant proposes to rezone the site to PD 1169, as amended, prior to establishing an 18-space, accessory, vehicular, parking lot in Sub Area B1; no other changes are proposed to any other sub area or terms of PD 1169. (4th Ward)
7. A motion by Reverend Albert Tyson, seconded by Daniel Sih, to approve a proposed planned development submitted by Peerless Real Estate Investments Manager LLC, for the property generally located at 1115 West Washington Boulevard and 19-27 North May Street, was approved by a 12-0 vote. The site is currently zoned DX-3 (Downtown Mixed-Use). The applicant proposes to rezone the site to DX-5 (Downtown Mixed-Use) prior to establishing this planned development which will include two, nine-story, 127' tall buildings containing 28 dwelling units each and 42 accessory, vehicular, parking spaces each. (25th and 27th Wards)
8. A motion by Reverend Albert Tyson, seconded by Laura Flores, to approve a proposed planned development submitted by Partners & Bond LLC, for the property generally located at 801 West Lake Street, was approved by a 13-0 vote. The site is currently zoned C3-1 (Commercial, Manufacturing and Employment) and DX-5 (Downtown Mixed-Use). The applicant proposes to rezone the site to DX-7 (Downtown Mixed-Use) prior to establishing this planned development which will include a 240' tall building containing ground floor commercial space with offices above and 48 accessory, vehicular, parking spaces. The applicant is seeking 4.5 in additional Floor Area Ratio (FAR) per the Neighborhood Opportunity Fund Downtown Floor Area Bonus, bringing the project FAR to 11.5. (27th Ward)

9. A motion by Patricia Scudiero, seconded by Reverend Albert Tyson, to approve a proposed planned development submitted by Torikago, LLC, for the property generally located at 900-10 West Washington Boulevard, was approved by a 14-0 vote. The site is currently zoned DX-3 (Downtown Mixed-Use). The applicant proposes to rezone the site to DX-5 (Downtown Mixed-Use) prior to establishing this planned development which will include a ten-story, 138' tall building (plus a rooftop, mechanical penthouse) containing 22 dwelling units and 22 accessory, vehicular, parking spaces. The applicant is seeking 1.0 in additional Floor Area Ratio (FAR) per the Neighborhood Opportunity Fund Downtown Floor Area Bonus, bringing the project FAR to 6.0. (27th Ward)
10. A motion by Reverend Albert Tyson, seconded by Alderman Joseph Moore, to approve a proposed planned development submitted by 1056 West Lake, LLC, for the property generally located at 200-10 North Carpenter, 1032-56 West Lake, 201-11 North Aberdeen and 1039 West Lake Streets, was approved by a 15-0 vote. The site is currently zoned C1-2 (Neighborhood Commercial). The applicant proposes to rezone the site to DX-5 (Downtown Mixed-Use) prior to establishing this planned development which will include a 12-story, 163' tall building containing ground floor commercial space with offices above and 43 accessory, vehicular, parking spaces. The applicant is seeking 3.1 in additional Floor Area Ratio (FAR) per the Neighborhood Opportunity Fund Downtown Floor Area Bonus, bringing the project FAR to 8.1. (27th Ward)
11. A motion by Reverend Albert Tyson, seconded by Linda Searl, to approve a proposed planned development submitted by Bridgford Foods Corporation, for the property generally located at 170 North Green Street, was approved by a 16-0 vote. The site is currently zoned C1-1 (Neighborhood Commercial) and C3-1 (Commercial, Manufacturing and Employment). The applicant proposes to rezone the site to DX-5 (Downtown Mixed-Use) prior to establishing this planned development which will include a 17-story, 192' tall building (plus a rooftop, stairwell penthouse) containing ground floor commercial space with 322 dwelling units above and 250 accessory, vehicular, parking spaces in Sub Area A and a five-story, 65' tall building (plus a rooftop, elevator penthouse) containing ground floor commercial space with offices above in Sub Area B. (27th Ward)

A motion by Mike Kelly, seconded by Linda Searl, to adjourn the January 19, 2017, Regular Hearing of the Chicago Plan Commission at 1:28 PM, was approved by a 16-0 vote.