

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
January 18, 2018
MINUTES

PRESENT

Les Bond, Jr.*
Alderman Walter Burnett*
Martin Cabrera*
Raul Garza*
Fran Grossman*
Mike Kelly*
Sarah Lyons*
David Reifman*
Rebekah Scheinfeld*
Patti Scudiero*
Linda Searl*
Smita Shah*
Alderman Tom Tunney*
Reverend Albert Tyson

ABSENT

Alderman Edward Burke
Mayor Rahm Emanuel
Laura Flores
Gary Gardner
Alderman Joseph Moore
Alderman Proco Joe Moreno
Terry Peterson
Alderman Daniel Solis

- A. The Chairman called the January 18, 2018, Regular Hearing of the Chicago Plan Commission, to order at 10:11 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with 13 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 Les Bond, Jr., seconded by Smita Shah, to approve the Minutes of the December 21, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 13-0 vote.
- C. A motion by Mike Kelly, seconded by Patti Scudiero, to defer the resolution authorizing utilization of Regional Transportation Authority Corridor Study Funds, under the Inter-Agency Planning Referral Act portion of the agenda, to a future hearing of the Chicago Plan Commission was approved by a 13-0 vote.

A motion by Sarah Lyons, seconded by Smita Shah, to defer the fourth item on the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance portion of the agenda, a proposed planned development submitted by 1505 Milwaukee LLC, for the properties generally located at 1114-28 West Chicago and 800-18 North Milwaukee Avenues, to the February hearing of the Chicago Plan was approved by a 13-0 vote.

A motion by Tom Tunney, seconded by Smita Shah, to defer the fifth item on the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance portion of the agenda, a proposed planned development, submitted by 335 Schiller LLC, for the property generally located at 335-45 West Schiller and 1355-69 North Sedgwick Streets, to a future hearing of the Chicago Plan was approved by a 13-0 vote.

- D. A motion by Linda Searl, seconded by Sarah Lyons, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 13-0 vote.

Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 4652-58 West Polk Street, to Jakacki Bag & Barrel. (18-001-21; 24th Ward)
2. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 5808 South State Street, to Akram Jaber. (18-003-21; 20th Ward)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 5828 South State Street, to Akram Jaber. (18-004-21; 20th Ward)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 2427-31 West 14th Street, to Joseph Perillo 1414 South Western LLC. (18-005-21; 28th Ward)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 4300 West Carroll Avenue, the east 17 feet of 4302 West Carroll Avenue and 4306-14 West Carroll Avenue, to Frank Czarkowski. (18-006-21; 28th Ward)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located 5516 & 5518 South Damen Avenue, to Nihad Masound. (18-008-21; 15th Ward)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of city-owned land, generally located at 220 West 113th Street, to Roseland Community Good News Day Care Corp. (18-009-21; 34th Ward)

Sealed Bid

1. A resolution recommending a proposed ordinance authorizing the Sealed Bid sale of city-owned land, generally located at 843 North Homan Avenue, to Infinite Real Estate Solutions Corporation. (18-007-21; 27th Ward)

Adjacent Neighbors Land Acquisition Program

1. A resolution recommending a proposed ordinance authorizing utilization of the Adjacent Neighbors Land Acquisition Program for acquisition of city-owned land, generally located at 6512 South Eberhart Avenue, by Emma Jeanne Franks. (18-002-21; 20th Ward)

Regional Transportation Authority Corridor Study Funds

1. A motion by Mike Kelly, seconded by Patti Scudiero, to defer this resolution recommending a proposed ordinance to authorize the Department of Planning and Development to utilize Regional Transportation Authority funds in connection with the creation of the Corridor Study for the East 75th and East 79th Street corridors, to a future hearing of the Chicago Plan Commission was approved by a 13-0 vote. (18-010-21; 7th & 8th Wards)

E. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Reverend Albert Tyson, seconded by Raul Garza, to approve a proposed planned development, submitted by WORP 601 WNA, LLC, for the property generally located at 609-57 West North Avenue, was approved by a 9-1 vote. The site is currently zoned B3-2 (Community Shopping). The applicant proposes to rezone the site to a B3-5 prior to constructing a 12-story, 145'-tall building containing ground floor commercial space, 261 dwelling units and 183 accessory, vehicular, parking spaces. (19048; 2nd Ward)
2. A motion by Linda Searl, seconded by Patti Scudiero, to approve a proposed planned development, submitted by JDL Superior LLC, for the property generally located at 728-54 North State Street, was approved by a 13-0 vote; Chairman Martin Cabrera recused himself from the vote, Rebekah Scheinfeld voted by proxy. The site is currently zoned DX-7 (Downtown Mixed-Use) and DX-12. The applicant proposes to rezone the site to a unified DX-12 prior to constructing two building (1,012' and 654' tall) which will contain approximately 200,000 square feet of commercial space, 40,000 square feet of office space, 869 dwelling units, 865 accessory, vehicular, parking spaces and 225 non-accessory, vehicular, parking spaces. The applicant is also seeking to utilize 4.0 bonus floor area ratio. (19379; 2nd Ward)
3. A motion by Alderman Walter Burnett, seconded by Reverend Albert Tyson, to approve a proposed planned development, submitted by 2445 S. Rockwell, LLC, for the property generally located at 2445 South Rockwell Street, was approved by a 12-0 vote. The site is currently zoned M1-3 (Limited Manufacturing/Business Park) and will remain as such prior to the applicant constructing a one-story, 40'-tall warehouse with a minimum of 100 accessory, vehicular, parking spaces. (19465; 24th Ward)
4. A motion by Sarah Lyons, seconded by Smita Shah, to defer a proposed planned development submitted by 1505 Milwaukee LLC, for the properties generally located at

1114-28 West Chicago and 800-18 North Milwaukee Avenues, to the February hearing of Chicago Plan Commission was approved by a 13-0 vote. The site is currently zoned C1-2 (Neighborhood Commercial). The applicant is proposing to rezone the site to C1-5, prior to constructing a seven-story, 99'-tall building containing ground floor retail space, 103 dwelling units and 23 accessory, vehicular parking spaces. (19374; 27th Ward)

5. A motion by Alderman Tom Tunney, seconded by Smita Shah, to defer a proposed planned development, submitted by 335 Schiller LLC, for the property generally located at 335-45 West Schiller and 1355-69 North Sedgwick Streets, to a future hearing of the Chicago Plan Commission was approved by a 13-0 vote. The site is currently zoned B3-3 (Community Shopping) and RM5 (Residential Multi-Unit). The applicant is proposing to rezone the site to B3-5 prior to constructing a nine-story, 98'-tall building containing ground floor commercial space, 105 dwelling units and 24 accessory, vehicular, parking spaces. (19401, 27th Ward)
6. A motion by Reverend Albert Tyson, seconded by Les Bond, Jr., to approve a proposed planned development, submitted by Riverside/700 West Investors, LLC, for the property generally located 640-740 West Chicago Avenue and 801-43 North Halsted Street, was approved by an 11-0 vote; Alderman Walter Burnett recused himself from the vote. The site is currently zoned M3-3 (Heavy Industry) and DS-5 (Downtown Service). The applicant proposes to rezone the site to a DX-5 prior to constructing three office buildings (with maximum heights of 220', 220' and 330') and one residential building (with a maximum height of 340' and to contain a maximum of 330 dwelling units). The proposal also includes ground floor commercial space, nearly 200,000 square feet of open space, including a riverwalk, and 469 accessory, vehicular parking spaces. (19345; 27th Ward)
7. A motion by Rebekah Scheinfeld, seconded by Smita Shah, to approve a proposed amendment to Planned Development 1369, submitted by HH Wacker Acquisition Company, LLC, for the property generally located at 110 North Wacker Drive, was approved by a 14-0 vote. The applicant is seeking to amend PD 1369 in order to increase the floor area ratio from 33.81 to 35.97 for purposes of consolidating mechanical space; no other bulk or use changes are proposed to PD 1369 before it is re-established, as amended. The total bonus floor area ratio for PD 1369 will be 19.97. (19463; 42nd Ward)

A motion by Reverend Albert Tyson, seconded by Linda Searl, to adjourn the January 18, 2018, Regular Hearing of the Chicago Plan Commission at 1:36 PM, was approved by a 10-0 vote.