

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
June 15, 2017
MINUTES**

PRESENT

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

ABSENT

Alderman Edward Burke
Mayor Rahm Emanuel
Michael Kelly
Alderman Proco Joe Moreno
Daniel Sih
Alderman Daniel Solis
Lucino Sotelo

- A. The Chairman called the June 15, 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 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, seconded by Terry Peterson, to approve the Minutes of the May 18, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 13-0 vote.
- C. A motion by Smita Shah, seconded by Linda Searl, to defer the sixth item on the Inter-Agency Planning Referral Act portion of the agenda, under Disposition, and the sixth item on the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance portion of the agenda, was approved by a 13-0 vote.
- A motion by Linda Searl, seconded by Sarah Lyons, to defer the eighth item on the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance portion of the agenda, was approved by a 13-0 vote.

- D. A motion by Reverend Albert Tyson, seconded by Smita Shah, to approve Items Number One, Two and Three under Negotiated Sale and Item Number Five under Adjacent Neighbors Land Acquisition Program, in accordance with the Inter-Agency Planning Referral Act, was approved by a 13-0 vote.

A motion by Linda Searl, seconded by Laura Flores, to approve Item Number Four under Negotiated Sale, in accordance with the Inter-Agency Planning Referral Act, was approved by a 13-0 vote.

- E. The Chairman requested that the Department of Planning and Development provide the Plan Commission and public with an update regarding the city's efforts to create a voluntary MBE, WBE and local hiring program for projects subject to the Plan Commission's review and approval at the July hearing, after more analysis was performed by the Department of Law.

- F. 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, seconded by Laura Flores, to approve a proposed planned development, submitted by Barry Sidel, for the property generally located at 2835 West Belden Avenue, was approved by a 12-0 vote. The site is currently zoned C1-2 (Neighborhood Commercial). The applicant proposes to rezone the site to B2-3 (Neighborhood Mixed-Use), prior to establishing this planned development which will include an 80' tall, six-story building with 100 dwelling units and 30 required, accessory, vehicular, parking spaces. The applicant is seeking a floor area bonus of 1.0, as a transit-served location, bringing the project's total FAR to 4.0. (1st Ward)
- 2) A motion by Linda Searl, seconded by Laura Flores, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Plan Rise, LLC, for the property generally located at 4621-27 South Lake Park Avenue and within the private use zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by an 11-0 vote. The site is currently zoned RM5 (Residential Multi-Unit) and will remain as such prior to the applicant constructing a 47' tall, four-story building with eight dwelling units and eight required, accessory, vehicular, parking spaces. (4th Ward)
- 3) A motion by Reverend Albert Tyson, seconded by Laura Flores, to approve a proposed map amendment within the Pullman Industrial Corridor, submitted by Chicago Collegiate Charter School, for the property generally located at 10909 South Cottage Grove Avenue, was approved by a 13-0 vote. The site is currently zoned M3-3 (Heavy Industry). The applicant proposes to rezone the site to C3-1 (Commercial, Manufacturing and Employment) prior to establishing a school within an existing religious assembly facility. 61 required, accessory, vehicular, parking spaces will be available to serve the school and 80 required, accessory, vehicular, parking spaces will be available to serve the religious assembly facility. (9th Ward)

- 4) A motion by Reverend Albert Tyson, seconded by Linda Searl, to approve a proposed planned development, submitted by Brin Life Center, LLC, for the property generally located at 63-77 East Garfield Boulevard and 5500-22 South Michigan Avenue, was approved by an 11-0 vote. The site is currently zoned B1-2 (Neighborhood Shopping) and RM5 (Residential Multi-Unit). The applicant proposes to rezone the site to B2-3 (Neighborhood Mixed-Use) prior to establishing this planned development which will include a 55' tall, four-story building with ground floor retail space and 58 dwelling units and 32 required, accessory, vehicular, surface, parking spaces. (20th Ward)
- 5) A courtesy presentation to the Chicago Plan Commission, submitted by the University of Chicago, for the property generally located at 1201 East 60th Street. The site is currently zoned Planned Development 43. The applicant proposes to construct a 165'2" facility containing 97,090 gross square feet of floor area to house academic conference space and accessory and related uses. No change is being requested to any aspect of Planned Development 43. (20th Ward)
- 6) A motion by Reverend Albert Tyson, seconded by Terry Peterson, to approve a proposed planned development, submitted by 845 West Madison Partners LLC, for the property generally located at 833-55 West Madison, 832-54 West Monroe, 1-39 South Peoria and 2-40 South Green Streets, was approved by an 11-0 vote. The site is currently zoned DX-5 (Downtown Mixed-Use) and DS-3 (Downtown Service). The applicant proposes to rezone the site to a unified DX-5 district prior to establishing this planned development which will include two, 197' tall, 17-story buildings with ground floor retail and residential units, 586 total dwelling units and 293 required, accessory, vehicular, parking spaces. The applicant is seeking a floor area bonus of 1.0, bringing the project's total FAR to 6.0. (27th Ward)
- 7) A motion by Linda Searl, seconded by Reverend Albert Tyson, to approve a proposed planned development, submitted by 1350 Lake Shore Associates, for the property generally located at 59-81 East Banks Street, 1321-27 North Ritchie Court and 1316-22 North Lake Shore Drive was approved by an 11-0 vote. A motion by Patti Scudiero, seconded by Reverend Albert Tyson, to approve a proposed Lake Michigan and Chicago Lakefront Protection application, submitted by 1350 Lake Shore Associates, for the property generally located at 59-81 East Banks Street, 1321-27 North Ritchie Court and 1316-22 North Lake Shore Drive and within the private use zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by an 11-0 vote. The site is currently zoned RM6 (Residential Multi-Unit) and will remain as such prior to establishing this planned development which will include a 98' tall, eight-story building with 58 dwelling units and 42 required, accessory, vehicular, parking spaces. (43rd Ward)
- 8) A motion by Patti Scudiero, seconded by Reverend Albert Tyson, to approve a proposed amendment to an existing planned development, submitted by 1025 West Addison Street Apartments Owner, LLC, for the property generally located at 3515-49 North Clark and 1001-29 West Addison Streets and 3546-58 North Sheffield Avenue, was approved by a 10-0 vote. The site is currently zoned Planned

Development 1164, as amended. The applicant proposes to expand the list of allowed uses by adding the following: entertainment and spectator sports (large venue), banquet and meeting halls, day care, veterinary, artist work and sales space, indoor special events (including incidental liquor sales, personal services, repair or laundry service (consumer), indoor sports and recreation, amusement arcades (as an incidental use only), entertainment cabaret, children's play center, vehicle sales and service (light equipment sales/rental, indoor), vehicle sales and service (motor vehicle repair shop, not including body work, painting or commercial vehicle repairs), co-location of wireless communication facilities and accessory and related uses prior to re-establishing Planned Development 1164, as amended. (44th Ward)

- 9) A motion by Alderman Joe Moore, seconded by Sarah Lyons, to approve a proposed planned development, submitted by FEPH-Highland Park LLC, for the property generally located at 1825 West Lawrence Avenue, was approved by a 10-0 vote. The site is currently zoned B3-2 (Community Shopping) and M1-2 (Limited Manufacturing/Business Park). The applicant proposes to rezone the site to a unified B3-3 district prior to establishing this planned development which will be divided into three sub areas. Sub-Area A will include a one-story retail banking facility with two-drive through lanes and 20 required, accessory, vehicular, parking spaces. Sub-Area B will include a 58' tall, four-story building with ground floor retail, 107 dwelling units and 67 required, accessory, vehicular, parking spaces. Sub-Area C will include a 58' tall, four-story building with 59 dwelling units and 35 required, accessory, vehicular, parking spaces. (47th Ward)
- 10) A motion by Alderman Tom Tunney, seconded by Sarah Lyons, to approve a proposed amendment to an existing planned development, submitted by Greystar GP II LLC, for the property generally located at 5438-58 North Sheridan Road, was approved by a 10-0 vote. A motion by Reverent Albert Tyson, seconded by Sarah Lyons, to approve a Lake Michigan and Chicago Lakefront Protection application, submitted by Greystar GP II LLC, for the property generally located at 5438-58 North Sheridan Road and within the private use zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 10-0 vote. The site is currently zoned Planned Development 1056. The applicant proposes to construct a 181' tall, 16-story building containing 174 dwelling units, 191 accessory, vehicular, parking spaces and 60 non-accessory, vehicular, parking spaces prior to re-establishing Planned Development 1056, as amended. (48th Ward)

A motion by Alderman Joe Moore, seconded by Patti Scudiero, to adjourn the June 15, 2017, Regular Hearing of the Chicago Plan Commission at 3:20 PM, was approved by an 10-0 vote.