

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

March 19, 2015

1:00 P.M.

MINUTES

PRESENT

Smita Shah
Les Bond
Linda Searl
Andrew Mooney
Daniel Sih
Rebekah Scheinfeld
Patricia Scudiero
Alderman Thomas Tunney

ABSENT

Martin Cabrera
Olga Camargo
Terry Peterson
Doris Holleb
Michael Kelly
Euclid Walker
Bishop John R. Bryant
Alderman Edward Burke
Alderman Joseph Moore
Alderman Daniel S. Solis
Alderman Ray Suarez
Alderman Walter Burnett

- I The Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with seven members present.
- II. 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 of the Regular Hearing of the Chicago Plan Commission held on March 19, 2015.
- III. The Minutes of the February 19, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 6 under Negotiated Sales and items 7 through 13 under Acquisitions and Dispositions were approved by an omnibus vote of 8-0**

Negotiated Sales

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3752 South Wabash Avenue. (15-026-21)
2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located 4232 South Wentworth Avenue. (15-027-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 12326 South Wallace Street. (15-028-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3648 South Prairie Avenue (Rear). (15-029-

21)

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1433 West Cortez Street. (15-030-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 100 South California Avenue/2809 West Monroe Street. (15-034-21)

Acquisitions and Dispositions

7. A resolution recommending a proposed ordinance authorizing the disposition of City owned parcels to Land MR Properties, LC for Montclare Senior Residences SLF of Lawndale, LLC to construct a five-story building with open space, accessory parking and landscaping for the property generally located at 4339-4347 West 18th Place. (15-025-21)
8. A resolution recommending a proposed ordinance authorizing the acquisition of City owned parcels to Community Initiatives, Inc. from the City of Chicago for the property generally located at 6438 South Eberhart Avenue. (15-031-21)
9. A resolution recommending a proposed ordinance authorizing the acquisition of land to Chicago Neighborhood Initiative, Inc. from the City of Chicago for the property generally located at 10758 South Champlain Avenue. (15-032-21)
10. A resolution recommending a proposed ordinance authorizing the disposition of City owned land to Chicago Neighborhood Initiative, Inc. for 2 units of housing for affordably low moderate households for the property located at 10758 South Champlain Avenue. (15-032-21)
11. A resolution recommending a proposed ordinance authorizing the disposition of City owned land to Community Initiatives, Inc. for 2 units of housing for affordably low moderate households for the property generally located at 6438 South Eberhart Avenue. (15-031-21)
12. A resolution recommending a proposed ordinance authorizing the acquisition of land to Chicago Neighborhood Initiative, Inc. from the City of Chicago for the property generally located at 10760 South Champlain Avenue. (15-033-21)
13. A resolution recommending a proposed ordinance authorizing the disposition of City owned land to Chicago Neighborhood Initiative, Inc. for 2 units of housing for affordably low moderate households for the property located at 10760 South Champlain Avenue. (15-033-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposal for a planned development, submitted by Savoy R.E. Development LLC, for the property generally located at 2328 North California Avenue. The applicant has proposed a transit-oriented development for the subject site. The building will be five stories tall and consist of retail uses and parking on the first floor and 52 dwelling units

on the floors above. The applicant is requesting to rezone the property from C1-1 (Neighborhood Commercial District) to a B2-3 (Neighborhood Mixed-Use District) and then to a Residential Business Planned Development. (1st Ward) **Approved 8-0, yeas – Commissioners Bond, Mooney, Scheinfeld, Scudiero, Searl, Sih, Tunney and Shah**

2. A proposed amendment to Business Planned Development No. 859 submitted by the Applicant, DCR Management, LLC, for the property generally located at 6900-7058 South Ashland Avenue. The amendment to the planned development would allow packaged goods liquor sales within Subarea B as a permitted use. The site is improved with single-story commercial buildings. No new construction is planned for this technical amendment. (17th Ward) **Approved 8-0, yeas – Commissioners Bond, Mooney, Scheinfeld, Scudiero, Searl, Sih, Tunney and Shah**
3. A proposed Manufacturing Planned Development application submitted by the Applicant, Unilever Manufacturing (US), Inc., for the property generally located at 4401-4559 West 26th Street; 2600-2702 South Kostner Ave.; 2740-3018 South Kilbourn Ave.; 4500-4558 West 30th Street; and 4501-4559 West 30th Street. The applicant proposes to rezone the site from M2-2, Light Industry District, M1-2, Limited Manufacturing/ Business Park District, C2-3, Motor Vehicle Related Commercial District, to a unified M1-2 Limited Manufacturing/ Business Park District prior to establishing the Planned Development. The site is currently improved by a manufacturing facility with truck staging area and accessory parking. The applicant proposes to expand an existing manufacturing facility with a one-story addition, add and increase the parking staging area and add an accessory parking lot. (22nd Ward) **Approved 8-0, yeas – Commissioners Bond, Mooney, Scheinfeld, Scudiero, Searl, Sih, Tunney and Shah**
4. A proposed Business Planned Development submitted by Dufresne Capital Partners, LLC, for the property generally located at 801-811 West Fulton Market and 222-232 North Halsted Street. The applicant proposes to rezone the site from a C2-5 (Motor Vehicle-Related Commercial District) and C1-1 (Neighborhood Commercial District) to a unified C2-5 (Motor Vehicle District) prior to establishing the Business Planned Development. The project includes a multi-story commercial and office building with ground floor retail, office space, accessory parking spaces, a rooftop patio and accessory uses. (27th Ward) **Approved 8-0, yeas – Commissioners Bond, Mooney, Scheinfeld, Scudiero, Searl, Sih, Tunney and Shah**
5. A proposed Business Planned Development submitted by Michael Robert Enterprises, Inc. and 5657 Broadway, LLC, for the property located at 6040-6060 N. Western Avenue and 6045-6109 N. Artesian Avenue. The Applicants are proposing to develop a four-story automobile dealership and vehicle service center with approximately 222 parking spaces on an approximately 85,650 square foot site. The property is currently zoned C2-2 (Motor Vehicle-Related Commercial District) and RS3 (Residential Single-Unit (Detached House) District). It will be rezoned to C2-3 (Motor Vehicle-Related Commercial District) prior to the establishment of the proposed Business Planned Development. (40th Ward) **Approved 8-0, yeas – Commissioners Bond, Mooney, Scheinfeld, Scudiero, Searl, Sih, Tunney and Shah**

Adjournment: 3:05