

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
May 18, 2017  
MINUTES**

PRESENT

Les Bond  
Alderman Edward Burke  
Alderman Walter Burnett  
Martin Cabrera\*  
Laura Flores\*  
Sarah Lyons\*  
Alderman Joseph Moore\*  
Alderman Proco Joe Moreno\*  
Terry Peterson\*  
David Reifman\*  
Rebekah Scheinfeld\*  
Patricia Scudiero\*  
Linda Searl\*  
Smita Shah\*  
Alderman Daniel Solis\*  
Alderman Thomas Tunney\*

ABSENT

Mayor Rahm Emanuel  
Michael Kelly  
Daniel Sih  
Lucino Sotelo  
Reverend Albert Tyson

- A. The Chairman called the May 18, 2017, Regular Hearing of the Chicago Plan Commission, to order at 10:12 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 Smita Shah, seconded by Terry Peterson, to approve the Minutes of the April 20, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 13-0 vote.
- C. A motion by Sarah Lyons, seconded by Linda Searl, to approve Items Number One and Three and to defer Item Number Two under Negotiated Sale, in accordance with the Inter-Agency Planning Referral Act, was approved by a 13-0 vote.
- D. Department of Planning and Development Commissioner David Reifman provided 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.

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 Terry Peterson, seconded by Smita Shah, to approve a resolution recommending approval of the North Branch Industrial Corridor Framework for the North Branch Industrial Corridor which recommends land uses within the Corridor, was approved by a 15-0 vote. The Framework also provides implementation strategies for improvements that relate to open space, transportation, urban character and design. The Framework covers the area generally bounded by the Kennedy Expressway and the UP Metra line to the west; Fullerton Avenue to the north; Clybourn Avenue, Kingsbury Street and the Chicago River to the east; and, Kinzie Street to the south. (2<sup>nd</sup>, 27<sup>th</sup>, 32<sup>nd</sup>, 42<sup>nd</sup> and 43<sup>rd</sup> Wards)
2. A motion by Sarah Lyons, seconded by Terry Peterson, to approve a proposed planned development, submitted by Three Corners Development Inc., for the property generally located at 6418 North Sheridan Road, was approved by a 10-0 vote. The site is currently zoned B3-5 (Community Shopping). The applicant proposes to rezone the site to RM6.5 (Residential Multi-Unit) prior to establishing this planned development. The applicant proposes to construct an 80' tall, seven-story building containing ground floor retail, 111 dwelling units and 125 accessory, vehicular, parking spaces. An existing, 215' tall, 25-story building with 450 dwelling units will remain unchanged on the property. (49<sup>th</sup> Ward)
3. A motion by Laura Flores, seconded by Linda Searl, to approve a proposed amendment to Planned Development 982, submitted by Shoemaker Office Investments LLC, for the property generally located at 3927-63 West Belmont Avenue, was approved by a 10-0 vote. The applicant proposes to convert office space on the first floor of an existing, six-story building into nine residential units within Sub-Area A prior to re-establishing Planned Development 982, as amended. No changes are proposed to any other terms, conditions or regulations of Planned Development 982. (30<sup>th</sup> Ward)
4. A motion by Linda Searl, seconded by Laura Flores, to approve a proposed amendment to Planned Development 1215, submitted by Riverbend Real Estate Investments LLC, for the property generally located at 2900 South Hillock Avenue was approved by a 12-0 vote. The applicant proposes to construct a 49' tall, four-story building containing 28 dwelling units and 28 accessory, vehicular, parking spaces, representing an increase of 21 units from that contained in the previously approved planned development. (11<sup>th</sup> Ward)
5. A motion by Alderman Joe Moore, seconded by Linda Searl, to approve a proposed planned development, submitted by Jefferson Place LLC, for the property generally located at 4849 North Lipps Avenue, was approved by a 10-0 vote. The site is currently zoned B3-3 (Community Shopping) and M1-1 (Limited Manufacturing/Business Park). The applicant proposes to rezone the site to B3-5 prior to establishing this planned development which will be divided into two sub areas.

Sub Area A will include a 211'4" tall, 16-story building containing ground floor retail, 114 dwelling units and 200 vehicular, parking spaces. Sub Area B contains a 140' tall, 10-story building with ground floor retail, offices and 216 accessory, vehicular, parking spaces; no changes are proposed to the building in this sub area. (45<sup>th</sup> Ward)

A motion by Sarah Lyons, seconded by Linda Searl, to adjourn the May 18, 2017, Regular Hearing of the Chicago Plan Commission at 4:49 PM, was approved by an 10-0 vote.