

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
October 17, 2013

1:00 P.M.
MINUTES

PRESENT

Martin Cabrera
Smita Shah
Andrew Mooney
Olga Camargo
George Migala
Daniel Sih
Patricia Scudiero
Doris Holleb
Linda Searl
Euclid Walker
Bishop John R. Bryant
Alderman Walter Burnett
Alderman Thomas Tunney
Alderman Joseph Moore

ABSENT

Terry Peterson
Les Bond
Gabe Klein
Michael Kelly
Alderman Daniel S. Solis
Alderman Edward Burke
Alderman Ray Suarez

- I. The Vice-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 nine 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 October 17, 2013.
- III. The Minutes of the September 19, 2013 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 and 2, and 4-6 under Adjacent Neighbors, item number 7 under Negotiated Sales, and item number 8 under TIF Increment Financing were approved by an omnibus vote of 10-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 802 South Karlov Avenue. (13-067-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1424 West 49th Place. (13-067-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4854 South May Street. (13-067-21) **Deferred by the Department of Housing and Economic Development**
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3538 West Lexington Street. (13-067-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 624 East Oakwood Boulevard. (13-067-21)
6. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 8332 South Muskegon Avenue. (13-067-21)

Negotiated Sales

7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 6347 South Normal Avenue. (13-068-21)

Tax Increment Financing

8. The Michigan Cermak Tax Increment Financing Redevelopment Project Area Amendment No. 4 (The Area) for the property generally bounded by north/south sides of East Cermak Road extending from the intersection of State Street and East Cermak Road to the Southeast corner of the intersection of South Calumet Avenue and South. (13-066-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Residential Planned Development No. 989 submitted by Park Place Venture, LLC, for the property generally located at 5001-5009 South Lawndale Ave., 3610-54 W. 51st Street, 5019 S. Central Park Ave., 5001 S. Millard Ave., 3654 W. 50th Street, 4933 S. Millard Ave., 5015 S. Millard Ave., and 5000-60 South Millard Ave. The applicant proposes to rezone the site from Planned Development No. 989 to an RM-4.5 Residential Multi-Unit District prior to re-establishing Residential Planned Development No. 989, as amended. The applicant proposes to establish six sub areas, increase the maximum allowed height, increase the dwelling unit count, and increase the maximum allowed floor area ratio, a revised site plan and 306 accessory parking spaces. **Approved 14-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, Shah, Sih, Tunney, Walker and Cabrera.**

2. A proposed amendment to Residential Business Planned Development No. 1164 located at 3515 - 3549 North Clark Street, 1001 – 1029 West Addison Street, and 3546 – 3558 North Sheffield Avenue submitted by M & R Development, LLC. The application proposes an 8-story mixed-use building with 148 dwelling units, 169,000 square feet of commercial space, and 493 parking spaces. The application would amend the Bulk Regulations and Data Table to reduce the maximum Floor Area Ratio from 3.99 to 3.76, increase the maximum number of residential dwelling units from 135 to 148, increase the minimum number of parking spaces from 399 to 493, and remove reference to hotel keys. The application would also incorporate a new Site Plan and Building Elevations. **Approved 11-0-1 with Alderman Tunney recusing himself, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, Walker and Shah.**

3. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 634, submitted by the 434 West Melrose Co. LLC. for the property generally located at 434 West Melrose Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a nine story, 23 dwelling unit building with onsite parking for 26 cars at this location. The applicant is proposing to maintain the current zoning of the property, RM-6 (Residential Multi-Unit District). **Approved 12-0-1 with Alderman Tunney recusing himself, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, Sih, Walker and Shah.**

4. A proposed city-wide plan entitled *Chicago Sustainable Industries: A Business Plan for Manufacturing, or “CSI.”* CSI is the culmination of a three-year effort by business leaders and government agencies on a comprehensive strategy to reinforce and expand Chicago’s manufacturing base. The plan puts forth City policies and strategies involving manufacturing, land use, public investment, partnerships and regulatory improvements to help insure the sustainability and competitiveness of local manufacturers. **Approved 12-0-1, Yeas–**

Commissioners Bryant, Burnett, Camargo, Migala, Mooney, Moore, Scudiero, Searl, Sih, Tunney, Walker and Shah.

5. A proposed planned development and industrial corridor map amendment submitted by Noble Network of Charter Schools for the property generally located at 5337-5357 West Grand Avenue. The Applicant proposes to construct a school and an athletic field with a minimum of thirty-two parking spaces. The site is located within the Armitage Industrial Corridor. The Applicant proposes to rezone the from M1-2, Limited Manufacturing District to C3-1, Commercial, Manufacturing and Employment District prior to establishing the planned development. **Map Amendment Approved 7-2, Yeas – Commissioners Burnett, Camargo, Migala, Mooney, Moore, Scudiero, Searl, Sih, Tunney, and Cabrera. Nays – Commissioners Shah and Walker.**

Planned Development Approved 7-2, Yeas – Commissioners Burnett, Camargo, Migala, Mooney, Moore, Scudiero, Searl, Sih, Tunney, and Cabrera. Nays – Commissioners Shah and Walker.

6. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 629, submitted by Rogers Park Solutions, LLC for the property generally located at 7313-7333 N. Sheridan Road within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct a public parking garage with 250 parking spaces, approximately fifty-eight feet in height. The property is currently zoned B1-5, Neighborhood Shopping District. **Approved 8-1-1 with Alderman Moore recusing himself, Yeas – Commissioners Burnett, Camargo, Migala, Mooney, Scudiero, Sih, Tunney, and Cabrera. Nays – Commissioner Searl.**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A proposed Business Planned Development application submitted by Chicago Neighborhood Initiatives, Inc. on behalf of the City of Chicago for the property generally located at 6220 – 6258 South Halsted Street and 800 – 856 West 63rd Street. The applicant proposes to construct a commercial development with four buildings containing up to approximately 117,000 square feet, plus accessory surface parking, on an approximately 5.4-acre site. The applicant proposes to rezone the property from C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District prior to establishing the Institutional Planned Development. **Deferral to date certain of November 21, 2013 approved 9-0.**

Adjournment: 5:30 PM