

# CHICAGO PLAN COMMISSION

121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
October 19, 2017  
MINUTES

## PRESENT

Martin Cabrera\*  
Laura Flores\*  
Gary Gardner\*  
Fran Grossman\*  
Mike Kelly  
Sarah Lyons\*  
Terry Peterson\*  
David Reifman\*  
Rebekah Scheinfeld\*  
Alderman Thomas Tunney\*  
Reverend Albert Tyson

## ABSENT

Les Bond, Jr.  
Alderman Edward Burke  
Alderman Walter Burnett  
Mayor Rahm Emanuel  
Alderman Joseph Moore  
Alderman Proco Joe Moreno  
Patti Scudiero  
Linda Searl  
Smita Shah  
Alderman Daniel Solis

- A. The Chairman called the October 19, 2017, Regular Hearing of the Chicago Plan Commission, to order at 10:06 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with nine 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 Alderman Thomas Tunney, seconded by Terry Peterson, to approve the Minutes of the September 20, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 9-0 vote.
- C. A motion by Laura Flores, seconded by Sarah Lyons, to approve Item Number One under Adjacent Neighbor Land Acquisition, Items Number One through Five under Negotiated Sale, Item Number One under Disposition and Item Number One under Tax Increment Financing was approved by a 9-0 vote. Alderman Thomas Tunney abstained from voting on Item Number Five under Negotiated Sale.
- D. A motion by Sarah Lyons, seconded by Laura Flores, to defer the second item on the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance portion of the agenda was approved by a 9-0 vote.

A motion by Laura Flores, seconded by Sarah Lyons, to defer the fifth item on the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance portion of the agenda was approved by a 9-0 vote.

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 Terry Peterson, to approve the proposed zoning map amendments within the Kinzie Industrial Corridor and text amendments to the Chicago Municipal Code, in order to implement the Fulton Market Innovation District plan, which was adopted by the Chicago Plan Commission at its meeting in July 2014, including amendments that would: reduce the boundaries of Planned Manufacturing District (PMD) 4 by repealing that portion of the PMD which lies east of North Ogden Avenue; rezone the former PMD property to the zoning district classification that was in effect immediately before such property was zoned PMD 4 or, if such prior zoning district classification no longer exists, then to the equivalent zoning district classification as indicated in Section 17-1-1406 of the Municipal Code; and create a new Kinzie Corridor Overlay District, was approved by an 11-0 vote. (27<sup>th</sup> Ward)
2. A motion to defer this proposed resolution recommending approval of the Pilsen and Little Village Action Plan, which is a summary of specific issues and opportunities facing the communities of Pilsen and Little Village, as gathered and compiled by the Department of Planning and Development in partnership with the Chicago Metropolitan Agency for Planning was addressed in Section D, above. Focusing specifically on land use, economic development, cultural assets, housing, industrial land uses and open space, the Action Plan covers the area generally bounded by the Metra/BNSF rail line to the north, the Chicago Sanitary and Ship Canal to the south, I-90/94 (Dan Ryan) Expressway to the east and South Kostner Avenue to the west. (11<sup>th</sup>, 12<sup>th</sup>, 22<sup>nd</sup>, 24<sup>th</sup> and 25<sup>th</sup> Wards)
3. A motion by David Reifman, seconded by Reverend Albert Tyson, to approve a proposed planned development, submitted by Chicago Title Land Trust Company, on behalf of Trust No. 39712, for the property generally located at 2 North Riverside Plaza, was approved by a 10-0 vote. The site is currently zoned DC-16 (Downtown Core) and will remain as such prior to establishing this planned development, which will allow for the establishment of a non-accessory parking garage within the existing building at this location. There are no physical changes proposed to the existing building or parking garage as a result of this application. (19375; 42<sup>nd</sup> Ward)
4. A motion by David Reifman, seconded by Reverend Albert Tyson, to approve a proposed planned development, submitted by Alderman Nicholas Sposato, on behalf of the Board of Education and the Public Building Commission, for the property generally located at 4201 North Oak Park Avenue, was approved by a 9-0 vote, contingent upon the Board of Education returning in six months to provide a report to the Plan Commission on the status of traffic ingress and egress and the student body age group and grades served in this facility. The site is currently zoned RS-2 (Residential Single-Unit, Detached House) and will remain as such prior to establishing this planned development, which will include a 55'-tall, three-story school building with an accessory athletic field and 65 required, accessory, vehicular

- parking spaces. (A-8321; 38<sup>th</sup> Ward)
5. A motion to defer this proposed map amendment in the Addison Industrial Corridor, submitted by BR Acquisitions, LLC, for the property generally located at 3289-3325 North California Avenue and 2727 West Roscoe Street was addressed in Section D, above. The property is currently zoned M1-2 (Limited Manufacturing/Business Park) and M2-2 (Light Industry). The applicant is proposing to rezone the site to C3-3 (Commercial, Manufacturing and Employment) prior to reusing the two, existing buildings, with a total of 60,000 square feet of space, for personal services, daycare, office and other related and accessory commercial and industrial uses, as well as, accessory surface parking. (19278T1; 33<sup>rd</sup> Ward)
  6. A motion by Fran Grossman, seconded by Laura Flores, to approve a proposed amendment to Planned Development 869, submitted by Belmont Karlov, LLC, for the property generally located at 3129-59 North Karlov and 4019-59 West Belmont Avenues, was approved by an 8-0 vote. The applicant proposes to adjust the internal boundaries of Sub-Areas A and B and establish 22 townhouse units, with a maximum height of 44', and 44 accessory, vehicular, parking spaces within Sub-Area B. (19279; 31<sup>st</sup> Ward)
  7. A motion by Fran Grossman, seconded by Reverend Albert Tyson, to approve a proposed planned development, submitted by V211 Peoria Park LLC, for the property generally located at 845 West Adams Street, was approved by a 9-0 vote. The site is currently zoned DS-3 (Downtown Service); the applicant proposes to rezone the site to DX-7 prior to establishing this planned development, which will include a 225'-tall, 18-story building containing ground floor commercial space, 289 dwelling units, 172 accessory, vehicular, parking spaces and 258 bicycle parking spaces for which the applicant is seeking 2.0 FAR of bonus floor area. An existing eight-story commercial building will remain unchanged. (19189; 25<sup>th</sup> Ward)
  8. A motion by Laura Flores, seconded by Reverend Albert Tyson, to approve a proposed amendment to Planned Development 545, submitted by Conor Commercial Real Estate, LLC, for the property generally located at 3507 West 51<sup>st</sup> Street, was approved by an 8-0 vote. The applicant proposes to construct a 37'-tall, one-story, multi-tenant warehouse/distribution facility. (19326; 14<sup>th</sup> Ward)
  9. A motion by Reverend Albert Tyson, seconded by Sarah Lyons, to approve a proposed amendment to Planned Development 68, submitted by Alderman Roderick Sawyer, on behalf of the City of Chicago's Department of Fleet and Facility Management, for the property generally located at 6700-6856 South Wentworth Avenue, 171-225 West Marquette Road and 168-226 West 69<sup>th</sup> Street, was approved by an 8-0 vote. The applicant is proposing to construct a 180,000 square foot, single-story, heavy duty truck maintenance and repair shop, with accessory office space, to service city fleet vehicles only. (A-8335; 6<sup>th</sup> Ward)
  10. A motion by Fran Grossman, seconded by Reverend Albert Tyson, to approve a proposed amendment to Planned Development 347, submitted by Alderman Anthony

Napolitano, for the property generally located at 8601 West Bryn Mawr Avenue, was approved by an 8-0 vote. The applicant proposes to sunset the current version of this planned development in order to return it to the immediately previous form, which had been approved and published in the City Council Journal on November 24, 1986. No construction is proposed as part of this application. (A-8333; 41<sup>st</sup> Ward)

11. A motion by Reverend Albert Tyson, seconded by Laura Flores, to approve a proposed amendment to Planned Development 66, submitted by GRE Medical District City Apartments LLC, for the property generally located at 801-939 South Ashland Avenue and 1532-54 West Taylor, 1501-55 West Polk and 800-926 South Laflin Streets, was approved by a 7-0 vote; David Reifman abstained from deliberations and voting on this matter. The applicant proposes to rezone the site to B2-5 (Neighborhood Mixed-Use) prior to establishing four subareas within the planned development and constructing a 19-story, 210'-tall building with ground floor retail space, 254 dwelling units and 245 required, accessory, vehicular, parking spaces to be located at the northeast corner of West Taylor Street and South Ashland Avenue (Sub-Area B). Sub-Area D, located at the southeast corner of West Polk Street and South Ashland is proposed to be redeveloped in a future phase with a building up to 210' in height and containing a combination of dwelling units, hotel rooms, office and accessory, vehicular, parking spaces with a floor area not to exceed 3.84. (19250; 28<sup>th</sup> Ward)

A motion by Rebekah Scheinfeld, seconded by Sarah Lyons, to adjourn the October 19, 2017, Regular Hearing of the Chicago Plan Commission at 1:47 PM, was approved by a 7-0 vote.