

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
September 18, 2014
1:00 P.M.
MINUTES

PRESENT

Martin Cabrera
Les Bond
Olga Camargo
Doris Holleb
Michael Kelly
Rebekah Scheinfeld
Daniel Sih
Andrew Mooney
Smita Shah
Alderman Joseph Moore
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Linda Searl
Euclid Walker
Patricia Scudiero
George Migala
Terry Peterson
Bishop John R. Bryant
Alderman Daniel S. Solis
Alderman Edward Burke
Alderman Ray Suarez
Alderman Daniel S. Solis

- I The Vice-Chairman called the meeting to order at 1:09 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten 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 September 18, 2014.
- III. The Minutes of the August 21, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 4 under Negotiated Sales were approved by an omnibus vote of 10-0**

Negotiated Sales

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3648, 3652-56 and 3662 West Ogden Avenue. (14-088-21)
2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3739 West Ogden Avenue. (14-089-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5408-10 South Ashland Avenue. (14-090-21)

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 225 West 107th Street. (14-091-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
 1. An amendment to Business Planned Development No. 1153 submitted by 121 E. Cermak, LLC, for the property generally located at 2207-2215 S. Michigan Avenue, 101-133 E. Cermak Rd., 118-132 E. 23rd St., and 2206-2258 S. Indiana Ave. The applicant proposes to construct a multi-story hotel building with accessory uses, a multi-story Electronic Data Storage building with, ground floor commercial space, and accessory off-street parking. The site is currently zoned DS-5, Downtown Service District and Business Planned Development No. 1153. The applicant proposes to reclassify the site to a unified DX-7, Downtown Mixed-Use District prior to re-establishing the Business Planned Development No. 1153, as amended. A portion of the site is currently improved by several masonry buildings and the remaining portion is vacant and unimproved. The project lies within the Motor Row Historic District. **Approved 11-0, yeas – Commissioners Bond, Burnett, Camargo, Holleb, Kelly, Mooney, Scheinfeld, Shah, Sih, Tunney, and Cabrera.**
 2. A Business Planned Development application submitted by Pershing King Drive LLC for the property generally located at 3801 – 3859 South Dr. Martin Luther King, Jr. Drive, 3800 – 3859 South Vernon Avenue (even and odd), 3800 – 3858 South Rhodes Avenue, and 400 – 450 East Pershing Road. The applicant proposes to construct a one-story, approximately 73,500 square-foot, grocery store with accessory on-site parking and an adjacent business/commercial outlot on an approximately 8.17-acre site. The applicant proposes to rezone the property from RM5 Residential Multi-Unit District and POS-1 Regional or Community Park to B3-3 Community Shopping District prior to establishing the Business Planned Development. **Approved 10-0, yeas – Commissioners Bond, Burnett, Camargo, Holleb, Kelly, Mooney, Scheinfeld, Shah, Sih, and Tunney.**
 3. A proposal for a planned development, submitted by LG Development Group LLC, for the property generally located at 1647 North Milwaukee Avenue. The Applicant is proposing to construct a five-story mixed-use building with 7,400 square feet of retail space on the ground floor and 36 dwelling units above and 11 parking spaces. The Applicant is requesting to rezone the property from M1-2 (Limited Manufacturing / Business Park District) to a B3-3 (Community Shopping District) and then to a Residential Business Planned Development. **Approved 8-0, Yeas – Commissioners Burnett, Camargo, Holleb, Mooney, Scheinfeld, Shah, Sih, and Tunney.**
 4. A proposed Residential Business Planned Development, submitted by 1546 North Clark, LLC, for the property generally located at 1546 North Clark Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 638). The Applicant is proposing to construct a 105' tall, 48 dwelling unit building with commercial uses on the ground floor. The Applicant is requesting to rezone the property from B1-5 (Neighborhood Shopping District) and B3-5 (Community Shopping District) to a B3-5 (Community Shopping District) and then to a Residential Business Planned Development. **Lakefront Approved 8-0, Yeas- Burnett, Camargo, Mooney, Scheinfeld, Shah, Sih, and Tunney. PD Approved 9-0, Yeas- Burnett, Camargo, Holleb, Mooney, Moore, Scheinfeld, Shah, Sih, and Tunney.**

5. A Planned Development application submitted by AG-OCG 360 North Michigan, L.L.C, for the property generally located at 360 North Michigan Avenue and 83-87 East Wacker Drive. The applicant proposes to rehab a twenty-one story building and construct an adjacent twenty-one story addition with hotel rooms, ballrooms, meeting space, conference space and ground floor commercial space. The site is currently zoned DX-16, Downtown Mixed-Use District and the applicant proposes to reclassify the site to a Planned Development. The site is currently improved by a mixed-use Landmarked building and an accessory parking lot. **Approved 8-0, Yeas- Burnett, Camargo, Mooney, Moore, Scheinfeld, Shah, Sih, and Tunney.**
6. A proposed Type 1 zoning map amendment in the Ravenswood Industrial Corridor submitted by Greymark Development Group, LLC, for the property generally located at 1763 West Cullom Avenue. The applicant proposes to rezone the property from M1-2 Limited Manufacturing/Business Park District to RS3 Residential Single-Unit (Detached House) District. The applicant proposes to replace an existing single-family home with a new single-family home. **Approved 9-0, Yeas- Burnett, Camargo, Mooney, Moore, Scheinfeld, Shah, Sih, Kelly, and Tunney.**
7. A proposed Residential Planned Development submitted by Harvest Homes Apartments, L.P. an Illinois Limited Partnership, for the property located at 3512-3546 West Fifth Avenue and 316-326 South St. Louis Avenue. The Applicant is proposing to develop four apartment buildings with approximately 36 dwelling units and 44 parking spaces on a 55,957 square foot site. The property is currently zoned RM-5 (Residential Multi-Unit District) and will remain as such prior to the establishment of the proposed Residential Planned Development. **Approved 9-0, Yeas- Burnett, Camargo, Mooney, Moore, Scheinfeld, Shah, Sih, Kelly, and Tunney.**
8. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 644, submitted by R & D #6, Inc., d/b/a Dunkin Donuts, for the property generally located at 6701-15 South Jeffery Boulevard within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to expand an existing gas station convenience store with a 600 square foot addition that will consist of a coffee shop. The property is currently zoned B3-1 (Community Shopping District). **Approved 9-0, Yeas- Burnett, Camargo, Mooney, Moore, Scheinfeld, Shah, Sih, Kelly, and Tunney.**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A proposed amendment to Residential-Business Planned Development No. 1121 submitted by Harbor Point Venture, LLC, for the property generally located at 4000 East 134th Street. The applicant proposes to amend the Planned Development to expand an existing mobile home park to no more than 747 manufactured homes/recreation vehicles with related and accessory uses and facilities.

Adjournment: 5:40 PM