

CHICAGO PLAN COMMISSION

121 North LaSalle Street

10:00 A.M.

City Council Chambers

2nd Floor, City Hall

Chicago, Illinois 60602

September 20, 2017

MINUTES

PRESENT

Les Bond, Jr.*
Alderman Walter Burnett*
Martin Cabrera*
Laura Flores*
Mike Kelly*
Sarah Lyons*
Alderman Joseph Moore
Rebekah Scheinfeld*
Patti Scudiero*
Linda Searl*
Smita Shah*
Alderman Daniel Solis*
Alderman Thomas Tunney*
Reverend Albert Tyson

ABSENT

Alderman Edward Burke
Mayor Rahm Emanuel
Alderman Proco Joe Moreno
Terry Peterson
David Reifman
Lucino Sotelo

- A. The Chairman called the September 20, 2017, Regular Hearing of the Chicago Plan Commission, to order at 10:09 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with 12 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 Linda Searl, seconded by Smita Shah, to approve the Minutes of the August 17, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 12-0 vote.
- C. A motion by Smita Shah, seconded by Patti Scudiero, to approve Item Number One under Acquisition, Items Number One and Two Adjacent Neighbor Land Acquisition, Items Number One through Three under Negotiated Sale, Items Number One through Four under Disposition and Item number One under Change of Use was approved by a 12-0 vote.
- D. A motion by Smita Shah, seconded by Patti Scudiero, to defer the last item on the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance portion of the agenda was approved by a 12-0 vote.

- F. Matters submitted in accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
1. A motion by Linda Searl, seconded by Smita Shah, to approve a resolution recommending approval of the West Loop Design Guidelines, a set of architecture and urban design principals intended to foster excellence in design, was approved by a 10-0 vote; Aldermen Walter Burnett and Daniel Solis recused themselves from the vote. These Guidelines enhance previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of being an employment, transportation, cultural and residential center for the city; while maintaining the urban character and scale that has made it so attractive. The Guidelines cover the area generally bounded by Carroll Avenue to the north, the Eisenhower Expressway (I-290) to the south, Ogden Avenue to the west and Halsted Street to the east. (25th, 27th and 28th Wards)
 2. A motion by Patti Scudiero, seconded by Alderman Tom Tunney, to approve a proposed amendment to Planned Development 60, submitted by Ravenswood Senior Living LP, for the property generally located at 4501 North Winchester Avenue was approved by a 12-0 vote. The applicant proposes to establish five sub-areas within PD 60 and renovate an existing, eight-story, medical office building in order to accommodate 120 supportive living units and 74 elderly housing units within Sub-Area C, prior to re-establishing PD 60, as amended. No other changes are proposed to any other sub-area. (19255; 47th Ward)
 3. A motion by Les Bond, Jr., seconded by Laura Flores, to approve a proposed planned development, submitted by CRG Acquisition, LLC, for the property generally located at 943-57 West Wilson Avenue and 4545-57 North Sheridan Road, was approved by a 12-0 vote. The site is currently zoned B3-2 (Community Shopping); the applicant proposes to rezone the site to B3-5 (Community Shopping) prior to establishing this planned development, which will include a 134'-tall, 12-story building containing ground floor retail, 150 dwelling units and 29 required, accessory, vehicular, parking spaces. (19146; 46th Ward)
 4. A motion by Alderman Tom Tunney, seconded by Sarah Lyons, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Lincoln Park Zoo, for the property generally located at 2200 North Cannon Drive and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 10-0; Mike Kelly recused himself from the vote. The site is currently zoned POS-1 (Parks and Open Space) and will remain as such prior to the applicant constructing a 23'-tall Visitor Center and East Entrance to the Zoo on a 35,352 square foot site. (LPO715; 43rd Ward)
 5. A motion by Alderman Tom Tunney, seconded by Smita Shah, to defer to the October 19, 2017, meeting of the Chicago Plan Commission this item, 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 12-0. 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. (A8321; 38th Ward)

6. A motion by Reverend Albert Tyson, seconded by Les Bond, Jr., to approve a proposed planned development, submitted by Vequity LLC Series XIII Fulton, for the property generally located at 1001 West Fulton Market, was approved by a 12-0 vote; Alderman Walter Burnett recused himself from the vote. The site is currently zoned C1-1 (Neighborhood Commercial); the applicant proposes to rezone the site to DX-3 (Downtown Mixed-Use) prior to establishing this planned development, which will include a 79'-tall, six-story building containing retail and office space. The applicant is also seeking to utilize 1.2 FAR of bonus floor area. (19211; 27th Ward)
7. A motion by Reverend Albert Tyson, seconded by Mike Kelly, to approve a proposed planned development, submitted by 113 May LLC, for the property generally located at 113 North May Street, was approved by an 8-0 vote; Alderman Walter Burnett recused himself from the vote and Chairman Martin Cabrera voted for approval via proxy. The site is currently zoned DX-3 (Downtown Mixed-Use); the applicant proposes to rezone the site to DX-5 prior to establishing this planned development, which will include three sub-areas. Sub-Area A will contain a 171'-tall, 16-story building with ground floor retail space, 200 hotel rooms and 41 non-required, accessory, vehicular parking spaces. Sub-Area B contains a two-story, office building, to which no changes are proposed. Sub-Area C will include a Chicago Public Library Branch, to be fully-contained within an existing, two-story building, to be renovated pursuant to this application. (19188; 27th Ward)
8. A motion by Alderman Walter Burnett, seconded by Les Bond, Jr., to approve a proposed planned development, submitted by Haymarket Apartments Joint Venture, LP, for the property generally located at 933-43 West Washington, 11-25 North Morgan, 942-48 West Madison and 22-42 North Sangamon Streets, was approved by a 10-2 vote; Alderman Daniel Solis recused himself from the vote. The site is currently zoned DX-3 (Downtown Mixed-Use); the applicant proposes to rezone the site to DX-5 prior to establishing this planned development, which will include two, 196'-tall, 15-story buildings containing ground floor retail space, 358 combined dwelling units, 186 required, accessory, vehicular, parking spaces and 64 non-accessory, vehicular, parking spaces. The applicant is also seeking to utilize 1.5 FAR of bonus floor area. (19148; 25th Ward)
9. A motion to defer this proposed amendment to Planned Development 66, submitted by GRE Medical District 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 addressed in Section D. The applicant proposes to establish four sub-areas within PD 66 and construct a 218'-tall, 19-story building containing ground floor retail space, 254 dwelling units and 245 required, accessory, vehicular, parking spaces within Sub-Area B and rezone the site to B2-5 (Neighborhood Mixed-Use) prior to re-

establishing PD 66, as amended. No other changes are proposed to any other sub-area.
(19250; 28th Ward)

A motion by Mike Kelly, seconded by Reverend Albert Tyson, to adjourn the September 20, 2017, Regular Hearing of the Chicago Plan Commission at 1:54 PM, was approved by a 9-0 vote.