

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
December 21, 2017
MINUTES

PRESENT

Les Bond, Jr.*
Alderman Edward Burke
Alderman Walter Burnett*
Martin Cabrera*
Laura Flores*
Gary Gardner*
Fran Grossman*
Mike Kelly*
Sarah Lyons*
Terry Peterson*
David Reifman*
Rebekah Scheinfeld*
Patti Scudiero*
Linda Searl*
Smita Shah*
Alderman Thomas Tunney*

ABSENT

Mayor Rahm Emanuel
Alderman Joseph Moore
Alderman Proco Joe Moreno
Alderman Daniel Solis
Reverend Albert Tyson

- A. The Chairman called the December 21, 2017, Regular Hearing of the Chicago Plan Commission, to order at 10:10 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with 15 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 Thomas Tunney, to approve the Minutes of the November 16, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 15-0 vote.
- C. A motion by Laura Flores, seconded by Gary Gardner, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 15-0 vote.

Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2741 West Lake Street, to Onxy Santana. (17-083-21; 27th Ward)

2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 3661 South Michigan Avenue, to Cornell Grant and Abiah Grant (17-084-21; 3rd Ward)
3. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4317, 4319, 4412 and 4534 South Calumet and 4512 South Indiana Avenues, to Third Ward Parade of Homes-JJ Group Realty, LLC., Wade Enterprise & Associates, Inc. and R&D Builders, LLC. (17-086-21; 3rd Ward)

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 408 North Homan Avenue, to Clark Street Real Estate LLC. (17-085-21; 27th Ward)

Tax Increment Financing

1. A resolution recommending a proposed ordinance authorizing the establishment of a Tax Increment Finance District for the Foster/Edens Redevelopment Project located in an area generally bounded by the North Branch of the Chicago River on the north, Lawrence and Foster Avenues on the south, Pulaski Road on the east and Cicero Avenue and the Edens Expressway (I-94) on the west. (17-082-21; 39th Ward)

D. 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 Les Bond, Jr., to approve a proposed planned development submitted by 45th/Cottage LLC, for the properties generally located at 4400 South Cottage Grove Avenue, was approved by a 15-0 vote. The site is currently zoned RT4 (Residential Two-Flat, Townhouse and Multi-Unit). The applicant is proposing to rezone the site to B3-1 (Community Shopping) prior to constructing six buildings with a maximum height of 60' and which will, collectively, contain no more than 158 dwelling units, 17,000 square feet of ground floor commercial space and not less than 141 accessory, vehicular parking spaces. (19222; 4th Ward)
2. A motion by Mike Kelly, seconded by Sarah Lyons, to approve a proposed amendment to Planned Development 868 submitted by Valerio Dewalt Train Associates, Inc. for the properties generally located 2260 South Grove Street and 2416 South Archer Avenue, was approved by a 15-0 vote with Linda Searl being recused. The 2260 property is currently zoned PD 868 and is improved with a two-story office and trade school. The 2416 property is currently zoned Planned Manufacturing District 11 (Pilsen) and is improved with a two-story warehouse. The applicant is seeking to amend PD 868 in order for its boundaries to include the 2416 property. The applicant is proposing to provide office and trade school uses within a renovated 2416 structure and 253 accessory, vehicular parking spaces subsequent to PD 868, as amended, being re-established. (19453; 11th Ward)

3. A motion by Sarah Lyons, seconded by Laura Flores, to defer this proposed planned development submitted by 1505 Milwaukee LLC, for the properties generally located at 1114-28 West Chicago and 800-18 North Milwaukee Avenues, to the January 2018 meeting of the Chicago Plan Commission was approved by a 15-0 vote. The site is currently zoned C1-2 (Neighborhood Commercial). The applicant is proposing to rezone the site to C1-5, prior to constructing a seven-story, 99'-tall building containing ground floor retail space, 106 dwelling units and 23 accessory, vehicular parking spaces. (19374; 27th Ward)
4. A motion by Terry Peterson, seconded by Les Bond, Jr., to approve a proposed planned development submitted by Tandem Partners, LLC, for the properties generally located at 1030-42 West Huron, 700-16 North Carpenter and 701-17 North Aberdeen Streets and 728-38 North Milwaukee Avenue, was approved by a 14-0 vote, with Alderman Walter Burnett being recused. The site is currently zoned M1-3 (Limited Manufacturing/Business Park). The applicant proposes to rezone the site to DX-5 (Downtown Mixed-Use) prior to constructing a 23-story, 266'-tall building with 226 dwelling units, ground floor commercial space, office space, 97 accessory, vehicular parking spaces and 166 bicycle parking spaces. The applicant is also seeking to utilize 2.5 FAR of bonus floor area. (19398; 27th Ward)
5. A motion by Linda Searl, seconded by Laura Flores, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application submitted by Gus Giordano's Jazz Dance Chicago, Inc. for the property generally located at 1754 North Clark Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District, was approved by a 16-0 vote. The site is currently zoned RM5 (Residential Multi-Unit) and is in process to be rezoned to B3-5 (Community Shopping) prior to the applicant constructing a 70'-tall building with ground floor commercial space, dance studios, offices and accessory and related uses. (719; 43rd Ward)

A motion by Walter Burnett, seconded by Martin Cabrera, to adjourn the December 21, 2017, Regular Hearing of the Chicago Plan Commission at 11:54 AM, was approved by a 15-0 vote.