

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
March 17, 2016
10:00 A.M.

MINUTES

PRESENT

Martin Cabrera
David Reifman
Les Bond
Laura Flores
Juan Carlos Linares
Sarah Lyons
Michael Kelly
Rebekah Scheinfeld
Patricia Scudiero
Linda Searl
Daniel Sih
Alderman Walter Burnett
Alderman Daniel S. Solis
Alderman Thomas Tunney

ABSENT

Doris Holleb
Smita Shah
Terry Peterson
Alderman Edward Burke
Alderman Howard Brookins, Jr
Alderman Joseph Moore

- I The Chairman called the meeting to order at 10:10 AM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven 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 March 17, 2016.
- III. The Minutes of the February 18, 2016 Plan Commission Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 7 under Adjacent Neighbors, items numbered 8 through 15 under Negotiated Sales, and items numbered 16 through 18 under Sealed Bids were approved by an omnibus vote of 11-0.**

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 5700 West 57th Street. (16-012-21) Ward 23
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 5918 West Huron Street. (16-012-21) Ward 29

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 2437 West Adams Street. (16-012-21) Ward 27
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 1254 South Springfield Avenue. (16-012-21) Ward 24
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 1244 South Springfield Avenue. (16-012-21) Ward 24
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 3617 South Ellis Avenue. (16-012-21) Ward 4
7. 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 10353 South Avenue L. (16-012-21) Ward 10

Negotiated Sales

8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5032 South Wells Street.(16-010-21) Ward 3
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5134 S Marshfield Avenue. (16-013-21)Ward 16
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1105-1111 East 95th Street. (16-015-21)Ward 8
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of eleven (11) City-owned lots for the property located near 14th Street and South Fairfield Avenue and South Washtenaw Avenue. (16-016-21)
12. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5704 West 57th Street. (16-017-21) Ward 23
13. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3905 West Fillmore Street. (16-018-21)Ward 24
14. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3901 South Lake Park Avenue. (16-019-21)Ward 4
15. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5338 South Wolcott Avenue. (16-022-21)Ward 16

Sealed Bids

16. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 5200, 5202, 5205, 5207, and 5209 South Ashland Avenue. (16-020-21) Ward 16

17. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 2124-40 West Lake Street. (16-021-21) Ward 27
 18. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 2944 West Fifth Avenue. (16-014-21) Ward 27
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposal for a planned development, submitted by CSD Six Corners LLC, for the property generally located at 3911 North Milwaukee Avenue. The proposed planned development will contain two sub-areas. In Sub-Area A the applicant is proposing to construct a one story building consisting 100,000 square feet of retail which will include approximately 265 parking spaces on the roof. Sub-Area B will contain an existing drive-through bank facility with no changes proposed for that area. The Applicant is requesting to rezone the property from B1-1 (Neighborhood Shopping District) to a B3-2 (Community Shopping District) and then to a Business Planned Development. (45th Ward) **Approved 12-0, Yeas – Commissioners Bond, Burnett, Flores, Linares, Lyons, Kelly, Scheinfeld, Scudiero, Searl, Sih, Tunney and Cabrera.**
 2. A proposal for an amendment to planned development #639 generally located at 1852 W. 19th Street, to allow for the construction of a 50 automobile parking lot which will also serve as outdoor exhibit space for the existing National Museum of Mexican Art which is currently situated on the subject site. The Applicant is requesting to rezone the property from Institutional Planned Development No. 639 to Institutional Planned Development #639, as amended. (25th Ward) **Approved 11-0-2 with Commissioner Kelly being recused and Commissioner Solis abstained, Yeas - Commissioners Bond, Burnett, Flores, Linares, Lyons, Scheinfeld, Scudiero, Searl, Sih, Tunney and Cabrera.**
 3. A proposed 2016 Amendment to Institutional Planned Development #49, As Amended (PD #49), submitted by the Applicant, Sinai Health System, for the property generally bounded by West 13th Place, South Washtenaw Avenue, West 16th Street and South California Avenue. The Applicant intends to amend the boundary of PD #49 by adding a 3,125 square foot parcel located at approximately 1341-45 South Fairfield Avenue to be used for vehicular parking purposes. (28th Ward) **Approved 11-0-1 with Commissioner Scheinfeld being recused, Yeas - Commissioners Bond, Burnett, Flores, Linares, Lyons, Kelly, Scudiero, Searl, Sih, Tunney and Cabrera.**
 4. A proposed Residential Planned Development, submitted by the Applicant, Chicago Self Storage II, LLC, for the property generally located at 346-58 North Union Street and 347-357 North Halsted Street. The Applicant proposes to construct a 450' building with 373 dwelling units and 145 accessory parking spaces on an approximately 54,130 square foot parcel. The property is currently zoned DS-5 (Downtown Service District) and is planned to be rezoned to DX-5 (Downtown Mixed-Use District) prior to establishing the proposed Residential Planned Development. (42nd Ward). **Approved 12-0, Yeas – Commissioners Bond, Burnett, Flores, Linares, Lyons, Kelly, Scheinfeld, Scudiero, Searl, Sih, Tunney and Cabrera.**
 5. A proposed Business Planned Development submitted by 200 Green Developer LLC, for the property generally located at 820-850 W. Lake Street, 200-208 N. Green Street, 201-209 N. Green Street. The applicant proposes to rezone the site from a C1-1 (Neighborhood Commercial District) to a C3-5 (Commercial, Manufacturing and Employment District) prior to

establishing a Business Planned Development. The proposal will establish a multi-story hotel with ground floor retail, restaurant, and accessory parking and accessory and related uses (27th Ward) **Approved 10-0-2 with Commissioners Burnett and Lyons being recused, Yeas - Commissioners Bond, Flores, Linares, Kelly, Scheinfeld, Scudiero, Searl, Sih, Tunney and Cabrera.**

6. A proposed Residential Business Planned Development submitted by DK Acquisitions, LLC for the property generally located at 2109-2135 South Wabash Avenue. The applicant proposes to rezone the site from a DX-3 and DX-5 (Downtown Mixed-Use District) to a unified DX-5 (Downtown Mixed-Use District) prior to establishing the Residential Business Planned Development. The proposal will establish a multi-story high-rise mixed uses development with 275 dwelling units, establish a hotel, and include commercial and retail uses, accessory and related uses and accessory parking (3rd Ward) **Approved 11-0-1 with Commissioner Lyons being recused, Yeas - Commissioners Bond, Burnett, Flores, Linares, Kelly, Scheinfeld, Scudiero, Searl, Sih, Tunney and Cabrera.**
7. A proposed Residential Business Planned Development submitted by the Applicant, SMAT, LLC, for the property generally located at 1320-1354 South Michigan Avenue and 64-80 East 14th Street. The Applicant intends to create three subareas as part of the planned development on an overall 63,566 square foot site. Subarea A (1320 S. Michigan Avenue) will be developed by the Applicant with an approximately 488' building which will include 500 dwelling units, 180 accessory parking spaces and ground floor commercial space. Subarea B (1338-40 S. Michigan Avenue) and Subarea C (1350 S. Michigan Avenue/64-80 East 14th Street) are improved with a one-story commercial building/seven-story mixed use building and two-story commercial building, respectively, and will remain within the planned development. The underlying zoning for the site is currently DX-7 (Downtown Mixed Use District) and will remain as such prior to establishing the proposed Residential Business Planned Development. (3rd Ward) **Approved 13-0, Yeas Commissioners Bond, Burnett, Flores, Linares, Lyons, Kelly, Scheinfeld, Scudiero, Searl, Sih, Tunney, Reifman and Cabrera.**
8. A proposed Residential Planned Development, submitted by the Applicant, LG Development Group, LLC, for the property generally located at 111-119 South Peoria Street and 110-120 South Green Street. The Applicant proposes to construct a 115' building with 79 dwelling units and accessory parking on an approximately 27,740 square foot parcel. The property is currently zoned DS-3 (Downtown Service District) and is planned to be rezoned to DX-5 (Downtown Mixed-Use District) prior to establishing the proposed Residential Planned Development. (27th Ward). **Approved 11-0-1, with Alderman Burnett being recused, Yeas Commissioners Flores, Linares, Lyons, Kelly, Scheinfeld, Scudiero, Searl, Sih, Tunney, Reifman and Cabrera.**

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

1. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 685 submitted by the Chicago Park District for the property generally located at 3100 South Lake Shore Drive. The applicant proposes to expand the existing surface parking lot which is currently located on the subject site. (4th Ward) **Deferred at the request of the Applicant to a date certain of April 21, 2016.**

Adjournment: 4:00 PM