

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
September 17, 2015

1:00 P.M.

MINUTES

PRESENT

Martin Cabrera
David Reifman
Michael Kelly
Daniel Sih
Patricia Scudiero
Smita Shah
Rebekah Scheinfeld
Bishop John R. Bryant
Alderman Walter Burnett
Alderman Thomas Tunney
Alderman Joseph Moore

ABSENT

Doris Holleb
Les Bond
Terry Peterson
Linda Searl
Alderman Daniel S. Solis
Alderman Howard Brookins, Jr.
Alderman Edward Burke

- I The Chairman called the meeting to order at 1:12 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eight 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 17, 2015.
- III. The Minutes of the August 20, 2015 Special Hearing were approved unanimously.
- IV. **The following inter-agency item numbered 1 through 4 under Adjacent Neighbors, item numbers 5 through 11 under Negotiated Sales, item numbers 12 through 14 under Sealed Bids and item numbers 15 and 16 4 under Acquisitions and Dispositions were approved by an omnibus vote of 8-0.**

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 2713 West Jackson Boulevard (15-077-21)
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 4832 South Princeton Avenue (15-077-21)

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 12617 South Saginaw Avenue (15-077-21)
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 40 North Francisco Avenue (15-077-21)

Negotiated Sales

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 11932 South Wallace Street. (15-078-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 366 West Superior Street. (15-079-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 365 West Huron Street. (15-080-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 366 West Erie Street. (15-081-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 356 West Erie Street. (15-082-21)
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 6401, 6405, 6415-6427 South Stewart Avenue. (15-084-21)
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1342 West 51st Street. (15-086-21)

Sealed Bids

12. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 3540 West 63rd Street. (15-085-21)
13. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 2054-58 West Warren Boulevard. (15-087-21)
14. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 2213 West Warren Boulevard. (15-088-21)

Acquisitions and Dispositions

15. A resolution recommending a proposed ordinance authorizing the disposition of city owned parcels to various property owners/applicants to the large lot program within the Austin Community Area for the properties generally located at 1703 N. Latrobe Ave, 5114 W. Concord Pl., 942 N. Lockwood Ave., 843 N. Central Ave., 4826 W. Cortez, 908 N. Leamington, 1032 N. Parkside, 5938 W. Iowa St., 5916 W. Iowa St., 910 N. Parkside Ave., 5919 W. Iowa St., 5746 W. Superior St., 745 N. Waller Ave., 742 N. Parkside, 330 N. Mayfield Ave., 326 N. Mayfield, 306 N. Mayfield, 5843 W. Lake St., 243 N. Menard Ave., 237 N. Menard Ave., 156 N. Menard Ave., 159 N. Waller Ave., 155 N. Waller, 5665

W. West End Ave, 20 N. Parkside, 734 N. Latrobe Ave, 657 N. Pine Ave., 619 N. Long Ave., 608 N. Lorel, 5314 W. Ohio, 5448 W. Race Ave. 517 N. Lockwood Ave., 5231 W. Ferdinand St., 4852 W. Superior St., 4848 W. Superior St., 4948 W. Huron St., 4948 W. Huron St., 4839 W. Superior St., 4823 W. Superior St., 638 N. Leamington Ave., 629 N. Leamington, 4921 W. Erie St., 531 N. Laramie Ave., 515 N. Laramie Ave., 4926 W. Race Ave., 4937 W. Race Ave., 4815 W. Ferdinand St., 4814 W. Hubbard St., 322 N. Long Ave., 224 N. Lorel St., 214 N. Lorel Ave., 166 N. Lorel Ave, 231 N. Lockwood, 130 N. Lotus Ave., 120 N. Lotus Ave., 142 N. Long Ave., 154 N. Lorel Ave., 5331 W. Washington Blvd., 48 N. Lotus Ave., 47 N. Lockwood, 5152 W. Fulton St., 5136 W. Fulton St., 221 N. Lavergne Ave., 152 N. Laporte Ave., 4721 W. Superior, 4706 W. Race, 4619 W. Madison St., 4650 W. Gladys Ave., 4648 W. Gladys Ave., 5448 W. Monroe, 5446 W. Monroe St., 5244 W. Monroe St., 5421 W. Monroe, 5321 W. VanBuren, 5030 W. Quincy St., 4933 W. Adams St., 4817 W. Adams St., 4925 W. Congress Pkwy., 4820 W. Harrison St., 3409 W. Walnut St., 2851 W. Flournoy St., 2852 W. Lexington St., 2836 W. Lexington St., 2850 W. Flournoy St., 2848 W. Flournoy St., 3407 W. Walnut St., 2937 W. Adams St., 3108 W. Jackson Blvd., 2937 W. Adams St., 243 N. Menard Ave. (15-083-21)

16. A resolution recommending a proposed ordinance authorizing the disposition of city owned land to Jefferson Park Residences LLC to create a four story, 39 rental residential unit, 9,900 S.F. of ground floor retail, mixed use development for the property generally located at 5161 & 5201 West Lawrence Avenue.(15-089-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed map amendment in the Ravenswood Industrial Corridor, submitted by Co-Applicants 4801 N. Ravenswood LLC and Southport Avenue Properties LLC, Series (7) – 1042 W, George, Chicago, Illinois, for the property generally located at 4801 North Ravenswood Avenue. The Applicant proposes to rezone the property from M1-2 (Limited Manufacturing/Business Park District) to B2-2 (Neighborhood Mixed-Use District) to allow for the adaptive re-use of the south portion of the existing building as 36 residential dwelling units; the remainder of the building will office space. (47th Ward)
Approved 8-0, Yeas – Commissioners Bryant, Burnett, Reifman, Scheinfeld, Scudiero, Sih, Tunney and Cabrera
2. A proposed map amendment in the North Branch Industrial Corridor, submitted by Jarla, LLC, for the property generally located at 1819 West Webster Avenue, 1823-55 West Webster Avenue and 2134 North Wood Street. The Applicant proposes to rezone the property from M3-3 (Heavy Industry District) to C1-3 (Neighborhood Commercial District), in order to allow a rooftop outdoor patio at this location. (32nd Ward)
Approved 9-0, Yeas – Commissioners Bryant, Burnett, Reifman, Moore, Scheinfeld, Scudiero, Sih, Tunney and Cabrera
3. A proposal to establish a planned development submitted by NRG Milwaukee Leavitt, LLC, for the property generally located at 1749 North Milwaukee Avenue. The Applicant is proposing to construct a six-story mixed use building comprised of ground floor commercial space and five stories of residential units above. The proposal will include 60 surface parking stalls to serve the first floor commercial space and 62 parking stalls on a basement level to serve the residential units. The Applicant is proposing to rezone the property from the current B1-1 (Neighborhood Shopping District) to a B3-3

(Community Shopping District) and then to a Residential Business Planned Development. (32nd Ward) **Approved 9-0, Yeas – Commissioners Bryant, Burnett, Reifman, Moore, Scheinfeld, Scudiero, Sih, Tunney and Cabrera**

4. A proposal to establish a planned development submitted by Big Deahl LLC, for the property generally located at 1450 North Dayton Street. The Applicant is proposing to construct a four-story mixed use building comprised of 103,000 of retail space and 110,000 square feet of office space, additionally the building will house a parking structure which will accommodate approximately 550 parking stalls. The Applicant is proposing to rezone the property from the current C3-5 (Commercial, Manufacturing, and Employment District) to a Business Planned Development. (27th Ward) **Approved 8-0-1 with Commissioner Burnett being recused, Yeas - Commissioners Bryant, Reifman, Moore, Scheinfeld, Scudiero, Sih, Tunney and Cabrera**

5. A proposed Business Planned Development submitted by SRI-ASW Green Owner LLC / 219 Partners, LLC, for the property generally located at 213-223 N. Peoria St., 210-222 N. Green St., and 211-219 North Green St. The applicant proposes to rezone the site from a C1-1 (Neighborhood Commercial District) to a C1-5 (Neighborhood Commercial District) prior to establishing the Business Planned Development. The project will establish three subareas, includes a one story commercial building, the re-use of an existing six- and three-story building for office space with a rooftop patio, and a multi-story office building with ground floor retail, office, accessory parking spaces, and accessory uses. (27th Ward) **Approved 7-0-1 with Commissioner Burnett being recused, Yeas - Commissioners Bryant, Reifman, Moore, Scheinfeld, Scudiero, Tunney and Cabrera**

6. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 673 submitted by the City of Chicago Department of Transportation for the property generally located at Oakwood Boulevard and Lake Park Avenue. The applicant proposes to replace and re-construct the bridge which exists at the subject site and spans over Lake Shore Drive. (4th Ward) **Approved 7-0-1 with Commissioner Scheinfeld being recused, Yeas - Commissioners Reifman, Moore, Scudiero, Shah, Sih, Tunney and Cabrera**

7. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 674 submitted by the City of Chicago Department of Transportation for the property generally located at 41st Street and Lake Shore Drive. The applicant proposes to construct a new pedestrian bridge that will span the railroad tracks and Lake Shore Drive and will connect William Davis Park to the Lakefront Trail in Burnham Park. (4th Ward) **Approved 7-0-1 with Commissioner Scheinfeld being recused, Yeas - Commissioners Bryant, Reifman, Moore, Scudiero, Shah, Sih, Tunney and Cabrera**

8. A courtesy presentation to the Chicago Plan Commission submitted by 600 South Wells Chicago I, LLC for the property generally located at 600-1000 South Wells Street within Planned Development No. 225. The Property is currently zoned Planned Development No. 225, commonly known as River City, and is bound by West Polk Street at the north, West Roosevelt Road at the south, South Wells Street at the east and the south branch of the Chicago River to the west. The site is improved by the existing River City development and a parking lot on the north side of unimproved West Taylor Street. The proposal includes 3 new high rise buildings, accessory parking and 62 townhouses,

organized as nine different buildings. A total number of 942 dwelling units, open space and riverwalk is proposed in several phases for this project. (25th Ward)

Adjournment: **5:10 PM**