

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
February 16, 2017
MINUTES**

PRESENT

Alderman Walter Burnett*
Martin Cabrera*
Sarah Lyons
Terry Peterson
David Reifman*
Rebekah Scheinfeld
Linda Searl*
Daniel Sih*
Lucino Sotelo*
Alderman Thomas Tunney

ABSENT

Les Bond
Alderman Edward Burke
Mayor Rahm Emanuel
Laura Flores
Michael Kelly
Alderman Joseph Moore
Alderman Proco Joe Moreno
Patricia Scudiero
Smita Shah
Alderman Daniel Solis
Reverend Albert Tyson

- A. The Chairman called the February 16, 2017, Regular Hearing of the Chicago Plan Commission, to order at 10:11 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with six 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 Daniel Sih, seconded by Lucino Sotelo, to approve the Minutes of the January 19, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 6-0 vote.
- C. A motion by Linda Searl, seconded by Daniel Sih, to defer the below matter from the March 16, 2017, Regular Hearing of the Chicago Plan Commission, was approved by a 6-0 vote.
1. A proposed planned development submitted by Alderman Michael Zalewski, on behalf of the Chicago Board of Education, for the property generally located at 7101-47 West 64th Place, 6434-58 South Nottingham Avenue and 7100-46 West 65th Street. The site is currently zoned RT3.5 (Residential Two-Flat, Townhouse and Multi-Unit) and RM4.5 (Residential Multi-Unit). The applicant proposes to rezone the site to RM4.5 prior to establishing this planned development which will include a three-story, 50' tall school and 27 accessory, vehicular, parking spaces. (23rd Ward)

- D. A motion by Linda Searl, seconded by Daniel Sih, to approve Item Number One under Adjacent Neighbors, Items Number Two through 10 under Negotiated Sale, Item Number 11 under Sealed Bid and Items Number 12 through 15 under Disposition of Land, in accordance with the Inter-Agency Planning Referral Act, was approved by a 6-0 vote.
- E. Regarding the following matters submitted in accordance with the Lake Michigan and Chicago Lakefront Protection ordinance or the Chicago Zoning ordinance:
1. A motion by Linda Searl, seconded by Daniel Sih, to approve a proposed planned development submitted by 1551, Inc., for the property generally located at 1551 West North Avenue, was approved by an 8-0 vote. The site is currently zoned B1-2 (Neighborhood Shopping). The applicant proposes to rezone the site to C1-5 (Neighborhood Commercial) prior to establishing this planned development which will include an eight-story, 94' tall building containing 99 hotel rooms and 36 accessory, vehicular, parking spaces. (2nd Ward)
 2. A motion by Lucino Sotelo, seconded by Linda Searl, to approve a proposed planned development submitted by Jefferson Park Residences LLC, for the property generally located at 5201 West Lawrence Avenue, was approved by a 10-0 vote. The site is currently zoned B3-2 (Community Shopping) and will remain as such prior to establishing this planned development which will include a four-story, 51' tall building containing ground floor retail, 39 dwelling units and 62 accessory, vehicular, parking spaces. (45th Ward)
 3. A motion by Sarah Lyons, seconded by Lucino Sotelo, to approve a proposed amendment to an existing planned development submitted by Alderman Matthew O'Shea, on behalf of the Chicago Board of Education, for the property generally located at 3857 West 111th Street, was approved by a 10-0 vote. The site is currently zoned PD 542. The applicant proposes to rezone the site to PD 542, as amended, prior to amending Sub Area A in order to accommodate an approximately 13,000 square foot horse riding facility; no other changes are proposed to any other sub area or terms of PD 542. (19th Ward)
 4. A motion by Daniel Sih, seconded by Sarah Lyons, to approve a proposed amendment to an existing planned development submitted by North Aberdeen Associates, LLC, for the property generally located at 716-42 North Aberdeen Street and 721-39 North Ogden Avenue, was approved by an 8-0 vote. The site is currently zoned PD 1327. The applicant proposes to rezone the site to PD 1327, as amended, prior to establishing a 167' tall building containing 188 dwelling units and 84 accessory, vehicular, parking spaces. The applicant is seeking 1.25 in additional Floor Area Ratio (FAR) per the Neighborhood Opportunity Fund Downtown Floor Area Bonus, bringing the project FAR to 6.25. (27th Ward)
 5. A motion by Daniel Sih, seconded by Sarah Lyons, to approve a proposed planned development submitted by Lomanto Land Trust u/t/a 1107581, for the property generally located at 3921 North Sheridan Avenue, was approved by a

10-0 vote. The site is currently zoned B1-2 (Neighborhood Shopping) and C1-2 (Neighborhood Commercial). The applicant proposes to rezone the site to B3-5 (Community Shopping) prior to establishing this planned development which will include a seven-story, 80' tall building containing ground floor retail, 120 dwelling units and 16 accessory, vehicular, parking spaces. (46th Ward)

6. A motion by Lucino Sotelo, seconded by Terry Peterson, to approve a proposed planned development submitted by Alderman Ricardo Munoz, on behalf of the Chicago Board of Education, for the property generally located at 2664-2736 South Kostner Avenue, was approved by an 8-0 vote. The site is currently zoned M2-2 (Light Industry). The applicant proposes to rezone the site to RT4 (Residential Two-Flat, Townhouse and Multi-Unit) prior to establishing this planned development which will enlarge the Zapata Academy School campus to 4.52 acres, reconfigure vehicular use areas, provide additional open space and include a two-story, 40' tall addition to the existing school and 43 accessory, vehicular, parking spaces. (22nd Ward)

A motion by Terry Peterson, seconded by Linda Searl, to adjourn the February 16, 2017, Regular Hearing of the Chicago Plan Commission at 12:05 PM, was approved by an 8-0 vote.