

CHICAGO PLAN COMMISSION

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

October 15, 2015

10:00 A.M.

MINUTES

PRESENT

Martin Cabrera
David Reifman
Doris Holleb
Les Bond
Michael Kelly
Daniel Sih
Patricia Scudiero
Laura Flores
Juan Carlos Linares
Sarah Lyons
Smita Shah
Terry Peterson
Rebekah Scheinfeld
Alderman Edward Burke
Alderman Walter Burnett
Alderman Thomas Tunney
Alderman Joseph Moore
Alderman Howard Brookins, Jr

ABSENT

Linda Searl
Bishop John R. Bryant
Alderman Daniel S. Solis

- 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 thirteen 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 October 15, 2015.
- III. The Minutes of the September 17, 2015 Special Hearing were approved unanimously.
- IV. **The following inter-agency item numbered 1 through 3 under Adjacent Neighbors, item numbers 4 through 7 under Negotiated Sales, and item number 8 under Acquisitions and Dispositions were approved by an omnibus vote of 13-0.**

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 5429 South Winchester Avenue. (15-090-21)

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 140-42 South Kilbourn Avenue/4501-03 West Wilcox Street. (15-090-21)
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 5329 South Michigan Avenue. (15-090-21)

Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2711 West 59th Street. (15-091-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2510-14 West Madison Street. (15-092-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 6439-49 South Stewart Avenue. (15-093-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3214 West Carroll Avenue. (15-095-21)

Acquisitions and Dispositions

8. A resolution recommending a proposed ordinance authorizing the disposition of city owned land to the University of Chicago to create a public charter school for grades 6 thru 12 by the University of Chicago for the property generally located at 1101-45 East 63rd Street, 1110-44 East 64th Street, 6301-37 South Greenwood Avenue; and 6300-36 South University Avenue. (15-056-21)

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

1. A proposed Residential Business Planned Development submitted by Pizzuti Development, LLC, for the property generally located at 1061 West Van Buren Street. The applicant proposes to rezone the site from a DS-3 (Downtown Service District) to a DX-7 (Downtown Mixed Use District) prior to establishing the Business Planned Development. The project includes a multi-story story mixed use building, 298 dwelling units, ground floor retail, accessory parking spaces, and accessory uses (25th Ward) **Approved 13-0-1 with Commissioner Flores being recused, Yeas – Commissioners Bond, Brookins, Burnett, Linares, Lyons, Kelly, Reifman, Peterson, Scheinfeld, Scudiero, Shah, Sih and Cabrera**
2. A proposed amendment to Residential-Business Planned Development No. 368 and Lake Michigan and Chicago Lakefront Protection Application No. 671 submitted by 465 N. Park Drive, LLC for the property generally located at 465 North Park Drive. The application proposes to amend the Planned Development for Subarea B to increase the permitted number of residential dwelling units by 171 units and, along with Lake Michigan and Chicago Lakefront Protection District approval, to approve a 47-story building with 444 dwelling units, approximately 11,600 square feet of ground-floor retail space and 181 off-street accessory parking spaces. (42nd Ward)

PD Approved 13-0-1 with Commissioner Kelly being recused, Yeas – Commissioners Bond, Burnett, Holleb, Linares, Lyons, Flores, Reifman, Peterson, Scheinfeld, Scudiero, Shah, Sih and Cabrera.

Lakefront Approved 13-0-1 with Commissioner Kelly being recused, Yeas – Commissioners Bond, Burnett, Holleb, Linares, Lyons, Flores, Reifman, Peterson, Scheinfeld, Scudiero, Shah, Sih and Cabrera.

3. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 676, submitted by the applicant, Heffernan Builders LLC., for the property generally located at 457 West Melrose Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a four story, 4 dwelling unit building with onsite parking for five cars (5) at this location. The applicant is proposing to maintain the current zoning of the property, RM-6 (Residential Multi-Unit District). (44th Ward) **Approved 14-0, Yeas – Commissioners Bond, Burnett, Holleb, Linares, Lyons, Flores, Kelly, Reifman, Peterson, Scheinfeld, Scudiero, Shah, Sih and Cabrera.**

BREAK FOR LUNCH

- C2. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

Leases

9. A resolution recommending the proposed lease of Chicago Park District property to the Lucas Museum of Narrative Art, which is generally bounded by a line approximately 50 feet south of the south line of East 18th Street; a line approximately 150 feet west of the west line of the shoreline of Burnham Harbor; a line approximately 525 feet north of the north line of McCormick Place (East); and a line approximately 115 feet east of the east line of South Lake Shore Drive (exclusive of exit ramps). (15-096-21) **Approved 12-1-1 with Commissioner Kelly being recused, Yeas – Commissioner Bond, Burnett, Flores, Lyons, Reifman, Moore, Peterson, Scheinfeld, Scudiero, Shah, Sih, and Cabrera. No – Commissioner Linares**
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
 4. A proposed amendment to Institutional Planned Development Number 778 and Lake Michigan and Chicago Lakefront Protection Application Number #679 submitted by the Chicago Park District for the property generally located at 1410 Museum Campus Drive; 458 East 18th Street; 600 East Waldron Drive; 1559 South Lake Shore Drive; and the properties with address ranges of 414 to 508 East 18th Street, 1600 to 1800 South Museum Campus Drive and 1800 to 1930 South Burnham Harbor Drive. The Applicant proposes reclassify the aforementioned property from Institutional Planned Development Number 778 to a DX-3, Downtown Mixed-Use District prior to re-establishing Institutional Planned Development Number 778, as amended. The Applicant proposes to amend the planned development to create new subareas; add allowed uses to newly-created Subarea 3 of the planned development including but not limited to museums, cultural exhibits and libraries and small, medium and large venues; and construct the Lucas Museum of Narrative Art in Subarea 3 with associated open space and improvements to parkland in Burnham Park. The Applicant also proposes to

reclassify a narrow strip of land approximately 25,716 square feet in size; generally located and beginning at the intersection of the Westerly extension of the most Northerly back of curb line of the drop off and pick up lane of McFetridge Drive, and the east face of the most Easterly barrier wall of South Lake Shore Drive continuing north in a curved line approximately 1,024 feet parallel to the east face of the most Easterly barrier wall of South Lake Shore Drive, continuing in a line approximately 25 feet to the south and east, continuing south in a curved line approximately 1,008 feet, thence approximately 25 feet south and west to the place of beginning from Institutional Planned Development Number 778 to that of a POS-1 Parks and Open Space District. A survey of the aforementioned property is on file with the City of Chicago's Department of Planning and Development. (4th Ward) **PD Approved 12-1-1 with Commissioner Kelly being recused, Yeas – Commissioner Bond, Burnett, Flores, Lyons, Reifman, Moore, Peterson, Scheinfeld, Scudiero, Shah, Sih, and Cabrera. No – Commissioner Linares**
LF Approved 12-1-1 with Commissioner Kelly being recused, Yeas – Commissioner Bond, Burnett, Flores, Lyons, Reifman, Moore, Peterson, Scheinfeld, Scudiero, Shah, Sih, and Cabrera. No – Commissioner Linares

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

1. A proposed Commercial Manufacturing Planned Development submitted by the Applicant, New Chinatown Real Estate, LLC, for the property generally located at 400-448 W. 18th Street, 1701-1735 S. Canal Street, 1700-1734 S. Stewart Avenue and 1717-1735 S. Stewart Avenue. The Applicant intends to construct a one-story commercial building with approximately 47,000 square feet of commercial space, including a retail/wholesale grocery space and accessory parking on an approximately 118,997 square foot site. The site is currently zoned PMD (Planned Manufacturing District) 11B and will remain as such prior to the establishment of the proposed Commercial Manufacturing Planned Development. (Ward 25)

Adjournment: 4:05 PM