

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
11th Floor, City Hall
Room 1103
Chicago, Illinois 60602
November 15, 2018
AGENDA**

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE October 18, 2018 CHICAGO PLAN COMMISSION
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

Adjacent Neighbors

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 4111 South Wabash Avenue to Robert and Shandrel Starks (18-066-21; 3rd Ward)

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 6217 South Winchester Avenue to Terrance Sheppard and Latronia Sheppard (18-066-21; 15th Ward)

Negotiated Sale

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 1706 West 63rd Street to Atika Harris (18-067-21; 15th Ward)

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 1920 South Fairfield Avenue to Jorge Tamayo Ventura (18-068-21; 12th Ward)

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2622 West North Avenue to Mr. Alexander Troyanovski on behalf of 525 Bishop, LLC (18-073-21; 1st Ward)

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4101 South Packers Avenue to Rich Golf Lakeshore Recycling Systems, LLC. (18-071-21; 11th Ward)

Disposition

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located within AUBURN GRESHAM, AUSTIN, AVALON PARK, BURNSIDE, CALUMET HEIGHTS, CHATHAM, EAST SIDE, ENGLEWOOD, GREATER GRAND CROSSING, HEGEWISCH, MORGAN PARK, NORTH

LAWNDALE, PULLMAN, RIVERDALE, ROSELAND, SOUTH CHICAGO, SOUTH DEERING, WASHINGTON HEIGHTS, WEST ENGLEWOOD, WEST GARFIELD PARK, WEST PULLMAN, AS WELL AS PORTIONS OF CHICAGO LAWN, EAST GARFIELD PARK, GAGE PARK, GRAND BOULEVARD, HUMBOLDT PARK, NEW CITY, OAKLAND AND SOUTH SHORE Communities (addresses are on file) (18-069-21; 4,6,8-11, 15-18, 20,21, 24, 28, 29 34 & 37)

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6941 South Stony Island Avenue to Diamond Real Estate Management, LLC. (18-072-21; 5th Ward)

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 825 South Kilpatrick Avenue to The Will Group, Inc. (or Affiliated entity, thereof) (18-074-21; 24th Ward)

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 11914, 11920, 11924, 11926, 11928, 11934, 11942 and 11946 South Union Avenue to Habitat for Humanity Chicago (18-070-21; 34th Ward)

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

1. An informational presentation to the Chicago Plan Commission, on a request for site plan review submitted by the University of Chicago, for the property generally located at 1225 E. 60th Street. The site is currently zoned Planned Development 43. The applicant proposes to construct a 139,000 gross square foot, 12-story on-campus hotel to function as an accessory use to an adjacent conference center. The proposed overall building height is 155'. No other change is being requested to Planned Development 43 (20th Ward)
2. A proposed planned development, submitted by Tandem Partners, LLC, for the property generally located at 1050 West Van Buren Street. The site is currently zoned DS-3 (Downtown Service District). The applicant proposes to rezone the site to DX-7 (Downtown Mixed-Use District) before establishing a Planned Development to permit the construction of a 21-story (231') building with ground floor retail use, 201 dwelling units, and 69 accessory vehicular parking spaces. The applicant will seek to utilize 2.75 F.A.R. of bonus floor area through the Neighborhood Opportunity Bonus Program (19694; 25th Ward)
3. A proposed planned development, submitted by Tandem Partners, LLC, for the property generally located at 1125 West Van Buren Street. The site is currently zoned DS-3 (Downtown Service District). The applicant proposes to rezone the site to DX-7 (Downtown Mixed-Use District) before establishing a Planned Development to permit the construction of a 24-story (260') building with ground floor retail use, 200 dwelling units, and 7 accessory vehicular parking spaces. The applicant will seek to utilize 4.5 F.A.R. of bonus floor area through the Neighborhood Opportunity Bonus Program (19695; 25th Ward)

4. A proposed planned development submitted by Roosevelt/Clark Partners, LLC., for the property generally located at 101-213 W. Roosevelt Rd and 1200-1558 S Clark Street. The site is currently zoned DS-3 (Downtown Service); the applicant is proposing to rezone the site to a DX-5 (Downtown Mixed Use), and then to a Waterway Business Residential Planned Development. The proposal will establish four subareas (A, B, C and D) with a maximum of 10,000 dwelling units, allow for the development of several mixed-use buildings, allow for ground floor commercial space, publicly accessible open spaces, riverwalk and accessory parking spaces to be built in multiple phases. The applicant may seek 0.65 in bonus FAR (Floor Area Ratio) per the Neighborhood Opportunity Bonus Program, bringing the total FAR of the project to 5.65 (19686; 25th Ward)
5. A proposed Planned Development, submitted by The Habitat Company, LLC, for the property generally located at 2604-2664 West Ogden Avenue; 1257-1411 South Washtenaw Avenue; 1256-1368 South Talman Avenue; and, 1355-1365 South Talman Avenue. The applicant proposes to rezone the approximately 5.5 acre site from RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) to B3-3 (Community Shopping District), prior to establishing the Planned Development. The Planned Development will establish 3 subareas and a maximum 377 dwelling units, commercial space, accessory parking spaces and open space to be built in phases. The buildings will not exceed 55' in height. 19647 (28th Ward)
6. A proposed amendment to Planned Development 1369, submitted by HH Wacker Acquisition Company, LLC, for the property generally located at 110 North Wacker Drive. The applicant is seeking to amend PD 1369 in order to increase the floor area ratio from 35.97 to 37.10 for purposes of increasing the overall office space for the development and increase the overall building height from 800 feet to 830 feet; no other bulk or use changes are proposed to PD 1369 before it is re-established, as amended. The total bonus floor area ratio for PD 1369 will be 21.10 (19817; 42nd Ward)
7. A proposed Industrial Corridor Map Amendment and Planned Development within the Ravenswood Industrial Corridor, submitted by the Applicant, Nevermore Ventures, LLC, for the property generally located at 4325-4343 North Ravenswood Avenue. The property is currently zoned M1-2 (Limited Manufacturing/Business Park District) and will be rezoned to C3-3 (Commercial, Manufacturing and Employment District) prior to establishing the proposed Planned Development. The Applicant intends to repurpose the existing building on the site for restaurant, private club, large event venue and other commercial spaces. No new construction and no changes to the building's exterior are planned as part of this planned development (19826; 47th Ward)
8. A courtesy presentation to the Chicago Plan Commission, submitted by Chicago Public Schools and the Public Building Commission of Chicago, for the property generally located at 4201 North Oak Park Avenue. The site is currently zoned Planned Development 1390. The co-applicants will provide a courtesy update on the anticipated program and boundary for the previously approved public school. No bulk, density or design changes are being proposed to Planned Development 1390 (38th Ward)

Adjourn