

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
December 18, 2014

1:00 P.M.

MINUTES

PRESENT

Martin Cabrera
Linda Searl
Olga Camargo
Doris Holleb
Patricia Scudiero
Rebekah Scheinfeld
Smita Shah
Andrew Mooney
Euclid Walker
Michael Kelly
George Migala
Terry Peterson
Daniel Sih
Bishop John R. Bryant
Alderman Thomas Tunney
Alderman Walter Burnett

ABSENT

Les Bond
Alderman Edward Burke
Alderman Daniel S. Solis
Alderman Ray Suarez
Alderman Joseph Moore

- I The Chairman called the meeting to order at 1:08 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 December 18, 2014.
- III. The Minutes of the November 20, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 4 under Adjacent Neighbors, items numbered 5 through 11 under Negotiated Sales and items 12 and 13 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 3832 West Jackson Boulevard. (14-111-21)

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 4513 South Forestville Avenue. (14-111-21)
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 7507 South May Street. (14-111-21)
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 421 North St. Louis Avenue. (14-111-21)

Negotiated Sales

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4826 West Cortez Street. (14-112-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2600 West Madison Street. (14-114-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2081 North Stave Street. (14-115-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1944 West Crystal Street. (14-116-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1346 West Erie Street. (14-117-21)
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4332 South Drexel Boulevard. (14-121-21)
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2243 West Warren Boulevard. (14-122-21)

Acquisitions and Dispositions

12. A resolution recommending a proposed ordinance authorizing the acquisition of land from Azteca Mall, INC to the City of Chicago for a new St. Anthony Hospital, Medical offices, Retail, Education and Community Recreational Space for the property located at 3200 South Kedzie Avenue and 3230-3354 West 31st Street. (14-120-21)
13. A resolution recommending a proposed ordinance authorizing the disposition of City owned land to Southwest Development Corporation (Focal Point Campus) for a new St. Anthony Hospital, Medical offices, Retail, Education and Community Recreational Space for the property located at 3200 South Kedzie Avenue and 3230-3354 West 31st Street. (14-120-21)
14. A resolution recommending a proposed ordinance authorizing the disposition of City owned land to Neighborspace for the ownership of the Winthrop Harmony Arts Garden for the property located at 4919 North Winthrop Avenue. (14-108-21)
15. A resolution recommending a proposed ordinance authorizing the disposition of City

owned land to Neighborspace for the ownership of the Mindful Living Garden for the property located at 3323 North Drake Avenue. (14-109-21)

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 NRG Irving Park LLC, for the property generally located at 4179 West Irving Park Road. The applicant is proposing to construct a mixed use development consisting of three buildings, the first a two-story retail building, the second a four-story building with retail on the ground floor and 3 dwelling units above and the last building a four-story residential building with 27 dwelling units. Additionally, the development will provide parking for 39 automobiles on site. The Applicant is requesting to rezone the property from B3-1 (Community Shopping District) and RS-3 (Residential Single-Unit (Detached House) District to a B2-1.5 (Community Shopping District) and then to a Residential Business Planned Development. **Approved 11-0, Yeas – Commissioners Burnett, Camargo, Kelly, Migala, Mooney, Peterson, Scheinfeld, Searl, Shah, Sih and Cabrera.**
2. A proposed amendment to Residential-Business Planned Development No. 368 and Lake Michigan and Chicago Lakefront Protection Application No. 648 submitted by RMW Streeterville LLC for the property generally located at 451 East Grand Avenue. The application proposes to amend the Planned Development for Subarea F and seeks Lake Michigan and Chicago Lakefront Protection District approval to recalculate the net site area and increase the permitted amount of floor area and number of residential dwelling units and to approve plans for a 65-story, 350 dwelling unit building and a redesigned public open space. **PD Approved 14-0, Yeas – Commissioners Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scheinfeld, Scudiero Searl, Shah, Sih, Tunney and Cabrera.**
LF Approved 14-0, Yeas – Commissioners Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scheinfeld, Scudiero Searl, Shah, Sih, Tunney and Cabrera.
3. **A proposed Lake Michigan and Chicago Lakefront Protection Application No. 650 submitted by Northwestern University for the property generally located at 303 East Superior Street. The applicant proposes to construct a thirty-seven (37) story medical research building with office space and laboratory facilities. The site is currently zoned Institutional Planned Development No. 3 and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. DEFERRED**
4. A proposed Residential Business Planned Development submitted by the Applicant, FoodSmith Huron Associates, LLC, for the property generally located at 400-420 West Huron Street and 700-708 North Sedgwick Street. The Applicant intends to construct an approximately 15-story building with 46 dwelling units, 61 accessory parking spaces and ground floor retail space on a 14,422 square foot site that will become Sub Area A of the planned development. The site also includes an existing four-story office building that will remain on an adjacent 7,215 square foot site that will become Sub Area B of the planned development. The underlying zoning for the overall 21,637 square foot site is currently DX-5 (Downtown Mixed Use District) and will remain as such prior to establishing the proposed Residential Business Planned Development. **Approved 14-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Scheinfeld, Scudiero Searl, Shah, Sih, Tunney and Cabrera.**

5. An amendment to Residential Institutional Planned Development Number #900, submitted by Alderman Timothy Cullerton, for the property generally located at 6737 W. Forest Preserve Drive. The purpose of the amendment is to amend the planned development boundaries to accommodate a recently acquired parcel of land. The aforementioned newly-acquired parcel of land will be added to Sub-Area B of Planned Development #900. **Approved 14-0, Yeas – Commissioners Bryant, Burnett, Camargo, Kelly, Migala, Mooney, Peterson, Scheinfeld, Scudiero Searl, Shah, Sih, Tunney and Cabrera.**

6. A technical amendment to Residential Manufacturing Institutional Planned Development Number #561, submitted by Alderman Timothy Cullerton, for the property generally located at 6701 W. Forest Preserve Drive. The purpose of the amendment is to reduce the area of the planned development. No proposed construction or any other changes are contemplated for the planned development at this time. **Approved 14-0, Yeas – Commissioners Bryant, Burnett, Camargo, Kelly, Migala, Mooney, Peterson, Scheinfeld, Scudiero Searl, Shah, Sih, Tunney and Cabrera.**

7. A proposed Residential Business Planned Development submitted by the Applicant, AP 830 N. Milwaukee Property, LLC, for the property generally located at 822-834 N. Milwaukee Avenue. In accordance with the Transit-Served Locations sections of the Chicago Zoning Ordinance, the Applicant intends to construct an approximately 5-story building with 47 dwelling units, 24 accessory parking spaces and ground floor retail space on a 15,831 square foot site. The underlying zoning for the site is currently C1-2 (Neighborhood Commercial District) and is proposed to be changed to C1-3 (Neighborhood Commercial District), prior to establishing the proposed Residential Business Planned Development. **Approved 12-0, Yeas – Commissioners Camargo, Kelly, Migala, Mooney, Peterson, Scheinfeld, Scudiero Searl, Shah, Sih, Tunney and Cabrera.**

8. A proposal for an amendment to Institutional Planned Development #599, submitted by the Hispanic Housing Development Corporation, for the property generally known as 2933 West Division Street and 1045 North Sacramento Avenue. The Applicant is proposing to construct a 4 story, 60' tall, 49 dwelling unit building with 38 parking stalls provided on site. The Applicant is requesting to rezone the property from Institutional Planned Development #599 to Institutional Planned Development #599, as amended. **Approved 14-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scheinfeld, Scudiero Searl, Shah, Sih, Tunney and Cabrera.**

9. A proposed Institutional Planned Development submitted by the Public Building Commission for the property generally located at 4101-4159 W. 60th Street; 4100-4158 W. 61st Street; 6001-6055 S. Keeler Avenue; 6000-6058 S. Karlov Avenue. The site is currently zoned RS-2, Residential Single Unit (Detached House) District. The applicant proposes to reclassify the property to an Institutional Planned Development to construct a three (3) story public elementary school. The project proposal includes classrooms and accessory ancillary educational uses. The subject property is currently used as an athletic field. **Approved 11-0-1 with Chairman Cabrera being recused, Yeas –**

Camargo, Kelly, Migala, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Sih, Tunney, and Shah

10. A proposed amendment to Residential-Business Planned Development No. 1121 submitted by Harbor Point Venture, LLC, for the property generally located at 4000 East 134th Street. The application proposes to amend the Planned Development to expand an existing mobile home park to no more than 747 manufactured homes/recreation vehicles with related and accessory uses and facilities. The application also proposes to remove property owned by the Forest Preserve District of Cook County from the Planned Development and rezone it to POS-1 Regional or Community Park. **Approved 10-0 Yeas – Camargo, Kelly, Mooney, Peterson, Scudiero, Searl, Shah, Sih, Tunney, and Cabrera.**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

Adjournment: 5:00