

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Cook County Board Room
Room 567
Chicago, Illinois 60602
June 21, 2012
1:00 PM
MINUTES

Linda Searl
Patricia Scudiero
Doris Holleb
Les Bond
Daniel Sih
Smita Shah
George Migala
Andrew Mooney
Kevin Slaughter
Bishop John R. Bryant
Alderman Thomas Tunney
Alderman Walter Burnett

Martin Cabrera
Terry Peterson
Olga Camargo
Gabe Klein
Michael Kelly
Alderman Ray Suarez
Alderman Daniel S. Solis
Alderman Edward Burke
Alderman Margaret Laurino

- I. The Vice-Chairman called the meeting to order at 1:25 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with nine 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 June 21, 2012.
- III. The Minutes of the May 24, 2012 Hearing were approved unanimously.

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-7 WERE APPROVED BY AN OMNIBUS VOTE OF 9-0.

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 6065 South LaSalle Street in the 20th Ward. (12-037-21)
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 7025 South Cornell Avenue in the 5th Ward. (12-037-21)

Negotiated Sales

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2602 West Washington Boulevard in the 2nd Ward. (12-024-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2566 West Washington Boulevard in the 2nd Ward. (12-024-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3956-58 South Vincennes Avenue in the 3rd Ward. (12-035-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3638-44 West Ogden Avenue in the 24th Ward. (12-036-21)

Acquisitions and Dispositions

7. A resolution recommending a proposed ordinance authorizing the disposition of four city-owned parcels of land to the Community Christian Alternative Academy Charter School located at 1213 and 1221 South Pulaski Road and 1234 and 1242 South Harding Avenue in the 24th Ward. (12-034-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 614, submitted by co-applicants Loyola University of Chicago and the Chicago Transit Authority, on behalf of their respective ownership and that of a third property owner, WS Partners, LLC, for the property generally located at 6536 North Sheridan Road and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. Loyola is proposing to demolish the existing commercial building at this site and construct an approximately 12,500 square foot exterior landscaped pedestrian plaza; the CTA is proposing to construct an approximately 325 square foot addition to the northeast side of their existing Loyola Avenue Red Line transit station. The co-applicants are proposing to maintain the current zoning of the property, B3-5 (Community Shopping District) for Loyola's pedestrian plaza and B1-3 (Neighborhood Shopping District) for the CTA station. (49th Ward) **(Approved 10-0-1 with Vice-Chairman Shah recusing herself, Yeas – Commissioners Bond, Bryant, Holleb, Migala, Mooney, Scudiero, Sih, Slaughter, Tunney, and Commissioner Searl who chaired for this item)**
 2. A proposed amendment to Institutional Planned Development No. 158, submitted by the property owner, Children's Memorial Hospital, for the property generally

located in the 2300 block of North Lincoln Avenue. The Applicant proposes to amend this planned development by removing from its boundaries the properties contained in the 2400 block of North Halsted Street and the 700 block of West Belden Avenue; the associated Bulk Regulations Table and Exhibits will be amended to reflect these changes. The Applicant is not addressing any other aspects of this planned development; this amendment only involves the removal of parcels from the boundaries of Institutional Planned Development No. 158. (43rd Ward) **(Approved 12-0, Yeas – Commissioners Bond, Bryant, Holleb, Migala, Mooney, Scudiero, Searl, Sih, Slaughter, Tunney, Burnett and Shah)**

3. A proposed amendment to Planned Development No. 84, submitted by Andrew and Anna Robertson, generally located at 516 W. Webster, 550 W. Webster Avenue and 2159 N. Lincoln Avenue. The Applicants propose to remove a portion of Subarea 3 from the planned development. The Applicants own a single family residence directly east of the property at 516 W. Webster and were given approximately 558 square feet in the planned development by the Circuit Court of Cook County, Illinois. The Applicant intends to rezone the parcel to RM5, Residential Multi-Unit District to match the zoning of the single-family home and the adjacent neighborhood to the east; prior to re-establishing Planned Development No. 84. The floor area ratio of the planned development will increase slightly to account for the lost property, but no other changes are proposed to the planned development. (43rd Ward) **(Approved 11-0, Yeas – Commissioners Bond, Bryant, Burnett, Holleb, Migala, Mooney, Scudiero, Searl, Sih, Slaughter, and Shah)**
4. A proposal submitted by 111 West Wacker Partners, LLC, to modify the floor area bonus amenities called for in Residential-Business Planned Development No. 841, as amended April 11, 2007. The site is generally located at 111 West Wacker Drive and is being brought as an update on a partially constructed building to the Plan Commission. (42nd Ward) **(Presentation Only – No Vote Taken)**
5. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 612 submitted by the 50 E. Oak, LLC for the property generally located at 70-104 East Oak Street. The applicant proposes to construct a three-story building, with retail and commercial space. The site is currently zoned DX-5, Downtown Mixed-Use District and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (42nd Ward) **(Approved 10-0, Yeas – Commissioners Bryant, Burnett, Holleb, Migala, Scudiero, Searl, Sih, Slaughter, Tunney, and Shah)**
6. A proposed technical amendment to Residential Business Planned Development No. 447 submitted by Alderman Walter Burnett, for the property generally located at 434-454 West Chicago Avenue. The applicant proposes to add a use of Urban Farm for Subarea A.1. The site is improved with a community garden. No other changes to the planned development are proposed at this time. (27th Ward) **(Approved 9-0, with Commissioner Burnett recusing himself Yeas –**

Commissioners Bryant, Holleb, Migala, Scudiero, Searl, Sih, Slaughter, Tunney, and Shah)

7. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 619, submitted by the Society of Mount Carmel, Inc., for the property generally located at 1460 East 64th Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to establish an accessory parking lot at this location which, when complete, will provide space for 41 vehicles. The applicant is proposing to maintain the current zoning of the property, Planned Development No. 894. (20th Ward). **(Approved 10-0, Yeas – Commissioners Bryant, Burnett, Holleb, Migala, Scudiero, Searl, Sih, Slaughter, Tunney, and Shah)**
8. A proposed Institutional Planned Development Application submitted by United Neighborhood Organization, An Illinois Not for Profit Corporation, for the property generally located at 3400-3500 West 51st Street. The applicant proposes to zone the site from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to an Institutional Planned Development. The site is located within the Brighton Park Industrial Corridor and partially improved with an existing elementary school and 15 accessory parking spaces. The applicant proposes to construct a four-story high school, an artificial athletic field and 85 accessory parking spaces. (14th ward) **(Approved 10-0, Yeas – Commissioners Bryant, Burnett, Holleb, Migala, Scudiero, Searl, Sih, Slaughter, Tunney, and Shah)**
9. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 616, submitted by East-West University for the property generally located at 825-31 South Wabash Avenue and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a 17-story building containing approximately 165,000 square feet of university-related functions, including educational, office, dining, recreational and retail space, along with 69 dwelling units that will offer sleeping capacity of up to 220 beds. The applicant is proposing to maintain the current zoning of the property, DX-12 Downtown Mixed-Use District. (2nd Ward) **(Approved 8-0, Yeas – Commissioners Holleb, Migala, Scudiero, Searl, Sih, Slaughter, Tunney, and Shah)**
10. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 617, submitted by the 5000 East End Condominium Association for the property generally located at 1600-20 East 50th Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to renovate their existing off-site accessory parking lot at this location which, when complete, will provide space for 92 vehicles. The applicant is proposing to maintain the current zoning of the property, RM-6.5 Residential Multi-Unit District. (4th Ward) **(Approved 8-0, Yeas – Commissioners Holleb, Migala, Scudiero, Searl, Sih, Slaughter, Tunney, and Shah)**

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

1. A proposed zoning map amendment in the Stevenson Industrial Corridor and a Business Planned Development application submitted by RMK Pulaski, LLC for the property generally located at 4078 – 4210 South Pulaski Road, 4000 – 4054 West Ann Lurie Place, 4061 – 4211 South Karlov Avenue, and 4027 West 40th Street. The applicant proposes to construct approximately 154,000 square feet of retail/commercial floor space and approximately 600 off-street parking spaces on an approximately 10.58-acre site. The application proposes to change the zoning of the site from M2-3 Light Industry District to C3-1 Commercial, Manufacturing and Employment District prior to establishing this Planned Development. (14th Ward) **Deferred to a date certain of July 19, 2012 at the request of the applicant (Deferred by a 9-0 omnibus vote)**

2. A proposed amendment to Residential Planned Development No. 136, covering property generally located at 200 - 310 West Hill Street, 201 – 323 West Division Street, 1100 – 1156 North Wells Street; 1041 – 1125 North Wells Street; and 167 – 173 West Elm Street. The applicant, Atrium Village Associates, proposes to amend the planned development to redevelop the approximately 7.2-acre Subarea A with approximately 1,500 residential units, approximately 38,900 square feet of retail space, a private school, approximately 1,280 off-street parking spaces, and approximately 0.85 acres of landscaped open space. Subarea A is generally bounded by West Division Street, North Wells Street, West Hill Street, and the CTA elevated tracks. The phased development would be contained in buildings of 39, 35, 31, 27, and 5 stories, plus 30 townhouses. The applicant proposes to change the zoning of Subarea A of the planned development from Residential Planned Development No. 136 to C1-5 Neighborhood Commercial District prior to establishing this Planned Development No. 136, as amended. (27th Ward) **Deferred to a date certain of July 19, 2012 at the request of the applicant. (Deferred by a 9-0 omnibus vote)**

Adjournment: 3:55