

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
May 24, 2012
1:00 PM
MINUTES

Martin Cabrera
Michael Kelly
Les Bond
Daniel Sih
Smita Shah
Gabe Klein
Andrew Mooney
Kevin Slaughter
George Migala
Olga Camargo
Bishop John R. Bryant
Alderman Thomas Tunney
Alderman Margaret Laurino
Alderman Walter Burnett

Terry Peterson
Doris Holleb
Patricia Scudiero
Linda Searl
Alderman Ray Suarez
Alderman Daniel S. Solis
Alderman Edward Burke

- I. The Chairman called the meeting to order at 1:15 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 May 24, 2012.
- III. The Minutes of the April 19, 2012 Hearing were approved unanimously.

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-12 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 3104 West Franklin Boulevard in the 27th Ward. (12-027-21)

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 6735 South Justine Avenue in the 17th Ward. (12-027-21)
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 4337-45 West 13th Street/1300-04 South Kolin Avenue in the 24th Ward. (12-027-21)
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 2658 West Luther Street in the 12th Ward. (12-027-21)

Negotiated Sales

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2735 South Prairie Avenue in the 4th Ward. (12-030-21)

Sealed Bids

6. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 4515 South Greenwood Avenue in the 4th Ward. (12-026-21)
7. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 9270 South South Chicago Avenue in the 10th Ward. (12-031-21)
8. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 4928 South Wolcott Avenue in the 16th Ward. (12-032-21)

Acquisitions and Dispositions

9. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Salmakil LLC for a Save a Lot Grocery located at 4711 West Madison Street in the 28th Ward. (12-022-21)
10. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Bronzville Manor condominium Association (BMCA) located at 4411 South Vincennes Avenue in the 3rd Ward. (12-028-21)
11. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Trust for Schools located at 5624 South Wolcott Avenue in the 15th Ward. (12-029-21)

12. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Heartland Housing Inc. and Center on Halsted for Senior Housing located at 3600-16 North Halsted Street in the 44th Ward. (12-033-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
 1. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 613 submitted by the Museum of Science and Industry, for the property generally located at 1701 East 57th Street. The applicant proposes to construct a parking lot with 43 accessory parking spaces, bus stop, and bus staging area. The site is located in the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (5th Ward) **Approved 8-0 with Cmrs Cabrera and Shah recused and Cmr. Kelly abstaining. Yeahs – Cmrs. Bond, Bryant, Camargo, Mooney, Sih, Slaughter, Tunney and Migala**
 2. A proposed Residential Planned development Application submitted by Catholic Charities Housing Development Corporation, for the property generally located at 2260-2300 East 99th Street. The applicant proposes to zone the site from RS-3 Residential Single-Unit District to an RM 4.5 Residential Multi-Unit District prior to establishing the Residential Planned Development. The applicant proposes to construct a four story, elderly housing building with 86 dwelling units and 36 accessory parking spaces. (7th Ward) **Approved 12-0. Yeahs – Cmrs. Bond, Bryant, Camargo, Kelly, Klein, Laurino, Migala, Mooney, Sih, Tunney and Shah and Cabrera**
 3. A proposed amendment to Sub-Area B (Parcels 7 and 7A) of Residential Business Planned Development No. 368, submitted by New Water Park, LLC, for the property generally located at 320 East Upper North Water Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 610). The Applicant proposes to construct a 590'-tall tower that will contain 398 residential units, 400 hotel rooms and 230 parking spaces on this approximately 68,000 square foot parcel. The Applicant is not proposing any changes to the current allowable uses or underlying zoning of the property prior to re-establishing Residential Business Planned Development No. 368, as amended. (42nd Ward) **Lakefront # 610 Approved 12-0, yeahs – Cmrs. Bond, Bryant, Burnett, Kelly, Klein, Laurino, Migala, Mooney, Sih, Shah, Tunney, and Cabrera.**
PD Amendment Approved 13-0, Cmrs. Bond, Bryant, Burnett, Camargo, Kelly, Klein, Laurino, Migala, Mooney, Sih, Shah, Tunney, and Cabrera.
 4. A proposed amendment to Institutional Planned Development No. 697 submitted by Alderman Michele Smith, for the property generally located at 2213 North Clark Street and 320-330 West Webster Avenue. The applicant proposes to rezone the site from Institutional Planned Development No. 697 to Institutional Planned Development No. 697, as amended. The applicant proposes to decrease the net site area, adopt a new site plan to conform to Lakefront

Application No. 611, and revise the planned development statements to exclude permanent stadium lighting. The site is improved with an elementary school, high school and 47 on-site accessory parking spaces. (43rd Ward) **Approved 11-0. Yeahs – Cmr. Bond, Bryant, Burnett, Kelly, Klein, Laurino, Migala, Sih, Shah, Tunney, and Cabrera.**

5. A proposed Residential Planned Development, submitted with the consent of the property owner, Open Arms United Worship Center, by Halsted Grace Ventures, LLC, for the property generally located at 800-24 West Bradley Place, 3736-54 North Halsted Street and 815-31 West Grace Street. The Applicant proposes to construct, on property currently used for surface parking, a mixed-use building which will have one 15-story (157' leg) and one 12-story (125' leg) containing 269 residential units, 14,000 square feet of ground floor retail space and 276 parking spaces. The Applicant is proposing to rezone the property from B3-2 (Community Shopping District) to B3-5 prior to establishing this Residential Planned Development. (46th Ward) **Approved 11-1. Yeahs – Cmr. Bond, Bryant, Burnett, Kelly, Klein, Laurino, Migala, Sih, Shah, and Cabrera, Nays - Tunney**

E. THE FOLLOWING MATTERS WERE DEFERRED BY AN OMNIBUS VOTE OF 9-0:

1. 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) **Deferred at the request of the Applicant.**
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) **Deferred at the request of the Applicant**

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3566 West Washington Boulevard in the 2nd Ward. (12-024-21) **Deferred at the request of the Department of Housing and Economic Development.**
4. 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. (12-025-21) **Deferred at the request of the Department of Housing and Economic Development.**

Adjournment: **4:30 PM**