

CHICAGO PLAN COMMISSION

121 North LaSalle Street
City Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
January 19, 2012
MINUTES

PRESENT

Linda Searl
Doris Holleb
Smita Shah
John Nelson
Patricia Scudiero
Terry Peterson
George Migala
Olga Camargo
Bishop John R. Bryant
David Weinstein
Alderman Thomas Tunney
Alderman Margaret Laurino

ABSENT

Gabe Klein
Andrew Mooney
Kevin Slaughter
Nancy Pacher
Michael Kelly
Alderman Daniel S. Solis
Alderman Ray Suarez
Alderman Edward Burke
Alderman Walter Burnett

- I. The Chairman called the meeting to order at 1:10 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 January 19, 2012.
- III. The Minutes of the December 15, 2011 Hearing were approved unanimously.

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

THE FOLLOWING INTER-AGENCY ITEMS NUMBER WAS APPROVED BY A
9-0 OMNIBUS VOTE.

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 5233 West Monroe Street in the 29th Ward. (12-001-21)

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

1. A proposed technical amendment to Institutional Planned Development No. 435, submitted by Columbus Park, LLC, for the property generally located at 901 South Austin Boulevard. The Applicant proposes to increase the number of allowable beds within their existing nursing home facility at this site from 204 to 216. The Applicant is not proposing a change to the underlying zoning of RM5 (Residential Multi-Unit District) or any other aspects of this Planned Development; this amendment only addresses a proposed increase in allowed beds within Institutional Planned Development 435. (29th Ward) **Approved 11-0, Yeas – Cmr. Bryant, Camargo, Holleb, Laurino, Migala, Nelson, Scudiero, Tunney, Weinstein, Shah, and Searl**
2. A proposed Waterway Institutional Business Planned Development submitted by The Salvation Army, an Illinois Corporation for the property generally located at 2258 North Clybourn Avenue. The applicant proposes to construct a 2-story commercial store, a one-story maintenance warehouse building, include an existing adult rehab center, and provide 145 on-site accessory parking spaces. The applicant proposes to rezone the site from an M1-2 Limited Manufacturing/ Business Park District and M3-3 Heavy Industry District to a C2-2 Motor Vehicle Related Commercial District. (32nd Ward) **Approved 11-0, Yeas – Cmr. Bryant, Camargo, Holleb, Migala, Nelson, Peterson, Scudiero, Tunney, Weinstein, Shah, and Searl**

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

1. A proposed technical amendment to Business Planned Development No. 418 at the property generally located at 4600 - 4652 West Diversey Avenue; 2801 - 2859 North Kilpatrick Avenue; 4640 - 4653 West George Street; 4623 - 4639 West Wellington Avenue; and 3001 - 3005 North Knox Avenue submitted by 4600 Schubert, LLC. The applicant proposes to remove an approximately 2.25-acre parcel, generally located at 4601 - 4651 West Diversey Avenue, 2739 - 2765 North Kilpatrick Avenue, and 4626 - 4650 West Parker Avenue, from the Planned Development and to revise the Planned Development's Bulk Regulations and Data Table to reflect the decreased Net Site Area. (31st Ward) **Deferred by an omnibus vote.**
2. A proposed amendment to Residential Planned Development No. 1079, covering property generally located at 4601 - 4651 West Diversey Avenue, 2739 - 2765 North Kilpatrick Avenue, 4626 - 4650 West Parker Avenue, and 4602 - 4626 West Schubert Avenue. The applicant, 4600 Schubert, LLC, proposes to amend the planned development to expand the planned development boundaries by approximately 2.25 acres, reduce the maximum number of residential units from 90 to 51, and permit four retail/commercial buildings with a combined total of

approximately 35,000 square feet of floor space, plus accessory parking. The applicant proposes to change the zoning of the site from Residential Planned Development No. 1079 and Business Planned Development No. 418 to B2-2 Neighborhood Mixed-Use District prior to establishing this Business-Residential Planned Development No. 1079, as amended. (31st Ward) **Deferred by an omnibus vote**

Adjournment: **2:05**