

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
April 19, 2012
1:00 PM
MINUTES

Martin Cabrera	Terry Peterson
Linda Searl	Doris Holleb
Les Bond	Michael Kelly
Daniel Sih	Gabe Klein
Smita Shah	Alderman Ray Suarez
Patricia Scudiero	Alderman Daniel S. Solis
Andrew Mooney	
Kevin Slaughter	
George Migala	
Olga Camargo	
Bishop John R. Bryant	
Alderman Thomas Tunney	
Alderman Margaret Laurino	
Alderman Walter Burnett	
Alderman Edward Burke	

- I. The Chairman called the meeting to order at 1:05 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 April 19, 2012.
- III. The Minutes of the March 15, 2012 Hearing were approved unanimously.

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-18 WERE APPROVED BY An 8-0 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 535 East Bowen Avenue in the 4th Ward. (12-012-21)

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 1238 West 49th Place in the 16th Ward. (12-012-21)
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 646 East Oakwood Boulevard in the 4th Ward. (12-012-21)
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 6545 South Mozart street in the 15th Ward. (12-012-21)
5. 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 604 East Bowan Avenue in the 4th Ward. (12-012-21)
6. 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 4130 West Carroll Avenue in the 28th Ward. (12-012-21)
7. 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 4217 South Indiana Avenue in the 3rd Ward. (12-012-21)
8. 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 3136 West Warren Boulevard in the 28th Ward. (12-012-21)
9. 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 4908 West Polk Street in the 24th Ward. (12-012-21)

Negotiated Sales

10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3064 East 92nd Street located in the 10th Ward. (12-011-21)
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3746-48 West Chicago Avenue located in the 27th Ward. (12-013-21)
12. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 13-17 East 57th Street located in the 20th Ward. (12-016-21)

13. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4230 North Normandy Avenue located in the 38th Ward. (12-017-21)
14. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 11144 -11148 South Ashland Avenue located in the 34th Ward. (12-018-21)
15. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 834-44 West 23rd Street located in the 25th Ward. (12-019-21)
16. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3924 South Langley Avenue located in the 4th Ward. (12-021-21)

Acquisitions and Dispositions

17. A resolution recommending a proposed ordinance authorizing the Disposition of City-owned land to Chemical Compositions, LLC (a/k/a Cedar Concepts) for the property located at 1451 West 41st Street in the 11th Ward. (12-014-21)
 18. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to 1300 Exchange, LLC for the property located at 4011 South Packers Avenue in the 11th Ward. (12-015-21)
- 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. 611 submitted by Francis W. Parker School, for the property generally located at 330 West Webster Avenue. The applicant proposes to construct an artificial athletic field. The site is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District in the 43rd Ward. **Approved 14-0, Yeas – Cmr.: Bond, Bryant, Camargo, Laurino, Searl, Migala, Mooney, Shah, Sih, Slaughter, Tunney, Burnett, Scudiero, and Cabrera**
 2. A proposed Residential Planned Development, submitted by DJ Acquisitions, LLC, for the property generally located at 20, 22 and 28 East Jackson Boulevard and 228 South Wabash Avenue. The Applicant proposes to renovate three existing buildings within the boundaries of this proposed planned development in order to accommodate 184 residential units; plans also call for the construction of a 14-level skybridge connecting the 20 and 28 East Jackson Boulevard buildings. The Applicant is intending to maintain the underlying DX-16 (Downtown Mixed-Use District) zoning of this property prior to the establishment of this Residential Planned Development. (42nd Ward). , **Approved 14-0, Yeas – Cmr.: Bond,**

Bryant, Camargo, Laurino, Searl, Migala, Mooney, Shah, Sih, Slaughter, Tunney, Burnett, Scudiero, and Cabrera

3. A proposed Residential Planned Development, submitted by Senior Suites Chicago Norwood Park, LLC, for the property generally located at 5700 North Harlem Avenue. The Applicant proposes to construct an approximately 48,000 square foot addition to the existing 37,000 square foot structure on this approximately 187,000 square foot (4.3-acre) site. Plans include renovation of the existing structure to allow for the construction of 36 units of senior housing with 48 more units being proposed for the addition; a maximum of 66 off-street parking spaces will also be provided. An existing garage and non-historically significant previous additions to the existing building will be demolished to allow for the proposed renovations and new construction. The Applicant proposes to rezone the property from RS-2 (Residential Single-Unit Detached House District) to RT-3.5 (Residential Two-Flat, Townhouse and Multi-Unit District) prior to establishing this Residential Planned Development. (41st Ward), **Approved 13-0, Yeas – Cmr.s.: Bond, Bryant, Camargo, Laurino, Searl, Migala, Shah, Sih, Slaughter, Tunney, Burnett, Scudiero, and Cabrera**
4. A proposed amendment to Institutional Planned Development No. 842 submitted by 625 West Adams (Chicago) LLC, for the property generally located at 619-631 West Adams Street and 201-229 South Des Plaines Street. The applicant proposes to rezone the site from Institutional Planned Development No. 842 to Institutional Planned Development No. 842, as amended. The applicant proposes to construct a 22-story office building with 408 accessory and non-accessory parking spaces, ground floor retail space and religious assembly space within Subarea B. Subarea A is improved with a Church, a courtyard, an elementary School and 28 on-site accessory parking spaces in the 2nd Ward., **Approved 12-1 with Commissioner Shah voting no Yeas – Cmr.s.: Bond, Bryant, Camargo, Laurino, Searl, Migala, Sih, Slaughter, Tunney, Burnett, Scudiero, and Cabrera**
5. A proposed technical amendment to Residential-Business Planned Development No. 233 generally located at 641 - 663 West Madison Street; 641 – 661 West Washington Boulevard; 640 – 662 West Madison Street; 541 – 639 West Madison Street; 540 – 718 West Monroe Street; 2 - 40 North DesPlaines Street; 2 – 40 South DesPlaines Street; 1 – 39 South DesPlaines Street; 1 – 39 South Jefferson Street; 2 - 40 South Jefferson Street; and 2 - 40 South Clinton Street submitted by Madison-Des Plaines Development, LLC. The applicant proposes to add “residential” to the list of permitted uses in Subarea B, generally bounded by West Madison Street, South DesPlaines Street, West Monroe Street, and the Kennedy Expressway. (2nd Ward) **Approved 12-0, Yeas – Cmr.s.: Bond, Camargo, Laurino, Searl, Migala, Shah, Sih, Slaughter, Tunney, Burnett, Scudiero, and Cabrera**
6. A proposed amendment to Institutional Planned Development 542, submitted by 19th Ward Alderman Matt O’Shea, on behalf of the property owner, the Public Building Commission of Chicago, and the facility operator, the Chicago Public

Schools, for the property generally located at 11101 South Pulaski Road. The Applicant proposes to amend this planned development to allow for an increase in enrollment from the current cap of 600 students to allow for the accommodation of 720 students. The Applicant is not proposing a change to the underlying zoning of RS-1 (Residential Single-Unit Detached House District) or any other aspects of this planned development; this amendment only addresses a proposed increase in enrollment within Institutional Planned Development 542. (19th Ward) **Approved 11-0, Yeas – Cmr.: Bond, Camargo, Laurino, Searl, Migala, Sih, Slaughter, Tunney, Burnett, Scudiero, and Cabrera**

7. A proposed amendment to Institutional Planned Development No. 1119 generally located at 10024 South Central Park Avenue and 3659 West 99th Street submitted by Mercy Circle. The applicant proposes to construct 110 units of elderly residential units including independent living, memory care units, assisted living units and skilled nursing units in two three-story wings with 82 new parking spaces prior to re-establishing Institutional Planned Development No. 1119, as amended. (19th Ward) **Approved 12-0, Yeas – Cmr.: Bond, Camargo, Laurino, Searl, Migala, Shah, Sih, Slaughter, Tunney, Burnett, Scudiero, and Cabrera**

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

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1014-24 East 43rd Street located in the 4th Ward. (12-020-21) **WITHDRAWN AT THE REQUEST OF THE ALDERMAN**
2. 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 Number 610 within the Private-Use Zone. 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 proposing to maintain the current allowable uses prior to re-establishing Residential Business Planned Development No. 368, as amended. (42nd Ward)

Adjournment: 4:20 PM: