

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
March 15, 2012
1:00 P.M.
MINUTES

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

Terry Peterson
Doris Holleb
Alderman Daniel S. Solis
Alderman Ray Suarez
Alderman Edward Burke

- 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 sixteen members present. The chairman also introduced 3 new Commissioners including himself, Leslie Bond and Daniel Sih and welcomed back Commissioner Searl.
- 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 March 15, 2012.
- III. The Minutes of the February 16, 2012 Hearing were approved unanimously.

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

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-4 WERE
APPROVED BY A 16-0 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 1647 West Marquette Road in the 15th Ward. (12-008-21)

Negotiated Sales

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3234 West Warren Boulevard in the 28th Ward. (12-009-21)

Acquisitions and Dispositions

3. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to the Chicago Park District for the ownership and Management of Palmisano Park in the Bridgeport Community area for the property located at 2603 South Archer Avenue, 2815 South Poplar Avenue, and 2605 South Archer Avenue in the 11th Ward. (12-010-21)

4. A resolution recommending a proposed ordinance authorizing the acquisition of land by the Chicago Park District for the ownership and Management of Palmisano Park in the Bridgeport Community area for the property located at 2603 South Archer Avenue, 2815 South Poplar Avenue, and 2605 South Archer Avenue in the 11th Ward.(12-010-21)

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. 609, submitted by LaRabida Children's Hospital, on behalf of the property owner, the Chicago Park District, for the property generally located at 6501 South Promontory Drive, which is located in the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Applicant is proposing to renovate an approximately 10,000 square foot portion of the existing hospital and construct a two-story, approximately 13,000 square foot, adjoining medical building. The Applicant is proposing to maintain the current zoning of the property, POS-1 Parks and Open Space District. (5th Ward) **Approved 14-0-1-1 with Commissioner Kelly abstaining and Commissioner Shah voting present. Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Klein, Laurino, Migala, Mooney, Scudiero, Searl, Slaughter, Tunney, Sih and Cabrera.**
2. A proposed Waterway Planned Development submitted by the Chicago Park District, for the property generally located in the 2700 block of South Eleanor Street. The Applicant proposes to construct an approximately 23,000 square foot recreational boathouse on this approximately 182,000 square foot site. Plans also include fourteen (14) off-street parking spaces, boat loading ramps, docks

and a boat/canoe launch. The Applicant proposes to rezone the property from M2-3 (Light Industry District) and PMD-11 (Pilsen Planned Manufacturing District) to POS-1 (Parks and Open Space District) prior to establishing this Waterway Planned Development. (11th Ward) **Approved 15-0-1 with Commissioner Kelly abstaining. Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Klein, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Slaughter, Tunney, Sih and Cabrera.**

3. A proposed amendment to Planned Development No. 885, submitted by Catherine Cook School, for the property generally located at 226 West Schiller Street. The Applicant proposes to expand the boundaries of Planned Development No. 885 to allow for the construction of an addition to this existing school. Plans include the creation of classroom space, a new entryway for the school and outdoor recreational areas. The Applicant proposes to rezone the property from RM-5 (Residential Multi-Unit District) and Planned Development 885 to B3-3 (Community Shopping District) prior to reestablishing Planned Development 885. (27th Ward) **Approved 14-0-1 with Commissioner Burnett recusing himself. Yeas – Commissioners Bond, Bryant, Camargo, Kelly, Klein, Laurino, Migala, Mooney, Scudiero, Searl, Slaughter, Tunney, Sih and Cabrera**
4. A proposed map amendment in the Kinzie Industrial Corridor, submitted by Latin Rhythms Dance, Ltd., for the property generally located at 1241-49 West Fulton Market Street. The Applicant proposes to rezone the property from M2-3 (Light Industry District) to C3-3 (Commercial, Manufacturing and Employment District), in order to permit the establishment of an approximately 10,000 square foot indoor dance studio, with associated office space, within the existing building at this location. (27th Ward) **Approved 12-0-1 with Commissioner Burnett recusing himself. Yeas – Commissioners Bond, Bryant, Camargo, Kelly, Migala, Scudiero, Searl, Shah, Sih, Slaughter, Tunney, and Cabrera.**
5. A proposed amendment to Residential Planned Development No. 931, submitted by 1200 Madison Racine, LLC, for the property generally located in the 1200 block of West Madison Street. The Applicant proposes to demolish the existing vacant building on this site in order to allow for the construction of an eight (8) story, 216-unit apartment building, with 10,000 square feet of ground-floor retail space and 204 parking spaces. The Applicant proposes to rezone the property from Residential Planned Development No. 931 and C2-3 (Motor-Vehicle Related Commercial District) to B1-5 (Neighborhood Shopping District) prior to reestablishing Residential Planned Development No. 931 as Residential-Business Planned Development No. 931, as amended. (27th Ward) **Approved 11-0-1 with Commissioner Burnett recusing himself. Yeas – Commissioners Bond, Bryant, Camargo, Migala, Scudiero, Searl, Shah, Slaughter, Tunney, Sih and Cabrera**

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 by an omnibus vote.**

2. A proposed zoning map amendment in the Northwest Industrial Corridor submitted by Alderman Jason C. Ervin, 28th Ward, on behalf of The Chicago Board of Education for the property generally located at 730 North Pulaski Road, 650-758 North Pulaski Road and 4001-4101 West Chicago Avenue. The property is to be rezoned from a POS-1 Regional or Community Parks District and PMD No. 9 Planned Manufacturing District to an RS-2 Residential Single Unit (Detached House) District in order to create consistent zoning for the existing school and parking lot. (28th Ward) **Deferred by an omnibus vote.**

Adjournment: