

CHICAGO PLAN COMMISSION

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

Martin Cabrera
Terry Peterson
Patricia Scudiero
Doris Holleb
Olga Camargo
Daniel Sih
Linda Searl
George Migala
Andrew Mooney
Michael Kelly
Kevin Slaughter
Alderman Edward Burke
Alderman Thomas Tunney
Alderman Walter Burnett
Alderman Margaret Laurino

Les Bond
Gabe Klein
Smita Shah
Alderman Ray Suarez
Alderman Daniel S. Solis
Bishop John R. Bryant

- I. The Vice-Chairman called the meeting to order at 1:10PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven 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 July 19, 2012.
- III. The Minutes of the June 21, 2012 Hearing were approved unanimously.

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-18 WERE APPROVED BY AN OMNIBUS VOTE OF 11-0.

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 625 East 42nd Street in the 4th Ward. (12-040-21)

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 9020 South Brandon Avenue in the 10th Ward. (12-040-21)
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 6718 South Langley Avenue in the 6th Ward. (12-040-21)
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 3926 West Fillmore Street in the 24th Ward. (12-040-21)
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 6513 South Eberhart in the 20th Ward. (12-040-21)
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 7338 South Wood Street in the 17th Ward. (12-040-21)
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 7343 South Green Street in the 17th Ward. (12-040-21)

Negotiated Sales

8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1309 South Karlov Avenue in the 24th Ward. (12-038-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 9022 South Brandon Avenue in the 10th Ward. (12-039-21)
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2828-46 West Taylor Street/2845-49 West Arthington Street in the 28th Ward. (12-041-21)
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property bounded by Garfield, Wallace, Stewart and 61st Street in the 3rd and 20th Ward. (12-042-21)
12. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3535 West Fillmore Street in the 24th Ward. (12-044-21)

13. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2944 West Warren Boulevard in the 2nd Ward. (12-045-21)
14. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 6907 South Michigan Avenue in the 6th Ward. (12-047-21)

Acquisitions and Dispositions

15. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to The CCA Academy Charter School for school parking and relocated garden for the property located at 1213 & 1221 South Pulaski Road and 1234 & 1242 South Harding Avenue in the 24th Ward. (12-043-21)
 16. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Brinshore Development, LLC and the Thresholds for the property located at 3208 N. Sheffield Avenue in the 44th Ward. (12-046-21)
 17. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Mahogany Chicago 47, LLC, Mahogany Shops 47, LLC, TBC Development Services LLC and Lofts 47 Phase I Limited Partnership for 96 Rental Units and Retail Space for the property located at 4700 South Cottage Grove Avenue in the 4th Ward. (12-048-21)
 18. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Rosenwald Courts Apartments LP for parking for the property located at 4601, 4609, 4611 South Michigan Avenue and 4638 & 4648 South Wabash Avenue in the 3rd Ward (12-049-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed Residential Planned Development Application submitted by Maple Jack, LLC for the property generally located at 2534-2560 West Van Buren Street, 2535-2561 West Jackson Boulevard, 300-344 South Maplewood Avenue. The applicant proposes to zone the site from RM-5 Residential Multi-Unit District prior to establishing the Residential Planned Development. The applicant proposes to construct seven residential buildings, a property management structure with a total of 76 dwelling units and 61 accessory parking spaces. (2nd Ward) **Approved 13-0, yeas – Commissioners Burnett, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Peterson, Scudiero, Searl, Sih, Slaughter and Cabrera**

2. A proposed amendment to Planned Development No. 1095, submitted by Mahogany Chicago 47, LLC, on behalf of the property owner, the City of Chicago, for the property generally located in the 4700 block of South Cottage Grove Avenue. The applicant proposes to construct a five (5) story, mixed-use building containing approximately 65,000 square feet of commercial space, 72 residential units and 150 parking spaces in Sub Area A. An additional 21 residential units, in the form of three (3) multi-unit buildings, with 21 parking spaces are proposed to be built on scattered sites within Sub Area B. (4th Ward) **Approved 12-0, yeas – Commissioners Burnett, Camargo, Holleb, Kelly, Laurino, Migala, Peterson, Scudiero, Searl, Sih, Slaughter and Cabrera**
3. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 620 submitted by the University of Chicago for the property generally located at 5752-5826 S. Stony Island Avenue and within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Applicant proposes to build a one-story daycare center for approximately 120 children ranging from infants to pre-school age. The Applicant is proposing to maintain the current zoning on the property, which is located within Sub Area B of Institutional Planned Development No. 215. The Applicant has applied for site plan approval for the daycare center under the planned development. (5th Ward) **Approved 10-0-1, with Commissioner Holleb recusing herself. Yeas- Commissioners Burnett, Camargo, Kelly, Laurino, Migala, Mooney, Peterson, Scudiero, Searl, and Sih**
4. A proposed zoning map amendment in the Stevenson Industrial Corridor and a Business Planned Development application submitted by IBT Group, 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) **Map Amendment Approved 13-0, Yeas – Commissioners Burnett, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Peterson, Scudiero, Searl, Sih, Slaughter and Cabrera**
PD Approved 13-0, Yeas – Commissioners Burnett, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Peterson, Scudiero, Searl, Sih, Slaughter and Cabrera
5. A proposed amendment to Residential Business Planned Development No. 1067 submitted by 15th Street Blue Island, LLC, for the property generally located at 1441-1449 South Blue Island Avenue, 1200-1224 West 15th Street and 1434-1458 South Racine Avenue. The applicant proposes to amend Sub Area A with a mixed-use development of approximately 11,000 square feet of commercial and financial services uses, 216 residential dwelling units and 170 accessory parking spaces. (25th Ward) **Approved 13-0, Yeas – Commissioners Burnett,**

Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Peterson, Scudiero, Searl, Sih, Slaughter and Cabrera

6. A proposed zoning map amendment within the Kinzie Industrial corridor submitted by Alderman Walter Burnett, for the property generally located at 407-419 North Kedzie Avenue. The applicant proposes to rezone the site from a M1-2, Limited Manufacturing/ Business Park District to C1-2, Neighborhood Mixed-Use District prior to establishing an Urban Farm. (27th Ward) **Approved 11-0-1, with Commissioner Burnett recusing himself. Yeas – Commissioners Camargo, Holleb, Laurino, Migala, Mooney, Peterson, Scudiero, Searl, Sih, Slaughter and Cabrera**
7. A proposed zoning map amendment within the Kinzie Industrial corridor submitted by Alderman Walter Burnett, for the property generally located at 422-428 North Whipple Street, 405-425 North Albany Avenue. The applicant proposes to rezone the site from a M1-2, Limited Manufacturing/ Business Park District to C1-2, Neighborhood Mixed-Use District prior to establishing an Urban Farm. (27th Ward) **Approved 11-0-1, with Commissioner Burnett recusing himself. Yeas – Commissioners Camargo, Holleb, Laurino, Migala, Mooney, Peterson, Scudiero, Searl, Sih, Slaughter and Cabrera**
8. 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 Sub Area 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. Sub Area 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 Sub Area 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 and 43rd Wards) **Approved 10-0-2 with Commissioners Burnett and Peterson recusing themselves. Yeas – Commissioners Camargo, Holleb, Laurino, Migala, Mooney, Scudiero, Searl, Sih, Slaughter and Cabrera**
9. A proposed zoning map amendment within the Kinzie Industrial corridor submitted by 1K Fulton, LLC, for the property generally located at 320 North Morgan Street. The applicant proposes to rezone the site from a C1-1, Neighborhood Commercial District and M2-3, Light Industry District prior to establishing the C3-5, Commercial, Manufacturing, and Employment District. The site is improved with a 10-story public storage building. (27th Ward) **Approved 8-0-1-1, with Commissioner Burnett recusing himself and**

Commissioner Burke abstaining. Yeas – Commissioners Camargo, Migala, Mooney, Scudiero, Searl, Sih, Tunney and Cabrera

10. A proposed zoning map amendment within the Kinzie Industrial corridor submitted by 1K Fulton, LLC, for the property generally located at 1000 West Fulton Market. The applicant proposes to rezone the site from a C1-1, Neighborhood Commercial District, and M2-3, Light Industry District prior to establishing the C3-5, Commercial, Manufacturing, and Employment District. The applicant proposes to construct a 6-story commercial, office, and retail building. (27th Ward) **Approved 8-0-1-1, with Commissioner Burnett recusing himself and Commissioner Burke abstaining. Yeas – Commissioners Camargo, Migala, Mooney, Scudiero, Searl, Sih, Tunney and Cabrera**
11. A proposed map amendment to establish an Institutional Planned Development in the Kennedy Industrial Corridor, submitted by Northeastern Illinois University, for the property generally located in the 3400 block of North Avondale Avenue. The applicant is proposing to construct an approximately 55,000 square foot, three-story, academic and office facility with 200 surface parking spaces. The applicant is requesting that the subject property be rezoned from C3-1 (Commercial, Manufacturing and Employment District), M1-1 (Limited Manufacturing/Business Park District) and M3-1 (Heavy Industry District) to C3-3 (Commercial, Manufacturing and Employment District) prior to establishing this Institutional Planned Development. (35th Ward) **Approved 8-0-1 with Commissioner Slaughter recusing himself. Yeas - Commissioners Burnett, Camargo, Migala, Mooney, Scudiero, Searl, Sih, Tunney and Cabrera**
12. A proposed amendment to Business Planned Development No. 559, submitted by Lincoln, Ashland & Belmont, LLC, for the property generally located at 3236 North Ashland Avenue. The applicant proposes to increase the total floor area to permit the construction of a new indoor swimming pool and associated locker room facilities in an area currently occupied by loading docks. No expansion or addition is proposed for the exterior of the building and no change is being requested to any other aspect of Business Planned Development No. 559. (44th Ward) **Deferred at the request of the Applicant**
13. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 615, submitted by Loyola University of Chicago, for the property generally located at 6550-58 North Sheridan Road and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a four-story mixed-use building containing approximately 9,000 square feet of retail space and 41 dwelling units, surface parking for 31 vehicles will also be provided. The applicant is proposing to maintain the current zoning of the property, B3-5 (Community Shopping District). (49th Ward) **Approved 7-0, Yeas – Commissioners Camargo, Migala, Mooney, Scudiero, Sih, Tunney and Cabrera**

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

1. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 621, submitted by the Chicago Park District, for the property generally located at 351 East Randolph Street and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to renovate North Grant Park (Daley Bicentennial Plaza) and Peanut Park. The applicant is proposing to maintain the current zoning of the property, Planned Development No. 677 and POS-1 (Regional or Community Parks). (42nd Ward) **Deferred to date certain of August 16, 2012 at the request of the Applicant**

Adjournment: 5:15 PM