

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Room 201A - 2nd Floor, City Hall
Chicago, Illinois 60602
April 24, 2013
1:00 PM
MINUTES

PRESENT

Smita Shah
Andrew Mooney
Les Bond
Daniel Sih
Doris Holleb
Linda Searl
Michael Kelly
Patricia Scudiero
Alderman Walter Burnett
Alderman Margaret Laurino
Alderman Thomas Tunney
Bishop John R. Bryant

ABSENT

Martin Cabrera
Gabe Klein
Olga Camargo
Terry Peterson
George Migala
Kevin Slaughter
Alderman Daniel S. Solis
Alderman Edward Burke
Alderman Ray Suarez

- I. The Vice-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 24, 2013.
- III. The Minutes of the March 21, 2013 Hearing were approved unanimously.

THE FOLLOWING INTER-AGENCY ITEMS NUMBER 1 and 2 WERE APPROVED BY AN OMNIBUS VOTE OF 8-0.

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 3927 South Prairie Avenue. (13-025-21)

Negotiated Sale

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1137-43 West 78th Street/7800 South May Street. (13-024-21)

- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed amendment to Institutional Planned Development No. 43 submitted by the University of Chicago for a site generally bounded by East 54th Place on the north, South Stony Island Avenue on the east, East 61st Street on the south and South Cottage Grove Avenue on the west. The Applicant proposes to add two parcels of land, totaling approximately 0.35 acres to the Planned Development, revise the Bulk Regulations and Data Table to reflect the added parcels, recently vacated streets and alleys, and revised site coverage; and construct a new accessory parking structure at 800 East 57th Street for the staff, patients, and visitors of the University of Chicago Hospitals. The parking structure would be eight stories (approximately 109 feet) high and contain approximately 1,836 parking spaces, approximately 60,000 square feet of future ground-floor medical uses, and 13 underground loading docks. **Approved 11-0 with Cmr. Holleb recusing herself, Yeas – Commissioners Bond, Bryant, Kelly, Laurino, Mooney, Scudiero, Searl, Shah, Sih, and Tunney**
 2. A proposed Institutional Planned Development submitted by the University of Chicago for a site generally located at 5201 – 5259 South Cottage Grove Avenue, 801 – 819 East 52nd Street, and 800 – 820 East 53rd Street. The Applicant proposes to construct an approximately 85,486 square-foot, two-story building to house the University of Chicago Facilities Services trade shops, inventory warehouse, ancillary offices and staff spaces on the approximately 3.14-acre site. The site also contains an existing approximately 10,500 square-foot, one-story building that would remain for university uses. Accessory parking for approximately 43 automobiles would be provided, along with storage space for approximately 48 service vehicles. The applicant proposes to rezone the property from RS3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District to B3-2 Community Shopping District prior to establishing the Institutional Planned Development. **Approved 11-0 with Cmr. Holleb recusing herself, Yeas – Commissioners Bond, Bryant, Kelly, Laurino, Mooney, Scudiero, Searl, Shah, Sih, and Tunney**
 3. A proposed amendment to Business Planned Development No. 699 submitted by Ralph's Grocery Company (Food4Less Midwest), for the property generally located at 4821 West North Avenue. The applicant proposes to add a use to allow a gas station to the planned development and reduce the overall parking count. The site is improved with a grocery store and a commercial retail development. **Deferred to date certain of May 16, 2013.**
 4. A proposed Institutional Planned Development submitted by the Rehabilitation Institute of Chicago for the property generally located at 630 North McClurg Court. The site is currently zoned DX-12, Downtown Mixed Use District and the applicant proposes to rezone to Institutional Planned Development. The applicant proposes to construct a rehabilitation hospital, research facility, medical office space, office space and accessory parking spaces. **Approved 12-0, Yeas – Commissioners Bond, Bryant, Holleb, Kelly, Laurino, Mooney, Scudiero, Searl, Shah, Sih, and Tunney**
 5. A proposed amendment to Planned Development No. 322, submitted by Cumberland Centre LLC, the owner of the property generally located at 5404 North Cumberland Avenue. The applicant is proposing to allow for the establishment of Medical Service

uses within Planned Development No. 322; however, the applicant is not proposing to change any other aspect of this planned development. This amendment only addresses a proposed expansion of the allowed uses within Planned Development No. 322. **Approved 12-0, Yeas – Commissioners Bond, Bryant, Holleb, Kelly, Laurino, Mooney, Scudiero, Searl, Shah, Sih, and Tunney**

6. A courtesy presentation by the Chicago Bulls illustrating their proposed new practice facility at 1901 W. Madison within Planned Development Number 522, which also contains the United Center. The use is permitted in Planned Development 522 and is approximately 60,000 square feet in size.

Adjournment: **3:20 PM**