

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
February 16, 2012
MINUTES

Linda Searl	Gabe Klein
Doris Holleb	David Weinstein
Smita Shah	Patricia Scudiero
John Nelson	Alderman Ray Suarez
Michael Kelly	Alderman Edward Burke
Terry Peterson	Alderman Daniel S. Solis
George Migala	
Olga Camargo	
Bishop John R. Bryant	
Andrew Mooney	
Nancy Pacher	
Kevin Slaughter	
Alderman Thomas Tunney	
Alderman Margaret Laurino	
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 thirteen 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 February 16, 2012.
- III. The Minutes of the January 19, 2012 Hearing were approved unanimously.

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

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-6 WERE
APPROVED BY A 13-0 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 3401 South Prairie Avenue in the 2nd Ward. (12-002-21)

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 3045 West Jackson Boulevard in the 28th Ward. (12-002-21)
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 5208 South Marshfield Avenue in the 16th Ward.(12-002-21)

Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 826 West 54th Street in the 20th Ward. (12-004-21)

Acquisitions and Dispositions

5. A resolution recommending a proposed ordinance authorizing the acquisition of City owned land by the Chicago Housing Authority for the property located at 3633-55 South State Street; 9 East 36th Place and 31 East 36th Place in the 3rd Ward. (12-003-21)

6. A resolution recommending a proposed ordinance authorizing the disposition of City owned land to the Chicago Housing Authority for the property located at 3633-55 South State Street; 9 East 36th Place and 31 East 36th Place in the 3rd Ward. (12-003-21)

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. 608 submitted by Ogden Partners, Inc, for the property generally located at 416-422 West Deming Place. The applicant proposes to construct two 4-story residential buildings with 16 dwelling units, and 23 on-site accessory parking spaces. 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 – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Nelson, Pacher, Shah, Slaughter, Searl, and Tunney**
2. A proposed technical amendment to Business Planned Development No. 418 for the property generally located at 4600 - 4652 West Diversey Avenue; 4601 – 4613 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 a parcel from the Planned Development, add a parcel to the Planned Development, revise the Planned Development's Bulk Regulations and Data

Table to reflect the changed Net Site Area, and construct an approximately 665 square-foot addition to an existing McDonald's restaurant, along with a two-lane drive-through. The applicant proposes to rezone the property from Business Planned Development No. 418 to B3-1 Community Shopping District prior to reestablishing Business Planned Development No. 418, as amended in the 31st Ward. **Approved 15-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Nelson, Pacher, Shah, Slaughter, Peterson, Searl, and Tunney**

3. A proposed amendment to Residential Planned Development No. 1079, covering property generally located at 4615 - 4651 West Diversey Avenue, 2739 - 2765 North Kilpatrick Avenue, 4620 - 4650 West Parker Avenue, 4621 – 4625 West Parker Avenue; 2701 – 2737 North Knox Avenue; 2700 – 2726 North Knox Avenue; 4600 - 4612 West Schubert Avenue; and 4620 – 4624 West Schubert Avenue. The applicant, 4600 Schubert, LLC, proposes to amend the planned development to add a parcel to the Planned Development, remove a parcel from the Planned Development, reduce the maximum number of residential units from 90 to 51, and permit three retail/commercial buildings with a combined total of approximately 31,000 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 in the 31st Ward. **Approved 15-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Nelson, Pacher, Shah, Slaughter, Peterson, Searl, and Tunney**
4. A proposed amendment to Residential Planned Development No. 239 submitted by Dorchester Artist, LLC for the property generally located at 1446-70 and 1504-1514 East 70th Street; 6949-59 South Dante Avenue; 6948-58 and 6949-59 South Harper Avenue. The applicant proposes the redevelopment and rehabilitation of five existing buildings on the subject property, reduce the maximum dwelling unit count from 36 dwelling units to 32 dwelling units, add a use of community center and art gallery as an accessory use, and reduce the minimum required accessory parking spaces from 36 to 32 in the 5th Ward. **Approved 14-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Nelson, Pacher, Shah, Slaughter, Peterson, Searl, and Tunney**
5. 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 16 parcels of land, totaling approximately 4.03 acres to the Planned Development, revise the Bulk Regulations and Data Table to reflect the added parcels and revised site coverage, create an additional subarea for the properties along the 5700 block of South Woodlawn Avenue, construct two new buildings –

Child Care Center West (5610 South Drexel Avenue) and William Eckhardt Research Center (5640 South Ellis Avenue), and renovate the ground floor of an existing building for use by the Co-op Bookstore (5751 S. Woodlawn Avenue) in the 5th Ward and 20th Ward. **Approved 10-0 with Commissioner Holleb recusing herself, Yeas – Commissioners Bryant, Burnett, Camargo, Migala, Mooney, Nelson, Shah, Slaughter, Peterson, and Searl.**

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

1.

Adjournment: