

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
City Council Chambers- City Hall  
Chicago, Illinois 60602  
JUNE 17, 2010  
1:00 P.M.  
MINUTES**

**PRESENT**

Linda Searl, Chair  
Smita Shah  
Patricia Scudiero  
Nancy Pacher  
Chris Raguso  
Doris Holleb  
John Nelson  
Alderman Bernard Stone

**ABSENT**

Leon Finney  
Timothy Mitchell  
Gracia Shiffrin  
George Migala  
David Weinstein  
Terry Peterson  
Alderman Edward Burke  
Alderman Patrick O'Connor  
Alderman Mary Ann Smith  
Alderman Ray Suarez  
Alderman Daniel Solis

- 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 six (6) members present. 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 June 17, 2010.
- III The Minutes of the May 20, 2010 Hearing were approved unanimously.

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

**THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 4 WERE APPROVED BY A 7-0 OMNIBUS VOTE.**

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

Negotiated Sales

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3729-3759 West Arthington Street and is located in the 24th Ward. (10-28-211)

## Dispositions

2. A resolution recommending the approval of the disposition of land from the City of Chicago Department of Community Development owned land to the Salvation Army. The land is commonly known as 1200 West 119<sup>th</sup> Street, 11759 South Carpenter Street, 11801 South Racine Avenue and 1101 West 117<sup>th</sup> Street and is located in the 34th Ward. (10-029-21)

## Change of Use

3. A resolution recommending the approval of a change in use of City of Chicago Department of Community Development -owned land to a Salvation Army Community Center. The land is commonly known as 1200 West 119<sup>th</sup> Street, 11759 South Carpenter Street, 11801 South Racine Avenue and 1101 West 117<sup>th</sup> Street and is located in the 34th Ward. (10-029-21)

## Transfers

4. A resolution recommending the transfer of city-owned land to NeighborSpace for the preservation of the Monticello Garden. The land is commonly known as 2227 North Monticello Avenue and is located in the 26<sup>th</sup> Ward (10-027-21)

## D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Institutional Planned Development and Zoning Map Amendment in the West Pullman Industrial Corridor and Planned Manufacturing District No. 10 submitted by The Salvation Army for the property generally located at 1200-1358 West 119th Street; 1014-1024 West 118th Street; 1149-1359 West 118th Street; 1035-1145 West 117th Street; 11801-11857 South Loomis Street; 11800-11856 South Racine Avenue; 11801- 11809 South Racine Avenue; 11700-11762 South Carpenter Street; and 11725-11759 South Carpenter Street on approximately 32 acres. The applicant proposes to construct an approximately 160,000-square foot community center with a 600-seat auditorium/chapel, community education and meeting rooms, a gymnasium, swimming pool, and other indoor athletic facilities. The applicant also proposes an all-weather soccer field and running track, tennis courts, outdoor basketball courts, baseball and softball fields, a 5-hole par-3 instructional golf facility, and approximately 500 off-street accessory parking spaces. The applicant proposes to rezone the property from Planned Manufacturing District No. 10 to C3-1 Commercial, Manufacturing and Employment District prior to establishing the Institutional Planned Development. (34th Ward) **Map Amendment Approved 7-0, Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Stone, and Searl. Planned**

**Development Approved 7-0, Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Stone, and Searl.**

2. A proposed amendment to Institutional Planned Development No. 830 submitted by EdgeAlliance, Inc. for the property generally located at 1213-1257 South Sawyer Avenue; 3200-3224 West 13<sup>th</sup> Street; 1212-1238 South Kedzie Avenue; and 1242-1256 South Kedzie Avenue. The applicant proposes to amend the planned development to increase the maximum number of residential dwelling units from 70 to 103, increase the maximum permitted building height to forty-one feet and increase the floor area ratio from .75 to .95. (24<sup>th</sup> Ward) **Approved 8-0 Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Shah, Stone, and Searl.**
3. A proposed amendment to Residential Planned Development No. 64 submitted by POAH Grove Parc Apartments LLC, for the property generally located at 6010-6244 South Cottage Grove Avenue; 6101-6145 South Cottage Grove Avenue; 6201-6259 South Cottage Grove Avenue; 714-758 East 61<sup>st</sup> Street; 733-759 East 61<sup>st</sup> Street; 801-813 East 61<sup>st</sup> Street; 746-756 East 62<sup>nd</sup> Street; 747-757 East 62<sup>nd</sup> Street; 801-813 East 62<sup>nd</sup> Street; 800-832 East 63<sup>rd</sup> Street; 6101-6105 South Evans Avenue; and 6244-6258 South Drexel Avenue on approximately 15 acres. The applicant proposes a mixed-use development of approximately 91,625 square feet of commercial uses and 504 residential dwelling units and to incorporate new site plans, landscape plans, and building elevations. (20<sup>th</sup> Ward) **Approved 8-0 Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Shah, Stone, and Searl.**
4. A proposed Institutional Planned Development submitted by the Public Building Commission of Chicago for the property generally located at 5733-5759 South Springfield Avenue; 5732-5758 South Hamlin Avenue; 3800-3858 West 58<sup>th</sup> Street; and 3801-3859 West 57<sup>th</sup> Place. The applicant proposes a 3-story approximately 95,000 square foot addition to the existing Peck Elementary School. The existing school building has been rated as potentially significant in the context of the surrounding community (“Orange”) by the Chicago Historic Resources Survey. The Applicant proposes to rezone the property from RS-2 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouse and Multi-Unit District prior to establishing the Institutional Planned Development. (13<sup>th</sup> Ward) **Approved 8-0 Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Shah, Stone, and Searl.**
5. A proposed amendment to Residential Business Planned Development No. 15 submitted by Lake Meadows Associates for portions of the property generally located between East 31<sup>st</sup> Street, South Dr. Martin Luther King Jr. Drive, East 35<sup>th</sup> Street, and the west line of the Illinois Central Railroad right-of-way on approximately 70 acres. The existing planned development’s specific boundaries are: the southern boundary of East 31<sup>st</sup> Street; the western boundary of South Rhodes Avenue; a line 164.87 feet north of and approximately parallel to the

north boundary of East 32<sup>nd</sup> Street; the west line of the Illinois Central Railroad right-of-way; the north boundary line of East 33<sup>rd</sup> Street extended east; the west boundary line of South Cottage Grove Avenue; the north boundary line of East 35<sup>th</sup> Street; the east boundary line of South Dr. Martin Luther King, Jr. Drive; a line 368.79 feet north of and approximately parallel to the north boundary line of East 32<sup>nd</sup> Street; the north boundary line of East 31<sup>st</sup> Place; and the east boundary line of South Vernon Avenue. The applicant proposes to change the zoning of the site within said boundaries from Residential Business Planned Development No. 15 to a B3-5 Community Shopping District prior to re-establishing and amending Residential Business Planned Development No. 15. The applicant also proposes to add a parcel, currently zoned RM 6.5 Residential Multi-Unit District, to Residential Business Planned Development No. 15. This parcel is located at the north boundary line of East 33<sup>rd</sup> Street; the west line of the Illinois Central Railroad right-of-way; a line 257.26 feet south of and approximately parallel to the north boundary line of East 33<sup>rd</sup> Street; a line 205.44 feet west of the west line of the Illinois Central Railroad right-of-way line (as measured along the south boundary line of East 33<sup>rd</sup> Street). This parcel will first be rezoned to B3-5 Community Shopping District and then to the amended Residential Business Planned Development No. 15. The applicant proposes a mixed-use development including residential uses with a maximum of 7,845 residential dwelling units, approximately 1.2 million square feet of commercial uses and open space. (4<sup>th</sup> Ward) **Approved 8-0 Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Shah, Stone, and Searl.**

6. A proposed Residential Business Planned Development submitted by M&R Development LLC for the property generally located at 3515-3549 North Clark Street; 1001-1029 West Addison Street; and 3546-3558 North Sheffield Avenue. The Applicant is proposing to construct a mixed-use building with approximately 147,000 square feet of commercial retail space, 135 residential dwelling units, 137 hotel keys and 399 accessory parking spaces. The Applicant proposes to rezone the property from B3-2 and B3-3 Community Shopping District to B3-5 Community Shopping District prior to establishing the Residential Business Planned Development. (44<sup>th</sup> Ward) **Approved 7-0 with Commissioner Stone abstaining, Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Shah, and Searl.**

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

1. A proposed technical amendment to Business Planned Development No. 418 submitted by 4600 W. Schubert, LLC for the property generally located at 4600-4652 West Diversey Avenue; 2801-2859 North Kilpatrick Avenue; 4640-4653 West George Street; 4623-4639 West Wellington Avenue; and 3001-3005 North Knox Avenue. The applicant proposes to remove an approximately 2.25-acre parcel, generally located at 4601-4651 West Diversey Avenue; 2739-2765 North Kilpatrick Avenue; and 4626-4650 West Parker Avenue from the Planned

Development. The Planned Development's Bulk Regulations and Data Table will be revised to reflect the decreased net site area. (31st Ward)

2. A proposed amendment to Residential Planned Development No. 1079 submitted by 4600 W. Schubert, LLC for the property generally located at 4601-4651 West Diversey Avenue; 2739-2765 North Kilpatrick Avenue; 4626-4650 West Parker Avenue; and 4602-4626 West Schubert Avenue. The applicant proposes to amend the planned development to expand the boundaries by approximately 2.25 acres, reduce the maximum number of residential dwelling units from 90 to 51, and permit four buildings with a combined total of approximately 35,000 square feet of commercial uses, 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 reestablishing Business-Residential Planned Development No. 1079, as amended. (31st Ward)

Adjournment: 4:50 PM