

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
AUGUST 18, 2011
1:00 P.M.
MINUTES

PRESENT

Linda Searl
Terry Peterson
George Migala
John Nelson
Smita Shah
Doris Holleb
Kevin Slaughter
Patricia Scudiero
Nancy Pacher
Alderman Walter Burnett
Alderman Margaret Laurino
Alderman Thomas Tunney

ABSENT

Gabe Klein
Andrew Mooney
Michael Kelly
Gracia Shiffrin
David Weinstein
Alderman Ray Suarez
Alderman Edward Burke
Alderman Daniel S. Solis

- I. The 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 nine 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 August 18, 2011.
- III. The Minutes of the July 21, 2011 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 9-0 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 2342 East 78th Street (7th Ward)(11-076-21)

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 6922 South Dorchester Avenue (5th Ward)(11-076-21)
 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 4528 South McDowell Avenue (3rd Ward)(11-076-21)
 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 2121 North Bingham Street (1st Ward)(11-076-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. Site Plan review of a proposed hotel generally located at 5225 South Harper Avenue within Subarea A of Business Residential Planned Development No. 38, as amended December 8, 2010. The applicant proposes a six-story hotel building with 133 hotel rooms and ground-floor retail. The Planned Development requires that the Commissioner of the Department of Housing and Economic Development submit Site Plan applications within Subarea A of the Planned Development to the Chicago Plan Commission for its information and review. (4th Ward) **This was an informational presentation – no vote was required.**
 2. A proposed amendment to Institutional Planned Development 808, submitted jointly by 30th Ward Alderman Ariel E. Reboyras and 31st Ward Alderman Ray Suarez, on behalf of the Property Owners, the City of Chicago, the Chicago Park District, the Chicago Public Schools and the Public Building Commission of Chicago, for the property generally located at 1729 North Kildare Avenue. The Applicants propose to amend Institutional Planned Development 808 for North Grand High School to include the property in the area bounded by a line 575 feet north of and parallel to West Wabansia Avenue; the alley next west of and parallel to North Tripp Avenue; West Wabansia Avenue; and North Kildare Avenue, in order to permit the construction of a campus park, containing public open space, public parks and play fields for both school and public use. The Applicants propose to rezone this additional property from POS-2 (Parks and Open Space District) to RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) for the purposes of establishing uniform underlying zoning prior to establishing Institutional Planned Development 808, as amended. (30th and 31st Wards) **Approved 11-0, Yeas – Commissioners Burnett, Holleb, Laurino, Migala, Nelson, Pacher, Scudiero, Shah, Slaughter, Tunney and Searl.**
 3. A proposed map amendment in the Addison Industrial Corridor submitted by Colin Bryar for the property generally located at 2601-33 West Addison Street. The applicant proposes to rezone the property from M1-1 (Limited

Manufacturing/Business Park District) to C3-1 (Commercial, Manufacturing and Employment District), in order to permit the operation of a daycare within the existing building at this location in the 47th Ward. **Approved 11-0, Yeas – Commissioners Burnett, Holleb, Laurino, Migala, Nelson, Pacher, Scudiero, Slaughter, Peterson, Tunney and Searl.**

4. A proposed amendment to Residential Planned Development No. 1001 submitted by Hispanic Housing Development Corporation, for the property generally located 2634-2658 West North Avenue. The applicant proposes to increase the net site area, incorporate and rehabilitate an existing four story building, add 27 dwelling units, increase the off-street accessory parking requirements from 35 spaces to 52 spaces and increase the Maximum Floor Area Ratio from 3.35 to 3.5. The applicant proposes to rezone the property from Residential Planned Development No. 1001, B1-1 Neighborhood Shopping District and RS-3 Residential Single-Unit District to B3-5 Community Shopping District prior to re-establishing Residential Planned Development No. 1001, as amended. (1st Ward) **Approved 11-0, Yeas – Commissioners Burnett, Holleb, Laurino, Migala, Nelson, Pacher, Scudiero, Slaughter, Peterson, Tunney and Searl.****

** When Chairman Searl asked for a motion to approve Item # 4 it was inadvertently read into the record as a map amendment to an industrial corridor. It should have been read as an amendment to a residential planned development.

E. MATTERS DEFERRED IN ACCORDANCE WITH INTER-AGENCY PLANNING REFERRAL ACT, 65 ILCS 5/11-12-4:

1. A resolution recommending the disposition of land from the City of Chicago to the Uhlich Children's Advantage Network for property y located at 1106-1112 South Central Park. (24th Ward) (11-077-21) **Deferred by an omnibus vote of 9-0**

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

1. A proposed amendment to Residential-Business Planned Development No. 535 submitted by Uhlich Children's Advantage Network (UCAN), for the property generally located at 3600-3664 West Fillmore Street; 3601-3719 West Fillmore Street; 1012-1106 South Central Park Avenue; and 1013-1027 South Independence Boulevard. The applicant proposes to amend the boundaries of the planned development by adding an approximately 7,500 square foot site currently zoned M1-2 Limited Manufacturing / Business District located at 1106-1112 South Central Park Avenue to increase the net site area of Sub Area A-Block 9. Within that Subarea, the Applicant plans to construct a 40,000 square foot 3-story administrative building, construct a 54,000 square foot 3-story transitional living facility with 70 beds, and allow for 150 accessory parking spaces. A portion of the existing planned development lies in the Sears, Roebuck and Company complex and is identified on the National Register of Historic

Places. The applicant proposes to rezone the M1-2 Limited Manufacturing / Business District site to a B2-3 Neighborhood Mixed-Use District and incorporate the property into to Residential Business Planned Development no. 535 prior re-establishing the Residential Business Planned Development no. 535, as amended. (24th Ward)) **Deferred by an omnibus vote of 9-0**

Adjournment: 2:45 PM