

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
December 20, 2012
1:00 PM
MINUTES

PRESENT

Martin Cabrera
Smita Shah
Linda Searl
Michael Kelly
George Migala
Les Bond
Kevin Slaughter
Doris Holleb
Patricia Scudiero
Olga Camargo
Andrew Mooney
Alderman Walter Burnett
Alderman Thomas Tunney
Alderman Margaret Laurino

ABSENT

Gabe Klein
Daniel Sih
Terry Peterson
Bishop John R. Bryant
Alderman Edward Burke
Alderman Daniel S. Solis
Alderman Ray Suarez

- I. The Vice-Chairman called the meeting to order at 1:08 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten 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 December 20, 2012.
- III. The Minutes of the November 27, 2012 Hearing were approved unanimously.

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-9 WERE APPROVED BY AN OMNIBUS VOTE OF 10-0.

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 424 East 45th Place.
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 3437 West Carroll Avenue.
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 4718 South Wabash Avenue.

Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2929-31 West Wilcox Street.

Sealed Bid

5. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 4908 West Polk Street.
6. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 6445-47 South Kimbark Avenue.
7. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 1660 North Richmond Street.

Dispositions and Acquisitions

8. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to The Ninth Street Investors Inc. for the purpose of a 40 story mixed use development including accessory and non-accessory parking, retail uses and market rate rental housing for the property located at 11-15 East 9th Street and 901-1007 South State Street.

Tax Increment Financing

9. A resolution recommending a proposed ordinance for Tax Increment Financing Redevelopment Project Area Amendment No. 4 (727 West Lake St.) for the property bounded by Lake Street on the north, Couch Street on the south, the Kennedy Expressway entry and exit ramps on the east and Halsted Street on the West.

- 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 Residential Planned Development No. 826 generally located at approximately 6601 - 6653 North Kedzie Avenue, 3046 - 3154 West Albion Avenue, and 3046 - 3154 and 3047 - 3155 West Wallen Avenue (private) submitted by Alderman Debra L. Silverstein. The application proposes to add Townhouse to the permitted uses on Lots 14 – 18 of Sub area B and adjust the required setbacks to conform to the pattern of existing development. **Approved 10-0, Yeas – Commissioners Bond, Camargo, Holleb, Migala, Mooney, Scudiero, Searl, Shah, Tunney, and Cabrera.**
 2. A proposed Planned Development submitted by Ninth St. Investors, L.L.C for the property generally located at 1-15 East 9th Street, and 901-1007 South State Street. The applicant proposes to construct a 40-story mixed-use building with 396 dwelling units, 248 accessory and non-accessory parking spaces, and ground floor retail space. The applicant proposes to rezone the property from DX-12, Downtown Mixed Use District to a Residential Business Planned Development. **Approved 12-0, Yeas - Commissioners Bond, Camargo, Holleb, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Slaughter, Tunney, and Cabrera.**
 3. A proposed map amendment in the Pulaski Industrial Corridor, submitted by The Miracle Center, for the property generally located at 2311 North Pulaski Road. The Applicant proposes to rezone the property from M1-2 (Limited Manufacturing/Business Park District) to C2-2 (Motor Vehicle-Related Commercial District), in order to permit the establishment of an approximately 12,000 square foot indoor dance studio, with associated office space, within the existing building at this location. **Approved 13-0 Yeas - Commissioners Bond, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Slaughter, Tunney, and Cabrera.**
 4. A proposed zoning map amendment in the Pilsen Industrial Corridor and a Waterway Business Planned Development application submitted by Lawrence's Fisheries, Inc. for the property generally located at 2106 - 2124 South Canal Street and 2116 – 2122 South Grove Street. The applicant proposes to construct a 67-space surface parking lot as accessory to an existing restaurant on an approximately 1.13-acre site

along the South Branch of the Chicago River. **Zoning Map Amendment Approved 13-0, Yeas - Commissioners Bond, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Slaughter, Tunney, and Cabrera.**

Planned Development Approved 13-0, Yeas - Commissioners Bond, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Slaughter, Tunney, and Cabrera.

5. A proposed amendment to Planned Development No. 1039, submitted by RRG Development, Inc., for the property generally located at 4117 North Kilpatrick Avenue. The applicant proposes to construct a 98-unit, four-story, senior housing building with a maximum height of 42' and on-site parking for 34 vehicles. The applicant is requesting that the subject property's underlying zoning be amended from RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) to RM-5 (Residential Multi-Unit District) prior to re-establishing Planned Development No 1039. **Approved 12-0, Yeas Commissioners Bond, Burnett, Camargo, Holleb, Kelly, Laurino, Migala, Mooney, Scudiero, Searl, Slaughter, and Cabrera.**

6. A resolution recommending the designation of the Wright Business Park Industrial Corridor, a 49-acre area located in the 38th Ward and generally bounded by:
 - Montrose Avenue & Forest Preserve Avenue to the north
 - Dakin Street to the south
 - Natchez Avenue and Normandy Avenue to the east and west**Approved 10-0, Yeas - Commissioners Burnett, Camargo, Kelly, Laurino, Migala, Mooney, Scudiero, Searl, Slaughter, and Cabrera.**

7. A resolution recommending the designation of the Northwest Highway Industrial Corridor, a 143-acre area located in the 41st and 45th Wards and generally bounded by:
 - Oliphant Ave (6640 N) to the north
 - Intersection of Northwest Highway and Milwaukee Ave. (5490 N) to the south
 - Northwest Highway and Avondale to the east and west**Approved 10-0, Yeas - Commissioners Burnett, Camargo, Kelly, Laurino, Migala, Mooney, Scudiero, Searl, Slaughter, and Cabrera.**

8. A resolution recommending an amendment to the existing boundary of the Kinzie Industrial Corridor located in the 26th and 27th Wards that includes: 12 parcels to be included in the corridor and 104 parcels to be taken out. **Approved 10-0, Yeas - Commissioners Burnett, Camargo, Kelly, Laurino, Migala, Mooney, Scudiero, Searl, Slaughter, and Cabrera.**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A proposed amendment to Planned Development No. 98, submitted by Wolf Point Owners, LLC, for the property generally located at 316-26 North Orleans Street. The applicant proposes to construct three high-rises (525', 750' and 950' tall) containing a maximum of 1,100 residential units, 1,285 parking spaces and 3,300,000 square feet of office space. All proposed improvements are designated to take place within Sub Area B; no change is being requested to any other aspect of Planned Development No. 98. **Deferred at the request of the Applicant**

Adjournment: 3:50 PM