

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
November 27, 2012  
1:00 PM  
MINUTES

PRESENT

Smita Shah  
Les Bond  
Kevin Slaughter  
Doris Holleb  
Patricia Scudiero  
Olga Camargo  
Andrew Mooney  
Daniel Sih  
Linda Searl  
George Migala  
Terry Peterson  
Michael Kelly  
Alderman Walter Burnett  
Alderman Thomas Tunney  
Bishop John R. Bryant

ABSENT

Martin Cabrera  
Gabe Klein  
Alderman Ray Suarez  
Alderman Edward Burke  
Alderman Margaret Laurino  
Alderman Daniel S. Solis

- 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 twelve 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 November 27, 2012.
- III. The Minutes of the October 18, 2012 Hearing were approved unanimously.

**THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-9 and 11  
WERE APPROVED BY AN OMNIBUS VOTE OF 14-0.**

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 6540-42 South University Avenue. (12-074-21)
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 1025 North Karlov Avenue. (12-074-21)
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 114 South Francisco Avenue. (12-074-21)

#### Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2301 East 75<sup>th</sup> Street. (12-075-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 9117 South Houston Avenue. (12-076-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5600-02 South Carpenter Street. (12-079-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1841 West 51<sup>st</sup> Street. (12-080-21)

#### Dispositions and Acquisitions

8. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Improved Child Care Management Corporation (ICCM) for the property generally located at 3140 West Ogden Avenue. (12-073-21)
9. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to The Stony Group LLC for the property located at 6758 South Stony Island Avenue. (12-078-21)
10. A resolution recommending a proposed ordinance authorizing the acquisition of City-owned land from the Chicago Board of Education for the property located at South Cornell Avenue; north of East 56<sup>th</sup> Street. (12-081-21) **Deferred by an omnibus vote of 14-0**

11. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Chicago Family Health Centers Pullman Facility for the property located at 11453 South Champlain Avenue. (12-082-21)
  
- 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 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. **Deferred to date certain of 12/20/2012 by an omnibus vote of 14-0**
  
  2. A proposed Residential Business Planned Development submitted by White Oak Realty Partners, L.L.C for the property generally located at 761-779 West Adams Street, 201-211 South Halsted Street, and 758-778 West Quincy Street. The site is currently improved with a public surface parking lot. The applicant is proposing to amend the current zoning of the site from DS-5 Downtown Service District to a DX-7 Downtown Mixed-Use District prior to establishing the Residential Business Planned Development. The applicant proposes to construct a 33-story mixed-use building with ground floor retail, 351 dwelling units, and 357 accessory parking spaces. **Approved 14-0, yeas – Commissioners Bond, Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scudiero, Searl, Sih, Slaughter, Tunney and Shah**
  
  3. A proposed amendment to Institutional Planned Development No. 50 submitted by Advocate Northside Health Network, for the property generally located at 857-939 W. Barry Ave.; 3032-3058 N. Wilton Ave.; 800-938 W. Wellington Ave.; 901-939 W. Wellington Ave.; 2934-2958 N. Mildred Ave.; 900-908 W. Oakdale Ave.; 3000-3020 N. Halsted Street.; 3001-3021 N. Dayton Street.; 3000-3024 N. Dayton Street. The applicant proposes to construct a 47-foot outpatient center for advanced care. The applicant proposes to increase the net site area, adopt a new site plan, elevations, and revise the planned development statements. The planned development is improved with an existing Hospital, 3 parking garages, medical and institutional buildings. **Approved 14-0-1 with Commissioner Tunney abstaining, yeas – Commissioners Bond, Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scudiero, Searl, Sih, Slaughter and Shah**

4. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 623, submitted by 1007 Rush LLC, for the property generally located at 1007 North Rush Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct an approximately 6,100 square foot, two-story, retail building with a maximum height of 38'4" on an approximately 3,200 square foot parcel. The applicant is proposing to maintain the current zoning of the property, DX-5 (Downtown Mixed-Use District). **Approved 15-0, yeas – Commissioners Bond, Burnett, Bryant, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scudiero, Searl, Sih, Slaugther, Tunney and Shah**
  
5. 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 to date certain of 12-20-2012 by omnibus vote**
  
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
  1. A proposed Planned Development submitted by Ninth St. Investors, L.L.C for the property generally located at 1-15 East 9<sup>th</sup> 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 **Deferred to Date Certain of 12-20-2012 by omnibus vote**
  
  2. 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 9<sup>th</sup> Street and 901-1007 South State Street (12-070-21) **Deferred to Date Certain of 12-20-2012 by omnibus vote**
  
  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. (12-074-21) **Deferred by omnibus vote**

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 424 East 45<sup>th</sup> Place. (12-074-21) **Deferred by omnibus vote**
  
5. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to The Windermere LLC for the property located at South Cornell Avenue; north of East 56<sup>th</sup> Street for a surface parking lot for Bret Hart School. (12-081-21) **Deferred by omnibus vote**

Adjournment: **2:30 PM**