

CHICAGO PLAN COMMISSION
121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
June 20, 2013
1:00 PM

DRAFT MINUTES

PRESENT

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

ABSENT

Martin Cabrera
Olga Camargo
Alderman Ray Suarez
Alderman Daniel S. Solis

- I. The Vice-Chairman called the meeting to order at 1:25 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 June 20, 2013.
- III. The Minutes of the May 16, 2013 Hearing were approved unanimously.

The following inter-agency item numbers 1 through 4 under Adjacent Neighbors, item numbers 5 through 9 under Negotiated Sales, item number 10 under Sealed Bid and item numbers 11 through 14 under Acquisitions and Dispositions and item number 15 under Tax Increment Financing were approved by an omnibus vote of 12-0.

An Omnibus vote was taken approving a Plan Commission Resolution asking City Council to request Ford Motor Company to meet with its Hispanic Caucus.

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 3625 South Indiana Avenue. (13-033-21)
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 4225 South Indiana Avenue. (13-033-21)
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 619 West 60th Street. (13-033-21)
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 3327 West Van Buren Street. (13-033-21)

Negotiated Sale

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1300 North Astor Street. (13-037-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1440 South Kolin Avenue. (13-038-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3433-48 South Damen Avenue. (13-039-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5610-14 South Racine Avenue. (13-040-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3800 South Prairie Avenue. (13-041-21)

Sealed Bid

10. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 6200-6216 South Kenwood Avenue. (13-032-21)

Acquisitions and Dispositions

11. A resolution recommending the disposition of city-owned land to the Blessed Child for an office building for land generally located at 10736 South Michigan Avenue. (13-034-21)
12. A resolution recommending the disposition of city-owned land to the Uhlich children's Advantage Network (UCAN) for a corporate office and youth home for land generally located at 1106-1112 South Central Park Avenue. (13-035-21)

13. A resolution recommending the disposition of 2 city-owned parcels to Neighborspace for the preservation of the “Bucktown Community Garden” for land generally located at 1724 North Wilmont Avenue and 1716 North Hoyne Avenue. (13-036-21)
14. A resolution recommending the disposition of city-owned land to Bruce Hardy for commercial space for land generally located at 621 West 119th Street. (13-043-21)

Tax Increment Financing

15. The Roosevelt/Racine Tax Increment Financing Redevelopment Project Area Amendment No. 2 (The Area) for the property generally bounded by Cabrini Street on the north, Morgan Street and Racine Avenue on the east, the east-west alley south of 15th street on the south; and Ashland Avenue on the west. (13-042-21)

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

1. A proposed Lakefront Protection application for the sale of City-owned property generally located at 1300 N. Astor Street in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District The property is improved with below-grade commercial condominium units in a residential condominium building. **Approved by an omnibus vote of 12-0.**
2. A proposed amendment to Business Planned Development No. 699 submitted by Ralph’s Grocery Company (Food4Less Midwest), for the property generally located at 4821 West North Avenue. The applicant proposes to add a use to allow Gas Station to the planned development and reduce the overall parking count. The site is improved with a grocery store and a commercial retail development. **Approved 14-0, Yeas – Commissioners Bond, Bryant, Holleb, Kelly, Klein, Laurino, Migala, Mooney, Peterson, Scudiero, Searl Sih, Walker, and Shah.**
3. A proposed Waterway-Business Planned Development application submitted by Delta Real Estate Holdings, LLC, for the property generally located at 2457 – 2521 North Elston Avenue and 2462 – 2518 North Damen Avenue. The applicant proposes to construct an approximately 101,600 square-foot full-service automobile dealership with surface parking and vehicle storage on an approximately 7.45-acre site along the North Branch of the Chicago River. **Approved 15-0, Yeas – Commissioners Bond, Bryant, Burnett Holleb, Kelly, Klein, Laurino, Migala, Mooney, Peterson, Scudiero, Searl Sih, Walker, and Shah.**

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

1. A proposed amendment to Planned Development No. 1065, submitted by International Property Developers North America Inc., for the property generally located at 324 West Harrison Street. The Applicant proposes to renovate the existing former Chicago Main Post Office and construct three adjacent high-rises, with maximum heights not to exceed 1,000 feet, 1,000 feet and 2,000 feet, in order to provide a mixed-use development, containing approximately 10,000,000 square feet of floor area. Such space will be developed containing approximately 1,200 hotel rooms, 6,400 residential units, 800,000 square feet of retail and 6,000 accessory parking spaces; along with

office, restaurant and accessory and related uses. No change is proposed to the underlying zoning of DX-12 (Downtown Mixed-Use District) as a part of this proposal; and, upon approval, Planned Development No. 1065, as amended, will be re-established.

Adjournment: 2:55