

## CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers, City Hall  
Chicago, Illinois 60602  
NOVEMBER 19, 2009  
1:00 P.M.  
MINUTES

### PRESENT

Linda Searl, Chair  
Smita Shah  
George Migala  
Doris Holleb  
Chris Raguso  
Patricia Scudiero  
Nancy Pacher  
Gracia Shiffrin  
Leon Finney  
Alderman Bernard Stone

### ABSENT

Thomas Powers  
John Nelson  
David Weinstein  
Terry Peterson  
Lyneir Richardson  
Timothy Mitchell  
Alderman Edward Burke  
Alderman Mary Ann Smith  
Alderman Ray Suarez  
Alderman Patrick O'Connor  
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 a quorum. The hearing commenced with six 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 19, 2009.
- III The Minutes of the October 15, 2009 Hearing were approved unanimously after they were amended to remove Alderman Banks name from the role call vote and to include a presentation of a 2009 Strategic Plan Award received from the Illinois Chapter of the American Planning Association for The Reconnecting Neighborhoods Plan (approved by the Chicago Plan Commission July 15, 2009). The award was "in recognition of an innovative planning initiative to reconnect the Near North, Near West, and Near South communities back to the City. The effort is also recognized for its impressive collaboration among multiple entities." The Award is shared by the City of Chicago, the Metropolitan Planning Council, the regional transportation Authority and HNTB Corp.

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

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 8 WERE APPROVED BY A 6-0 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. The land is commonly known as 213 West 109<sup>th</sup> Place and is located in the 03rd Ward. (09-070-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program. The land is commonly known as 245 West Swann Street and is located in the 03rd Ward. (09-070-21)

### Negotiated Sale

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 6334-38 South Racine Avenue and is located in the 16<sup>th</sup> Ward. (09-071-21)
  4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3716 South Halsted Street and is located in the 11<sup>th</sup> Ward. (09-072-21)
  5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5739 South Halsted Street and is located in the 20<sup>th</sup> Ward. (09-073-21)
  6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 822 West 54<sup>th</sup> Street and is located in the 20<sup>th</sup> Ward. (09-074-21)
  7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3956 West Huron Street and is located in the 27<sup>th</sup> Ward. (09-075-21)
  8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3244 West Huron Street and is located in the 27<sup>th</sup> Ward. (09-076-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed Business Planned Development Application submitted by Boyce - II, LLC for the property generally located at 501 - 521 North Clark Street, 54 - 74 West Illinois Street, and 55 - 75 West Grand Avenue. The applicant proposes to construct a 17-story building with approximately 621 hotel keys and ground floor

retail space. (42nd Ward) **Approved 8-0, yeas – Commissioners Finney, Holleb, Migala, Pacher, Raguso, Scudiero, Stone and Searl.**

2. A proposed amendment to Institutional Planned Development No. 2 submitted by DePaul University, for its Lincoln Park Campus, generally bounded by Magnolia Avenue to the west, Halsted Street on the east, Montana Street on the north and Webster Avenue on the south. The applicant proposes to expand the boundary of the existing planned development and seeks approval for the construction of 4 new University buildings to be generally located at: 2318-2340 North Halsted Street, 929-941 West Fullerton Avenue, 1014-1022 West Belden Avenue, and 2334-2400 North Racine Avenue. The applicant is also proposing enhancements to the existing Wish Field located at West Belden Avenue and North Bissell Street, and the vacation and greening of North Kenmore Avenue between West Belden Avenue and West Fullerton Avenue. Prior to amending IPD No. 2, the applicant is proposing to rezone the entire site from IPD No. 2, B3-5 Community Shopping District, B1-2 Neighborhood Shopping District, M1-2 Limited Manufacturing/Business Park District, B3-2 Community Shopping District, RM5 Residential Multi-Unit District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and RPD No. 199, to B3-3 Community Shopping District prior to establishing Institutional Planned Development No. 2 as amended. (32<sup>nd</sup> Ward and 43<sup>rd</sup> Ward) **Approved 10-0, yeas – Commissioners Finney, Holleb, Migala, Pacher, Raguso, Scudiero, Shah, Shiffrin, Stone and Searl.**
  
3. A proposed Institutional Planned Development Application and Map Amendment within the Greater Southwest Industrial Corridor, submitted by Alderman Lona Lane on behalf of the Public Building Commission of Chicago, for the property generally located at 3300-3400 West 77<sup>th</sup> Street and 7500-7700 South Homan Avenue. The Applicant proposes to construct a new 212,500 square foot Chicago Public High School. Prior to establishing the Planned Development, the applicant proposes to rezone the property from M1-1 Limited Manufacturing/Business Park District and M2-2 Light Industry District to RS-2 Residential Single-Unit (Detached House) District. (18<sup>th</sup> Ward) **Map amendment Approved 8-0, yeas – Commissioners Holleb, Migala, Pacher, Scudiero, Shah, Shiffrin, Stone and Searl.**  
**Planned Development Approved 8-0, yeas – Commissioners Holleb, Migala, Pacher, Scudiero, Shah, Shiffrin, Stone and Searl.**
  
4. A proposed amendment to Residential Business Planned Development No. 990 submitted by 3600 South Western, LLC, for the property generally located at 3600-3636 South Western Avenue. The applicant proposes to construct four mixed-use 4-story buildings with a total of 179 dwelling units (phase 1). Phase 2 will consist of five 4-story residential buildings with a total of 158-walk up dwelling units. The 317,713 square foot (7.2 acres) site is currently zoned Residential Planned Development No. 990. The applicant is proposing to rezone the property to a B3-3 Community Shopping District prior to establishing a Residential Business Planed Development. (12<sup>th</sup> Ward) **Approved 8-0, yeas –**

**Commissioners Holleb, Migala, Pacher, Scudiero, Shah, Shiffrin, Stone and Searl.**

5. A proposed Business Planned Development Application submitted by James McHugh Construction Co., for the property generally located at 2206-2236 South Indiana and 109-133 East Cermak Road. The Applicant proposes to construct a six-story building to be utilized as an electronic data storage center. The 63,262 square foot (1.45 acres) site is currently zoned DS-5 Downtown Service District. (2nd Ward) **Approved 8-0, yeas – Commissioners Holleb, Migala, Pacher, Scudiero, Shah, Shiffrin, Stone and Searl.**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE: **The following items numbered 1-3 were deferred by an omnibus vote of 6-0.**

1. A proposed amendment to Waterway-Business Planned Development No. 728, generally located at 2652 - 2792 North Clybourn Avenue and 2541 - 2777 North Damen Avenue. The applicant, Costco Wholesale Corporation, proposes to amend the Planned Development to add a fueling station and reduce the minimum number of required parking spaces from 800 to 700. (32nd Ward)
2. A proposed Residential Business Planned Development Application and Map Amendment within the Brighton Park Industrial Corridor submitted by GHA HOLDINGS, INC for the property generally located at 4837 South Kedzie Avenue. The applicant is proposing to construct 164 residential units with 15,000 square feet of retail space. Prior to establishing the Planned Development, the applicant is seeking to rezone the property from M2-3 Light Industry District to a B2-2 Neighborhood Mixed-Use District. (14<sup>th</sup> Ward)
3. A proposed Residential Planned Development Application submitted by JRC 108 Jefferson, LLC for the property generally located at 108 - 124 North Jefferson Street. The applicant proposes to construct a 36-story building with approximately 304 residential units, 248 off-street parking spaces and ground floor retail space. The applicant proposes to change the zoning of the site from DC-12 Downtown Core District to DX-12 Downtown Mixed-Use District prior to establishing this Planned Development. (42nd Ward)

Adjournment: