

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
City Council Chambers- City Hall  
Chicago, Illinois 60602  
MAY 21, 2009  
1:00 P.M.**

**MINUTES**

**PRESENT**

Linda Searl, Chair  
David Weinstein  
Doris Holleb  
Lyneir Richardson  
John Nelson  
Alderman Bernard Stone  
Gracia Shiffrin  
Smita Shah  
Patricia Scudiero  
Nancy Pacher

**ABSENT**

Leon Finney  
Chris Raguso  
Alderman William Banks  
Alderman Mary Ann Smith  
Alderman Ray Suarez  
Alderman Edward Burke  
Alderman Patrick O'Connor  
Carole Brown  
Thomas Byrne  
Timothy Mitchell  
George Migala

- 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 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 May 21, 2009.
- III The Minutes of the April 16, 2009 Hearing were approved unanimously.
- IV **MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:**

**THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 12 WERE APPROVED BY A 9-0 OMNIBUS VOTE.**

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

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 6411 South Ingleside Avenue and is located in the 20th Ward. (09-020-21)

#### Negotiated Sale

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 314 East 60<sup>th</sup> Street and is located in the 20<sup>th</sup> Ward. (09-021-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5117 West Lexington Street and is located in the 24<sup>th</sup> Ward. (09-022-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 439 West 57<sup>th</sup> Street and is located in the 20<sup>th</sup> Ward. (09-022-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5720 South Ashland Avenue and is located in the 25<sup>th</sup> Ward. (09-024-21)  
**(Approved after the ward was corrected to reflect the property was located in the 15<sup>th</sup> Ward)**

#### Tax Increment Finance Redevelopment Plan

6. The proposed Roseland and Pullman Community TIF Redevelopment Project Area in the 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> Ward (the "Area" (09-025-21)
7. The proposed Avondale Community TIF Redevelopment Project Area (the "Area" in the 30<sup>th</sup> and 31<sup>st</sup> Ward. (09-026-21)

#### Acquisitions and Dispositions

8. A resolution recommending the approval of the disposition of Chicago Park District-owned land to the Chicago Housing Authority. The land is commonly known as 2427-2459 West Monroe Street and is located in the 2<sup>nd</sup> Ward. (09-028-21)
9. A resolution recommending the approval of the acquisition of land by the Chicago Housing Authority of Chicago Park District-owned land. The land is commonly known as 2427-2459 West Monroe Street and is located in the 2<sup>nd</sup> Ward. (09-029-21)

10. A resolution recommending the approval of the acquisition of land by the Public Building Commission of Chicago on behalf of the Chicago Public Library. The land is commonly known as 727 - 743 North Kedzie Avenue and is located in the 27th Ward. (09-030-21)

#### Change of Use

11. A resolution recommending the approval of a change of use from vacant land to a public institutional use. The land is commonly known as 727-743 North Kedzie Avenue and is located in the 27<sup>th</sup> Ward. (09-031-21)
12. A resolution recommending the approval of a change of use from vacant land to a public institutional use. The land is commonly known as 715 North Kedzie Avenue and is located in the 27<sup>th</sup> Ward. (09-032-21)

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

1. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 564 submitted by Dominick's Finer Foods, LLC for the property generally located at 5200-5255 North Sheridan Road and 920-958 West Foster Avenue. The Applicant proposes to construct an approximately 54,718 square foot grocery store with ground floor and roof top parking. The site lies within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (48th Ward) **(Approved 9-0-1 with Commissioner Holleb abstaining) Yeas – Commissioners Nelson, Pacher, Richardson, Scudiero, Shah, Shiffrin, Stone, Weinstein, and Searl)**
2. A proposed Institutional Planned Development submitted by Alderman Ed Smith on behalf of the Public Building Commission of Chicago for the property generally located at 3250 West Adams Street, 3200-3220 West Jackson Boulevard, 3234-3258 West Jackson Boulevard, 3300-3316 West Jackson Boulevard, 3201-3223 West 5th Avenue, 3218-3260 West 5th Avenue, 3239-3263 West 5th Avenue, 3301-3321 West 5th Avenue, 3219-3313 West Adams Street, 3200-3308 West Adams Street, 3301-3309 West Monroe Street, 100-136 South Spaulding Avenue, 101-137 South Spaulding AVENUE, 200-214 South Spaulding Avenue, 201-215 South Spaulding Avenue, 222-228 South Spaulding Avenue, 223-229 South Spaulding Avenue, 100-136 South Kedzie Avenue, and 202-230 South Kedzie Avenue. The Applicant is proposing to construct athletic fields and an arboretum to the existing Marshall Metro High School Campus. No changes to the existing school building are proposed. The Applicant is proposing to rezone the entire property from the existing C1-3 Neighborhood Commercial District and RM-5 Residential Multi-Unit

Districts to RM-5 Residential Multi-Unit District prior to establishing the Institutional Planned Development. (28th Ward) **(Approved 10-0) Yeas – Commissioners Holleb, Nelson, Pacher, Richardson, Scudiero, Shah, Shiffrin, Stone, Weinstein, and Searl)**

3. A proposed Residential Planned Development Application submitted by Monroe Property II, LLC for the property generally located at 5705-5743 South Ashland Avenue. The Applicant is proposing to construct a five-story residential building containing 147 single room occupancy units for seniors, one dwelling unit, and parking for 24 vehicles. The Applicant is proposing to rezone the property from C2-2 to B2-3 prior to establishing the Planned Development. (16th Ward) **(Approved 10-0) Yeas – Commissioners Holleb, Nelson, Pacher, Richardson, Scudiero, Shah, Shiffrin, Stone, Weinstein, and Searl)**
4. A proposed technical amendment to Institutional Planned Development No. 1134 submitted by Alderman George A. Cardenas on behalf of the Public Building Commission of Chicago for the property generally located at 3701-51 South St. Louis Street, 3430-56 West 38th Street, and 3700-08 South Homan Avenue. The Applicant is proposing to correct an error in the boundary and net site area calculations of the original Planned Development. (12th Ward) **(Approved 10-0) Yeas – Commissioners Holleb, Nelson, Pacher, Richardson, Scudiero, Shah, Shiffrin, Stone, Weinstein, and Searl)**
5. A proposed technical amendment to Business Planned Development No. 300 at the property generally located at approximately 1218 - 1242 North Mautene Court (vacated), 1215 - 1243 North Mautene Court (vacated), 1257 - 1259 North Paulina Street, 1323 - 1363 North Paulina Street, 1603 - 1659 West Blackhawk Street, 1244 - 1362 North Ashland Avenue, and 1265 - 1315 N. Milwaukee Avenue submitted by 1200 Ashland, L.L.C. The applicant proposes to remove an approximately 0.32-acre parcel, generally located at - 1239 North Mautene Court, from Sub-area B of the Planned Development and to revise the Planned Development's Bulk Regulations and Data Table to reflect the decreased Net Site Area. Subarea A of Business Planned Development No. 300 contains a contributing building, ( the former Wiebolt's Department Store), in the Milwaukee Avenue Historic District(1st Ward) **(Approved 10-0)Yeas – Commissioners Holleb, Nelson, Pacher, Richardson, Scudiero, Shah, Shiffrin, Stone, Weinstein, and Searl)**
6. A proposed Residential Planned Development Application and Lake Michigan and Chicago Lakefront Protection Application No. 558 submitted by Buckingham/Wabash, LLC for the property generally located at 51-67 East Van Buren and 401-419 South Wabash Avenue. The applicant

proposes to construct a thirty seven-story building with 1,249 beds in 641 rooms. The ground floor will consists of 4,900 square feet and two floors of common space for the students. The existing twenty seven-story residential building with 4,700 square feet of retail space will remain. (2nd Ward) **Deferred to date certain of 6/18/09**

7. A proposed Institutional Planned Development Application and Lake Michigan and Chicago Lakefront Protection Application No. 565 submitted by Roosevelt University for the property generally located at 421-425 South Wabash Avenue, 501-519 South Wabash Avenue, 51-59 East Congress Parkway, 431-445 South Wabash Avenue, 50-84 East Congress Parkway and 430-38 South Michigan Avenue. The Applicant proposed to construct a new 32-story University building containing Science and Business School classrooms, student services, faculty and administrative offices, and 169 student housing rooms with 619 beds. The site is currently zoned DX-16 and DX-12 Downtown Mixed-Use District. The Applicant proposed to rezone the entire site to DX-16 Downtown Mixed-Use District prior to establishing the Planned Development. A portion of the site includes the Auditorium Building, a designated Chicago Landmark also within the Historic Michigan Boulevard District; no changes to the building are proposed as part of the planned development. The Fine Arts Annex Building, identified as potentially historically significant in the Chicago Historic Resources Survey, is also within the planned development boundaries. The facade of the Annex is proposed to remain and be rehabilitated as part of the planned development. (2nd Ward). **Lakefront Application No. 565 (Approved 8-0) Yeas – Commissioners Nelson, Pacher, Richardson, Scudiero, Shiffrin, Stone, Weinstein, and Searl). The Planned Development Application (Approved 9-0) Yeas – Commissioners Holleb, Nelson, Pacher, Richardson, Scudiero, Shiffrin, Stone, Weinstein, and Searl)**
8. A proposed Residential Planned Development Application submitted by East Lake/West End, LLC for the property located at 2347 - 49 West Monroe Street, 2543 West Monroe Street, 115 - 225 South Rockwell Street, 2501 - 2527 West Monroe Street, 2412 - 2450 West Monroe Street, 15 - 111 South Campbell Avenue, 2429 - 33 West Monroe Street, 100 - 124 South Campbell Avenue, 2500 - 2532 West Wilcox Street, 2501 - 37 West Wilcox Street, 200 - 344 South Campbell Street, 215 - 225 South Campbell Street, 2450 - 2560 West Jackson Boulevard, 319 - 45 South Campbell Avenue, 2442 - 2528 West Van Buren Street, 301 - 45 South Maplewood Street, 101 - 111 South Campbell Street, 2429 - 33 West Monroe Street, 215 - 225 South Campbell Street, 2450 - 60 West Jackson Boulevard, and 2429 - 33 West Monroe Street. The Applicant is proposing to construct 553 units in a variety of buildings types with 1 parking space per unit and approximately 2 acres of public open space. The Applicant is proposing to rezone the entire site from RM-5 Residential

Multi-Unit, M1-2 Limited Manufacturing and POS-2 Public Open Space to RM-5 Residential Multi-Unit District prior to establishing the Residential Planned Development. (2nd Ward) **Deferred to date certain of 6/18/09.**

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

1. A proposed amendment to Institutional Planned Development No. 50 submitted by Advocate Northside Health Network to incorporate the property generally located at 857-939 West Barry Avenue, 3032-58 North Wilton Avenue and 3033-59 North Wilton Avenue into the Planned Development Boundary. The Applicant proposes to amend the boundary of the PD to allow for the construction of a new 146 foot 423,000 square foot Patient Care Facility. The two existing buildings on Wilton Avenue will be maintained. The Applicant proposed to rezone the entire site to RM 6 Residential Multi-Unit District prior to amending Institutional Planned Development No. 50. (44th Ward)

Adjournment: 3:00 PM