

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
City Council Chambers- City Hall  
Chicago, Illinois 60602

JUNE 18, 2009

1:00 P.M.

MINUTES

PRESENT

Linda Searl, Chair  
David Weinstein  
George Migala  
Lyneir Richardson  
John Nelson  
Carole Brown  
Gracia Shiffrin  
Smita Shah  
Patricia Scudiero  
Nancy Pacher  
Leon Finney  
Chris Raguso  
Thomas Byrne  
Timothy Mitchell  
Alderman Edward Burke

ABSENT

Doris Holleb  
Alderman Bernard Stone  
Alderman William Banks  
Alderman Mary Ann Smith  
Alderman Ray Suarez  
Alderman Patrick O'Connor

- I The Chairman called the meeting to order at 1:15 PM and then undertook a roll call to establish the presence 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 18, 2009.
- III The Minutes of the May 21, 2009 Hearing were approved unanimously.

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 12-0 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 5311 South Union Avenue and is located in the 03rd Ward.

(09-034-21)

### Negotiated Sale

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 165 East Kensington Avenue and is located in the 09<sup>th</sup> Ward. (09-035-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 6642 South Wabash Avenue and is located in the 20<sup>th</sup> Ward. (09-036-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 4513 South Forrestville Avenue and is located in the 03rd Ward. (09-037-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 8106 South Brandon Avenue and is located in the 20<sup>th</sup> Ward. (09-038-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 4446 South University Avenue and is located in the 04<sup>th</sup> Ward. (09-039-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 2012 South Canalport Avenue and is located in the 25<sup>th</sup> Ward. (09-040-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 201 East 63<sup>rd</sup> Street, 6325 South Indiana Avenue, 6335 South Indiana Avenue, 6345 South Martin Luther King Drive, 6350 South Martin Luther King Drive, 301 East 63<sup>rd</sup> Street, 6405 South Prairie Avenue, 6555 South Prairie Avenue and 55 East 63<sup>rd</sup> Street and is located in the 20<sup>th</sup> Ward. (09-041-21)

### Acquisitions and Dispositions

9. A resolution recommending the approval of the disposition of City of Chicago-owned land to the Rogers Park West Ridge Historical Society. The land is commonly known as 1723 West Greenleaf Avenue and is located in the 49th Ward. (09-027-21)
10. A resolution recommending the approval of the disposition of Chicago Housing Authority-owned land to the Chicago Park District. The land is commonly known as 147-225 South Rockwell Street and is located in the 02nd Ward. (09-042-21)
11. A resolution recommending the approval of the acquisition of land by the Chicago Park District of Chicago Housing Authority-owned land. The land is commonly

known as 147-225 South Rockwell Street and is located in the 2<sup>nd</sup> Ward. (09-043-21)

#### Transfer of City Owned Parcel

12. A resolution recommending the approval of the transfer of city-owned land to Neighborspace. The land is commonly known as 7844 South Morgan Street and is located in the 17<sup>th</sup> Ward. (09-033-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
  1. 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 consist 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. (2<sup>nd</sup> Ward) ( **Lakefront Application # 558 13-0, Yeabs Scudiero, Shah, Weinstein, Browne, Byrne, Mitchell, and Searl. PD application approved 12-1, Yeabs Commissioners Finney, Migala, Nelson, Pacher, Raguso, , Scudiero, Shah, Weinstein, Brown, Byrne, Mitchell, and Searl. Nays - Commissioner Richardson.**)
  2. 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. (2<sup>nd</sup> Ward) ( **Approved 12-0, Yeabs -Commissioners Finney, Migala, Nelson, Pacher, Raguso, Richardson, Scudiero, Shah, Weinstein, Brown, Byrne, and Searl. Commissioner Mitchell recused himself.**)
  3. A rehearing of Lake Michigan and Chicago Lakefront Protection Application No. 537 submitted by 520 S. Michigan Avenue Associates, Ltd./dba The Congress

Plaza Hotel & Convention Center for the property located at 520 S. Michigan Avenue. The Applicant proposes to construct a 5 story addition to an existing 14 story hotel consisting of 33,920 square feet allocated to additional hotel rooms, a swimming pool, a restaurant/bar and a health club. (2nd Ward) **The Chair called the question and asked for discussion. Commissioner Burke questioned the Law Department regarding the lawsuit and after the discussion the chair called for a vote. Commissioner Burke challenged the Chair on the basis the question had not yet been called. The Chair ruled it had been called. Commissioner Burke appealed the ruling that the vote had been called. There was a roll-call vote on the appeal. The Ruling that the vote had been called passed 14-1, Yeas – Commissioner Finney, Migala, Nelson, Pacher, Raguso, Richardson, Scudiero, Shah, Shiffrin, Weinstein, Brown, Byrne, Mitchell, and Searl. Nays- Commissioner Burke. The Lakefront Protection Application No. 537 was Approved 12-2-1-, Yeas – Commissioners Finney, Migala, Nelson, Pacher, Raguso, Richardson, Scudiero, Shiffrin, Weinstein, Byrne, Mitchell, and Searl. Commissioners burke and Brown abstained and Commissioner Shah voted present.**

4. A proposed revised Site Plan for Sub-area D of Residential-Business Planned Development No. 819, as amended, generally located at 353 North Halsted Street. Sub-area D is bounded by W. Kinzie Street, N. Union Street, Metra Milwaukee District tracks, and North Halsted Street. The Planned Development requires that any substantial revisions to the Site Plans, Landscape Plans and Elevations approved in the Planned Development be submitted to the Chicago Plan Commission for approval. The revised Site Plan proposed by the applicant, Fifield Companies, includes 494 residential dwelling units in a 36-story building with enclosed parking for approximately 346 autos. (27<sup>th</sup> Ward) **(Approved 13-0, Yeas – Commissioners Finney, Migala, Nelson, Pacher, Raguso, Richardson, Scudiero, Shiffrin, Weinstein, Byrne, Mitchell, Burke, and Searl.)**
5. A proposed technical amendment to Business Planned Development No. 1060 for the property generally located at 147 - 163 North Wacker Drive, 309 - 349 West Couch Place, 146 - 152 North Franklin Street, and 300 - 350 West Randolph Street. The applicant, JBC/155 Development LLC, proposes to expand the planned development boundaries to include an approximately 9,695-square foot property at the northwest corner of North Franklin Street and West Randolph Street for development as a public pocket park and to revise the Planned Development's Bulk Regulations and Data Table to reflect the increased Net Site Area and revised set of Floor Area Bonuses. (42<sup>nd</sup> Ward) **(Approved 14-0 – Yeas – Commissioners Finney, Migala, Nelson, Pacher, Raguso, Richardson, Scudiero, Shiffrin, Weinstein, Brown, Byrne, Mitchell, and Searl.**
6. 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 393,839 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) **(Approved 13-0, Yeahs – Commissioners Finney, Migala, Nelson, Pacher, Raguso, Richardson, Scudiero, Shiffrin, Weinstein, Brown, Byrne, Mitchell, and Searl.)**

7. Lake Michigan and Chicago Lakefront Protection Application No. 567 submitted by Loyola University Chicago for the property generally located at 6526 North Winthrop Avenue. The Applicant is proposing to construct a 3-story 77,000 square foot addition that will wrap the existing Gentile Center. (49<sup>th</sup> Ward) **(Approved 10-0, Yeahs – Commissioners Migala, Pacher, Raguso, Richardson, Scudiero, Shiffrin, Brown, Byrne, Mitchell, and Searl.)**
  8. Lake Michigan and Chicago Lakefront Protection Application No. 568 submitted by Loyola University Chicago for the property generally located at 1000 West Sheridan Road. The Applicant is proposing to construct an 800 square foot addition to the existing Coffey Hall which will serve as the new entrance for the building. (49<sup>th</sup> Ward) **(Approved 10-0, Yeahs – Commissioners Migala, Pacher, Raguso, Richardson, Scudiero, Shiffrin, Brown, Byrne, Mitchell, and Searl.)**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:  
**(Motion to Defer the following 2 items approved with a 12-0 Omnibus vote)**
1. A proposed plan (Milwaukee/ Lawrence Corridor Study) for the Jefferson Park neighborhood along Milwaukee Avenue from the Kennedy Expressway on the east and north, and Wilson avenue on the south. The Plan identifies means to strengthen and enhance Downtown Jefferson Park through preservation, renovation and redevelopment. (45th Ward)
  2. A proposed plan for three Chicago Housing Authority Plan for Transformation sites--Mid South, Near West and Near North--recommending strategies for connecting these neighborhoods to nearby commercial and employment centers. (2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 27<sup>th</sup> and 43<sup>rd</sup> Wards)

Adjournment: 5:30 PM