

CHICAGO PLAN COMMISSION

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

APRIL 15, 2010

1:00 P.M.

Minutes

PRESENT

Linda Searl, Chair
Smita Shah
David Weinstein
George Migala
Chris Raguso
Gracia Shiffrin
Nancy Pacher
John Nelson
Patricia Scudiero
Doris Holleb
Tom Powers
Terry Peterson
Alderman Daniel Solis
Alderman Bernard Stone
Alderman Mary Ann Smith

ABSENT

Leon Finney
Timothy Mitchell
Alderman Edward Burke
Alderman Patrick O'Connor
Alderman Ray Suarez

- 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 thirteen (13) 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 April 15, 2010.
- III The Minutes of the March 18, 2010 Hearing were approved unanimously.

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

Acquisitions and Dispositions

1. A resolution recommending the approval of the disposition of land from the City of Chicago owned land to St. Boniface Senior Living. The land is commonly known as 1358 West Chestnut and 921 North Noble Street and is located in the 27th Ward. (10-022-21) **Approved 13-0**

2. A resolution recommending the approval of the acquisition of land from the Chicago Board of Education to the Chicago Department of Community Development. The land is commonly known as 319 West Hill Street and 363 West Hill Street and is located in the 27th Ward. (10-023-21) **Approved 12-0-1 with Commissioner Shiffrin recusing herself**
3. A resolution recommending the approval of the disposition of land from the Chicago Department of Community Development to the Catholic Bishop of Chicago, a sole corporation d/b/a the Archdiocese of Chicago. The land is commonly known as 319 West Hill Street and 363 West Hill Street and is located in the 27th Ward. (10-023-21) **Approved 12-0-1 with Commissioner Shiffrin recusing herself**
4. A resolution recommending the approval of the disposition of land from the Chicago Department of Community Development to the Chicago Housing Authority. The land is commonly known as 2450 and 2454-58 West Jackson Street and is located in the 2nd Ward. (10-024-21) **Approved 12-0-1 with Commissioner Shiffrin recusing herself**

Change of Use

5. A resolution recommending the approval of a change in use of City of Chicago -owned land from vacant school building to a parochial school. The land is commonly known as 319 West Hill Street and 363 West Hill Street and is located in the 27th Ward. (10-023-21) **Approved 12-0-1 with Commissioner Shiffrin recusing herself**
- 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 submitted by 527 S. Clinton, LLC for the property generally located at 511-537 South Clinton Street and 522-530 West Harrison Street. The Applicant proposes to construct a 33-story residential building with approximately 276 residential dwelling units, 303 accessory parking spaces and 24 non-accessory parking spaces. (2nd Ward) **Approved 14-0-1 with Commissioner Pacher abstaining. Yeas – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Shah, Shiffrin, Stone, Weinstein, Peterson, Smith, Powers, Solis and Searl**
 2. A proposed amendment to Manufacturing Planned Development No. 776 submitted by Gateway Park, LLC, on the land generally located between South Troy Street, West 77th Street, West Columbus Avenue, South California Avenue and the Chicago & Western Indiana Railroad on

- approximately 62 acres. The applicant proposes to amend the Planned Development to permit one additional use, container storage. The Applicant proposes to construct an on-site container storage facility, a 16,000 square foot repair facility and 27 accessory parking spaces. (18th Ward) **Approved 13-0-1 with Commissioner Raguso recusing herself. Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Scudiero, Shah, Stone, Weinstein, Peterson, Powers Solis, Smith, and Searl**
3. A proposed Business Residential Institutional Planned Development and Zoning Map Amendment in the Pullman Industrial Corridor submitted by North Pullman 111th Inc. on the land generally located between West 104th Street, South Woodlawn Avenue, the Bishop Ford Expressway (I-94), West 111th Street and the Chicago, Rock Island and Pacific Railroad on approximately 181 acres. The Applicant proposes a mixed-use development with approximately 700,000 square feet of commercial retail space, approximately 1,150 residential dwelling units, public open space and a school. A portion of the site is currently zoned C2-3 Motor Vehicle-Related Commercial District and the applicant proposes to change the zoning on the remainder of the site from M3-3 Heavy Industry District to a C2-3 Motor Vehicle-Related Commercial District prior to establishing the Business Residential Institutional Planned Development. (9th Ward) **The Map Amendment was Approved 13-0-1 with Commissioner Peterson recusing himself. Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Scudiero, Shah, Stone, Weinstein, Raguso, Powers Solis, Smith, and Searl.**
PD was Approved 13-0-1 with Commissioner Peterson recusing himself. Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Scudiero, Shah, Stone, Weinstein, Raguso, Powers Solis, Smith, and Searl.
4. A proposed plan to develop a mixed-use community on the former US Steel South Works Mill site. The Plan calls for new residential, commercial, institutional and recreational amenities on the former industrial site as well as new open space, re-establishing the street grid and providing a vision for new neighborhoods adjacent to the City's Lakefront. (7th and 10th Wards) **Approved 10-0, Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Scudiero, Shah, Shiffrin, Weinstein, Powers, and Searl**
5. A proposed Residential Business Planned Development and a Lake Michigan and Chicago Lakefront Protection Ordinance Application #584 submitted by Chicago Lakeside Development, LLC on the land generally located between 79th and 83rd Streets and between South Brandon Avenue and U.S. Route 41 on approximately 68 acres of the former US Steel South Works Mill site. The Applicant proposes to construct approximately 3,000 dwelling units and approximately 1,000,000 square

feet of commercial retail space. The applicant proposes to change the zoning of the site from M1-1 Limited Manufacturing/Business Park District and M3-3 Heavy Industry District to B3-5 Community Shopping District prior to establishing the Residential Business Planned Development. (7th Ward) **PD Approved 9-0, Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Shiffrin, Powers, and Searl**
LF Approved 9-0, Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Shiffrin, Powers, and Searl.

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

1. A proposed amendment to Residential Business Planned Development No. 1067 submitted by 15th Street Blue Island, LLC, for the property generally located at 1441-1449 South Blue Island Avenue, 1200-1224 West 15th Street and 1434-1458 South Racine Avenue. The applicant proposes a mixed-use development of approximately 9,746 square feet of commercial space and financial services and 240 residential dwelling units. The applicant proposes to change the zoning of the site from Residential Business Planned Development No. 1067 to a B3-5 Community Shopping District prior to re-establishing Residential Business Planned Development No. 1067, as amended. (25th Ward) **Motion to defer approved by omnibus vote.**

Adjournment: 4:40 PM