

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
City Council Chambers- City Hall  
Chicago, Illinois 60602  
OCTOBER 15, 2009  
1:00 P.M.  
MINUTES

PRESENT

Linda Searl, Chair  
John Nelson  
Thomas Powers  
Doris Holleb  
Chris Raguso  
Patricia Scudiero  
Nancy Pacher  
Gracia Shiffrin  
Alderman Bernard Stone

ABSENT

Leon Finney  
George Migala  
David Weinstein  
Smita Shah  
Lyneir Richardson  
Timothy Mitchell  
Alderman William Banks  
Alderman Mary Ann Smith  
Alderman Ray Suarez  
Alderman Patrick O'Connor  
Alderman Edward Burke

- 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 eight members present. Alderman Banks' name was removed from the role call vote due to his resignation \*
- 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 October 15, 2009.
- III The Minutes of the September 17, 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 5  
WERE APPROVED BY AN 8-0 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 6316 South Aberdeen Street and is

located in the 16<sup>th</sup> Ward. (09-065-21)

### Negotiated Sale

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5922 South Prairie Avenue and is located in the 20<sup>th</sup> Ward. (09-066-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 4841 West Ferdinand Street and is located in the 28<sup>th</sup> Ward. (09-067-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3524 West Fulton Boulevard and is located in the 28<sup>th</sup> Ward. (09-068-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3825 West Division Street and is located in the 27<sup>th</sup> Ward. (09-069-21)

\*\* 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.

### 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 Application No. 573 submitted by the Chicago Park District for the property generally located at 4101 South Lake Shore Drive. The Applicant proposes to construct a new comfort station measuring approximately 2,500 square feet. (4<sup>th</sup> Ward)  
**Approved 9-0, Yeas – Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Shiffrin, Stone, Powers and Searl**
2. A proposed amendment to Residential Planned Development No. 840 as amended, submitted by Alderman Toni Preckwinkle to designate the property generally located at 828 and 830 East 38th Street, 3746-3754 South Ellis Avenue, and 3753-55 South Cottage Grove Avenue as a

new Sub Area C which will contain 72 dwelling units, 65 parking spaces and residential support services. The overall unit count for the Planned Development will remain the same. (4<sup>th</sup> Ward) **Approved 8-0, Yeas – Commissioners Holleb, Nelson, Pacher, Scudiero, Shiffrin, Stone, Powers and Searl**

3. A proposed Waterway-Industrial Planned Development Application submitted by Adelman Truck and Equipment Corp. for the property generally located at 3033-3051 East 106<sup>th</sup> Street, within Planned Manufacturing District No. 6. The Applicant proposes to establish a Class IV Recycling Facility and construct a one-story warehouse with office area and truck service area. (10<sup>th</sup> Ward) **Approved 8-0, Yeas – Commissioners Holleb, Nelson, Pacher, Scudiero, Shiffrin, Stone, Powers and Searl**
4. A proposed Residential-Business Planned Development Application submitted by Wabash Development Group Corp. for the property generally located at 2421 - 2439 South Wallace Street and 508 - 534 West 24<sup>th</sup> Place. The Applicant proposes to construct a 13-story building with approximately 220,000 square feet of retail/commercial space, 77 residential units, and 420 off-street parking spaces. The Applicant proposes to change the zoning of the site from M2-2 Light Industry District to B3-5 Community Shopping District prior to establishing this planned development. (25<sup>th</sup> Ward) **Approved 7-0, Yeas – Commissioners Holleb, Nelson, Pacher, Scudiero, Stone, Powers and Searl**
5. 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. (42<sup>nd</sup> Ward) **Deferred to date certain, 11-19-09**
6. A Lake Michigan and Chicago Lakefront Protection Application No. 574 submitted by the Chicago Park District for the property generally located at 5801 North Lake Shore Drive. The Applicant proposes to construct a new comfort station measuring approximately 2,500 square feet on a portion of Osterman Beach. (48<sup>th</sup> Ward) **Approved 7-0, Yeas – Commissioners Holleb, Nelson, Pacher, Scudiero, Shiffrin, Stone, and Searl**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
  1. A proposed Business Planned Development Application submitted by James McHugh Construction Co. for the property generally located at 2206-2236 South Indiana Avenue 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) **Deferred by omnibus vote**

2. 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) **deferred to date certain, 11-19-09**

F. MATTERS WITHDRAWN FROM THE TENTATIVE AGENDA

3. A Lake Michigan and Chicago Lakefront Protection Application No. 572 submitted by the Public Building Commission of Chicago for the property generally located at West Bryn Mawr Avenue and North Lake Shore Drive. The Applicant proposes to construct a new children's playground on a portion of Osterman Beach. (48<sup>th</sup> Ward) **(Withdrawn)**

Adjournment: 3:10 PM

- \* **Amended at the 11/9/09 Plan Commission Hearing**
- \*\* **Amended at the 11/9/09 Plan Commission Hearing**