

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

September 20, 2012

1:00 PM

Minutes

PRESENT

Martin Cabrera
Kevin Slaughter
Les Bond
Patricia Scudiero
Olga Camargo
Doris Holleb
Linda Searl
George Migala
Andrew Mooney
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Daniel Sih
Gabe Klein
Terry Peterson
Smita Shah
Michael Kelly
Alderman Ray Suarez
Alderman Daniel S. Solis
Alderman Margaret Laurino
Alderman Edward Burke
Bishop John R. Bryant

- I. The Vice-Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten 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 September 20, 2012.
- III. The Minutes of the August 16, 2012 Hearing were approved unanimously.

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-10 WERE APPROVED BY AN OMNIBUS VOTE OF 10-0.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2009 West Washington Blvd in the 2nd Ward. (12-055-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1244 West 73rd Place in the 17th Ward. (12-055-21)

3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3143 West Fulton Blvd. in the 27th Ward. (12-055-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5127 South Lowe Avenue in the 3rd Ward. (12-055-21)

Special Sales

5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Special Sales program for the property located at 2100 West Eastwood Avenue in the 47th ward. (12-058-21)

Negotiated Sales

6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5248-50 West Ohio Street in the 28th Ward. (12-059-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4210 North Normandy Avenue in the 38th Ward. (12-060-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 419 North Long Avenue in the 28th Ward. (12-061-21)

Dispositions

9. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to The Fuller Park Community Development Corporation for the Preservation of The Eden Park Nature Center for the property located at 4335 South Stewart Avenue, 4339-45 South Stewart Avenue and 4349-65 South Stewart Avenue in the 3rd Ward. (12-056-21)
10. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Neighborspace for the Preservation of the Merchant Park Community Garden for the property generally bounded by the alleys of West Addison Street, North Milwaukee and Keeler Avenues in the 30th Ward. (12-057-21)

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 Gendell Partners 75TH/Ashland LLC for the property generally located at 7501-7559 S.

Ashland Ave., 1500-1534 W. 76th Street and 7500-7558 S. Laflin Street. The applicant proposes to rezone the site from an M1-2, Limited Manufacturing/Business Park District to a B3-1, Community Shopping District prior to establishing the Business Planned Development. The applicant proposes to construct a commercial retail center containing approximately 43,000 square feet of retail and commercial space with 175 accessory parking spaces located within sub area A. The adjacent sub area B will be a future retail commercial development (17th Ward) **Approved 10-0, yeas- Commissioners Bond, Camargo, Holleb, Migala, Mooney, Scudiero, Searl, Slaughter, Tunney and Cabrera**

2. A proposed amendment to Residential Planned Development No. 1068, submitted by 32nd Ward Alderman Scott Waguespack, for the property generally located in the 2700 block of North Lakewood Avenue. The applicant is proposing to allow for the review of, and approval by, the Commissioner by the Department of Housing and Economic Development, certain proposed reductions in side setback requirements. The applicant is not proposing a change to the underlying zoning of RM4.5 (Residential Multi-Unit District) or any other aspects of Residential Planned Development No. 1068. (32nd Ward)) **Approved 10-0, yeas- Commissioners Bond, Camargo, Holleb, Migala, Mooney, Scudiero, Searl, Slaughter, Tunney and Cabrera**
 3. A proposed Planned Development application submitted by Ravenswood Terrace, LLC for the property generally located at 1801 - 1819 West Argyle Street. The applicant proposes to construct five three-story, one four-story, and one five-story building with approximately 149 residential units and 111 off-street accessory parking spaces on an approximately 2.88-acre site. The applicant proposes to rezone the property from B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District prior to establishing the Planned Development. (47th Ward) **Approved 11-0, yeas- Commissioners Bond, Burnett, Camargo, Holleb, Migala, Mooney, Scudiero, Searl, Slaughter, Tunney and Cabrera**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

Adjournment: **2:10**