

CHICAGO PLAN COMMISSION

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

MARCH 19, 2009

1:00 P.M.

MINUTES

PRESENT

Linda Searl
George Migala
Smita Shah
Gracia Shiffrin
Leon Finney
Carole Brown
John Nelson
Chris Raguso
Doris Holleb
Alderman Bernard Stone
Nancy Pacher

ABSENT

Lyneir Richardson
Timothy Mitchell
David Weinstein
Alderman William Banks
Alderman Edward Burke
Alderman Patrick O'Connor
Alderman Mary Ann Smith
Alderman Ray Suarez
Tom Byrne
Patricia Scudiero

- 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 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 March 19, 2009.
- III The Minutes of the February 19, 2009 Hearing were approved unanimously.
- IV. **THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 and 2 WERE APPROVED BY A 10-0 OMNIBUS VOTE.**

Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 8550-72 South South Chicago Avenue and is located in the 10th Ward. (09-011-21)

TIF/Redevelopments/Transfer

2. The proposed Irving Park/Elston TIF Redevelopment Project Area (the "Area" (09-010-21)

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

1. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 560 submitted by The Chicago Club for the property generally located at 81 East Van Buren Street. The Applicant proposes to construct an addition on the roof of the building including approximately 8,700 square foot dining room and fitness center and 3,100 open roof terrace and green roof. The site lies within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District and is a contributing historic building to the Historic Michigan Boulevard District, a designated Chicago Landmark District. (2nd Ward) **(Approved 9-0-1 with Commissioner Pacher abstaining) (Yeahs – Commissioners Finney, Holleb, Migala, Nelson, Shiffrin, Raguso, Brown, Stone and Searl)**
2. A proposed Zoning Map Amendment within the Kinzie Industrial Corridor submitted by Alderman Walter Burnett Jr. and the Public Building Commission of Chicago for the property generally located at 715-745 North Kedzie Avenue. The Applicant proposed to rezone the property from M1-2 to B3-2 to allow for the construction of a new Chicago Public Library. (27th Ward)) **(Approved 9-0) (Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Shiffrin, Raguso, Brown, Stone and Searl)**
3. A proposed zoning map amendment within the Pilsen Industrial Corridor submitted by Paul Impallaria for the property generally located at 2556 South Archer Avenue. The Applicant proposes to rezone the property from M2-3 to B3-1 to allow for a commercial strip mall. (11th Ward) **(Approved 9-0) (Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Shiffrin, Raguso, Brown, Stone and Searl)**
4. A proposed Residential Planned Development Application submitted by City Lights Community Outreach Corporation for the property generally located at 7411 - 7447 South Halsted Street, and 7436 - 7448 South Emerald Avenue. The applicant proposes to construct a four-story elderly supported-living facility with up to 140 residential units and 36 spaces of accessory parking. The applicant proposes to change the zoning of the site from B1-2 Neighborhood Shopping District and RS3 Residential Single-Unit (Detached House) District to RM5 Residential Multi-Unit District prior to establishing the Residential Planned Development. (17th Ward) **(Approved 10-0) (Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Shiffrin, Raguso, Shah, Brown, Stone and Searl)**
5. A proposed Zoning Map Amendment within the Armitage Industrial Corridor and Residential Planned Development submitted by Park Development Group, LLC for the property generally located at 2208-2210

North Natchez Avenue. The Applicant proposes to construct twelve 3-story buildings for a total of 72 dwelling units and parking for 96 automobiles. The Applicant is proposing to rezone the property from M2-2 to RT-3.5 prior to establishing the Residential Planned Development. (36th Ward) **(Approved 9-0) (Yeabs – Commissioners Holleb, Migala, Nelson, Pacher, Shiffrin, Raguso, Stone and Searl)**

- E. MATTERS DEFERRED TO A FUTURE CHICAGO PLAN COMMISSION PUBLIC HEARING IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
1. A proposed Central Area Action Plan that builds on the June 2003 Central Area Plan. The plan includes updated growth projections, prioritized urban design and transportation projects, estimated construction costs and possible funding mechanisms. The plan provides a framework which will ensure that downtown Chicago will remain the central economic engine of the region while at the same time upgrading transportation and the open space system for the benefit of all Chicagoans. **(Deferred by omnibus vote of 10-0)**

Adjournment: **2:40**