

CHICAGO PLAN COMMISSION

121 North LaSalle Street
City Council Chambers- City Hall
Chicago, Illinois 60602
APRIL 16, 2009
1:00 P.M.

MINUTES

PRESENT

Linda Searl, Chair
George Migala
Leon Finney
Lyneir Richardson
John Nelson
Chris Raguso
Gracia Shiffrin
Smita Shah
Patricia Scudiero
Nancy Pacher
David Weinstein

ABSENT

Doris Holleb
Alderman Bernard Stone
Alderman William Banks
Alderman Mary Ann Smith
Alderman Ray Suarez
Alderman Edward Burke
Alderman Patrick O'Connor
Carole Brown
Thomas Byrne
Timothy Mitchell

- I The Chairman called the meeting to order at 1:25 PM and then undertook a roll call to establish the presence a quorum. The hearing commenced with nine 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 16, 2009.
- III The Minutes of the March 19, 2009 Hearing were approved unanimously.
- IV MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 8 WERE APPROVED BY A 9-0 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 10741 South Mackinaw Avenue and is located in the 10th Ward. (09-012-21)

Negotiated Sale

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 9322-28 South Anthony Avenue and is located in the 10th Ward. (09-013-21)
 3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 1342 West 51st Street and is located in the 16th Ward. (09-014-21)
 4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 606 North Kedzie Avenue and is located in the 27th Ward. (09-015-21)
 5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3324 West Monroe Street and is located in the 28th Ward. (09-016-21)
 6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 54-56 East 100th Place and is located in the 09th Ward. (09-017-21)
 7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5610-14 South Racine Avenue and is located in the 16th Ward. (09-018-21).
 8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 7744-7746 South Anthony Avenue and is located in the 08th Ward. (09-019-21)
- 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 Ordinance Application No. 562 submitted by Chicago Park District for the property generally located at 2741-2901 North Lake Shore Drive. The Applicant proposes to rehabilitate 700 feet of concrete revetment running from the North of Diversey Harbor towards Belmont Avenue and Rehabilitate the step stone revetment within the Harbor. The site lies within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (44th Ward)(**Approved 10-0**) (**yeas – Cmr. Finney, Nelson, Pacher, Raguso, Richardson, Scudiero, Shah, Shiffrin, Weinstein, and Searl**)
 2. A proposed amendment to Residential Planned Development No. 306 submitted by Lincoln Park Plaza, LLC for the property located at 554-628 West Diversey Avenue and 2801-2807 North Broadway. The Applicant is proposing to maintain the current 249 residential units and ground floor retail. The commercial space at the corner will be demolished and replaced with an 8-story building with ground

floor commercial and 57 new dwelling units. An additional 115 parking spaces are proposed. (44th Ward))(Approved 10-0) (yeas – Cmr. Finney, Nelson, Pacher, Raguso, Richardson, Scudiero, Shah, Shiffrin, Weinstein, and Searl)

3. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 561 submitted by the Lincoln Park Zoo for the property generally located at 2021 North Stockton Drive. The applicant proposes to rehabilitate Lincoln Park's South Pond by deepening the pond, redesigning the pond's water source to rely primarily on rain water, replacing the hard, steel-piling edges with shallow natural wetlands, installing a boardwalk over the new wetland edges, and constructing an open educational pavilion and a small staff toilet facility. The site lies within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District and is adjacent to the Café Brauer, a designated Chicago Landmark. (43rd Ward))(Approved 10-0) (yeas – Cmr. Finney, Nelson, Pacher, Raguso, Richardson, Scudiero, Shah, Shiffrin, Weinstein, and Searl)

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

1. 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. (2nd Ward) **MATTER DEFERRED TO A DATE CERTAIN--MAY 21, 2009 CHICAGO PLAN COMMISSION PUBLIC HEARING (Motion to defer approved with an omnibus vote of 9-0)**
2. A proposed Residential Planned Development Application submitted by Monroe Property II, LLC for the property generally located at 5705-5743 South Ashland Avenue. The Applicant is proposing to construct a five-story residential building containing 147 single room occupancy units for seniors, one dwelling unit, and parking for 24 vehicles. The Applicant is proposing to rezone the property from C2-2 to B2-3 prior to establishing the Planned Development. (16th Ward) **MATTER DEFERRED TO A FUTURE PLAN COMMISSION HEARING (Motion to defer approved with an omnibus vote of 9-0)**

Adjournment: 2:39 PM