

CHICAGO PLAN COMMISSION

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

PRESENT

Linda Searl, Chair
David Weinstein
George Migala
Nancy Pacher
Lyneir Richardson
John Nelson
Doris Holleb
Patricia Scudiero
Gracia Shiffrin
Alderman Bernard Stone

ABSENT

Chris Raguso
Carole Brown
Timothy Mitchell
Smita Shah
Alderman Mary Ann Smith
Alderman Ray Suarez
Alderman William Banks
Alderman Patrick O'Connor
Alderman Edward Burke

- 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 seven 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 July 15, 2009.
- III The Minutes of the June 18, 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
9 WERE APPROVED BY A 7-0 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 11804 South Peoria Avenue and is located in the 34th Ward. (08-044-21)
2. 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 27 West 114th Street and is located in the 34th Ward. (08-044-21)

Negotiated Sale

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 12220 South Union Avenue and is located in the 34th Ward. (08-045-21)

Sealed Bid

4. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land. The land is commonly known as 144 West 116th Street and is located in the 34th Ward. (08-046-21)

Acquisitions and Dispositions

5. A resolution recommending the approval of the disposition of City of Chicago owned land to the Chicago Board of Education. The land is commonly known as 4850 South Rockwell Street and is located in the 14th Ward. (09-047-21)
6. A resolution recommending the approval of the acquisition of Chicago Public Building Commission-owned land by the Chicago Board of Education. The land is commonly known as 4850 South Rockwell Street and is located in the 14th Ward. (09-052-21)
7. A resolution recommending the approval of the acquisition of Chicago Public Building Commission-owned land by the Chicago Board of Education. The land is commonly known as 4800 South Rockwell Street and 2601-2651 West 48th Street and is located in the 14th Ward. (09-048-21)

Change of Use

8. A resolution recommending the approval of a change of use from vacant land to a public elementary school. The land is commonly known as 4850 S. Rockwell Street and is located in the 14th Ward. (09-047-21)
9. A resolution recommending the approval of a change of use from vacant land to a public institutional use. The land is commonly known as 4800 South Rockwell Street and 2601-2651 West 48th Street and is located in the 14th Ward. (09-048-21)

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

1. A proposed plan for three Chicago Housing Authority Plan for Transformation sites--Mid South, Near West and Near North-- recommending strategies for connecting these neighborhoods to nearby commercial and employment centers. (2nd, 3rd, 4th, 27th and 43rd Wards) **(Approved 8-0, yeahs – Commissioners Holleb, Migala, Pacher, Richardson, Scudiero, Shiffrin, Mitchell, and Searl)**
2. A proposed Residential Planned Development submitted by King Legacy, LLC for the property generally located at 3800-24 W. 16th St., 1540-1598 South Hamlin Ave. and 1529-1599 South Avers Ave. The Applicant is proposing to construct a new 3-story building with 45 dwelling units, 51 parking spaces and retail at the ground level. The Applicant is proposing to rezone the property from RT-4 and B3-2 to B2-2 prior to establishing the Planned Development. (24th Ward) **(Approved 9-0, yeahs – Commissioners Holleb, Migala, Pacher, Richardson, Scudiero, Shiffrin, Stone, Mitchell, and Searl)**
3. A proposed Zoning Map Amendment in the Brighton Park Industrial Corridor and an Institutional Planned Development submitted by Alderman Edward M. Burke on behalf of the Public Building Commission of Chicago for the property generally located at 2601-2651 West 48th Street. The Applicant is proposing to rezone the property from M2-2 and M2-3 to RT4 prior to establishing the Institutional Planned Development in order to construct a new 3-story elementary school. (14th Ward) **the Map Amendment was Approved 9-0, yeahs – Commissioners Holleb, Migala, Pacher, Richardson, Scudiero, Shiffrin, Stone, Mitchell, and Searl. The Institutional Planned Development was also Approved 9-0, yeahs – Commissioners Holleb, Migala, Pacher, Richardson, Scudiero, Shiffrin, Stone, Mitchell, and Searl)**
4. A proposed Business Planned Development submitted by Metropolis 39th & State, LLC for the property located at 3900-3958 S. State Street, 3901-3959 S. Dearborn Street, 3900-3958 S. Dearborn Street, 3901-3959 S. Federal Street, 3900-3958 S. Federal Street and 1-111 West Pershing Road. The applicant is proposing to construct a development with 124,753 square feet of retail/grocery store space in 8 separate buildings. The Applicant is proposing to rezone the entire site from B3-2, RT-4, and M1-3 to a B3-2 Community Shopping District prior to establishing the Business Planned Development. (3rd Ward) **Approved 8-0, yeahs – Commissioners Holleb, Migala, Pacher, Richardson, Scudiero, Shiffrin, Mitchell, and Searl)**

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

THE FOLLOWING ITEMS NUMBERED 1 THROUGH 3 WERE DEFERRED BY A 7-0 OMNIBUS VOTE.

1. A proposed amendment to Residential Planned Development No, 840 as amended, submitted by Alderman Toni Preckwinkle to designate the property generally located 828 and 830 E 38th St, 3746-3754 S. Ellis Ave., and 3753-55 S. Cottage Grove Ave. 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. (4th Ward)
2. A proposed amendment to Residential Planned Development No. 40 for Sub-area A of the Planned Development generally located at 2825 - 2843 South Michigan Avenue, 106 - 132 East 28th Place, 2824 - 2842 South Prairie Avenue, and 200 - 236 East 29th Street. The applicant, South Commons, LLC, proposes to redevelop the site for approximately 38 townhouses and approximately 245 off-street parking spaces. (2nd Ward)
3. A proposed plan (Chicago Central Area Action Plan) for Chicago's central business district and adjacent neighborhoods an area bounded by North Avenue on the north, the Stevenson Expressway on the south, Lake Michigan on the east and Halsted Street on the west, but also including the west loop area bounded by Halsted Street on the east, Ashland on the west, Lake Street on the north and the Eisenhower Expressway on the south. The Plan identifies and prioritizes Transportation, Urban Design and Open Space projects to allow the area to continue to grow while balancing the needs of residents, workers, tourists, shoppers and others who visit the Central Area. (2nd, 3rd, 27th, 42nd, and 43rd Wards)

Adjournment: 2:45 PM