

CHICAGO PLAN COMMISSION

121 North LaSalle Street
City Council Chambers- City Hall
Chicago, Illinois 60602
AUGUST 20, 2009
1:00 P.M.
MINUTES

PRESENT

Linda Searl, Chair
Tom Powers
George Migala
Lyneir Richardson
John Nelson
Carole Brown
Gracia Shiffrin
Smita Shah
Patricia Scudiero
Nancy Pacher
Chris Raguso
Alderman Edward Burke
Alderman Bernard Stone

ABSENT

Doris Holleb
Timothy Mitchell
Alderman William Banks
Alderman Mary Ann Smith
Alderman Ray Suarez
Alderman Patrick O'Connor
Leon Finney
David Weinstein

- 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 six 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 August 20, 2009.
- III The Minutes of the July 15, 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 A 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 7233 South Green Street and is located in the 17th

Ward. (09-053-21)

Negotiated Sale

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 402 North Laramie Avenue and as 410 North Leamington Avenue and is located in the 28th Ward. (09-049-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 7001-7009 South Vincennes Avenue and 7018 – 7050 South Vincennes Avenue and is located in the 6th Ward. (09-050-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 2701-2707 West Madison Street and is located in the 2nd Ward. (09-051-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3135 and 3137 West Fulton Street and is located in the 27th Ward. (09-052-21)

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

1. A proposed Zoning map Amendment in the Armitage Industrial Corridor and a Residential Planned Development Application submitted by Alderman Emma Mitts for the property generally located at 1815 - 1915 North Laramie Avenue. The application proposes construction of up to 75 residential units in a mix of single-family homes, two-flat buildings, a multi-unit building with on-site social services for foster and grand-parent families, and off-street accessory parking. The application proposes to rezone the property from M1-1 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to RM5 Residential Multi-Unit District prior to establishing the Residential Planned Development. (37th Ward) **Map Amendment Approved 9-0 (Yeas – Commissioners Migala, Nelson, Pacher, Raguso, Richardson, Scudiero, Searl, Shiffrin and Brown)**
Residential Planned Development Approved 9-0 (Yeas – Commissioners Migala, Nelson, Pacher, Raguso, Richardson, Scudiero, Searl, Shiffrin and Brown)
2. A proposed technical amendment to Institutional Business Planned Development No. 831 generally located at approximately 4556 - 4704, 4563 - 4569 and 4627 - 4659 North Pulaski Road, 3949 - 3959 and 4000 -

4010 West Wilson Avenue, 4000 - 4010 and 4001 - 4011 West Eastwood Avenue, and 3949 - 3959 West Leland Avenue submitted by Alderman Margaret Laurino. The application proposes to remove an approximately 0.25-acre parcel, generally located at 4563 - 4569 North Pulaski Road and 3949 - 3959 West Wilson Avenue, from the Planned Development and to revise the Planned Development's Bulk Regulations and Data Table to reflect the decreased Net Site Area. (39th Ward) **Approved 10-0 (Yeas – Commissioners Migala, Nelson, Pacher, Raguso, Richardson, Scudiero, Shah, Searl, Shiffrin and Brown)**

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) Approved 13-0 (Yeas – Commissioners Migala, Nelson, Pacher, Raguso, Richardson, Scudiero, Shah, Searl, Stone, Shiffrin, Powers, Burke and Brown)
4. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 571 submitted by AerosScape-NYC LLC, for the property generally located at 600 East Grand Avenue. The Applicant proposes to construct an amusement ride consisting of a tethered helium balloon with a gondola that holds 15 people. The ride will contain an approximately 576 square foot concrete platform with ramp, and winch apparatus. The site lies within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (42nd Ward) **Approved 10-0 (Yeas – Commissioners Migala, Nelson, Raguso, Richardson, Scudiero, Searl, Shiffrin, Stone, Powers, and Burke)**
5. A proposed Residential-Business Planned Development submitted by Wells & Scott Development Company, LLC for the property generally located at 1233-1241 North Wells Street. The Applicant is proposing to construct a 15-story building containing ground floor retail, 250 parking spaces, and 250 dwelling units. A building on the site, located at 1241 North Wells Street, has been identified in the Chicago Historic Resources Survey, and the Applicant is proposing to retain and restore the building's façade as part of the project. (43rd Ward)* Approved 7-0 (Yeas – Commissioners Nelson, Raguso, Richardson, Searl, Shiffrin, Powers and Brown)

*There was an error in the Sun-Times published notice dated August 3, 2009 for this item. Please note the proposal is for a 15-story building.

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

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) **(Deferral Approved by a 8-0 omnibus vote)**
2. A proposed amendment to Residential Business Planned Development No. 1075 submitted by CFRI/ New City LLC, for the property generally located at 1482-1560 North Clybourn Ave.; 1431-1539 North Halsted St.; 710 West Schiller St. The applicant proposes to redevelop the site for a mixed-use development of 552,000 square feet of commercial space and 280 residential units. (27th Ward) **(Deferral Approved by a 8-0 omnibus vote)**

Adjournment: 3:45 PM