

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
MARCH 17, 2011
1:00 P.M.
MINUTES

PRESENT

Linda Searl, Chair
George Migala
Gracia Shiffrin
Andrew Mooney
Smita Shah
Doris Holleb
John Nelson
Nancy Pacher
Patricia Scudiero
Kevin Slaughter
David Weinstein
Alderman Bernard Stone

ABSENT

Terry Peterson
Bobby Ware

Timothy Mitchell
Alderman Edward Burke
Alderman Mary Ann Smith
Alderman Ray Suarez
Alderman Patrick O'Connor
Alderman Daniel S. Solis

- I. The Chairman called the meeting to order at 1:106 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven 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 17, 2011.
- III. The Minutes of the February 17, 2011 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 21
WERE APPROVED BY AN 11-0 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 for the property located at 1319 South Tripp Avenue. (24th Ward) (11-033-21)

Negotiated Sales

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3611 North Halsted Street. (46th Ward) (11-042-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1209 East 79th Street and 7901 South Woodlawn Avenue. (8th Ward) (11-032-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5008 South Throop Street; 5010 South Throop Street; 5012 South Throop Street; 5014 South Throop Street; 5016 South Throop Street; 5018 South Throop Street; 5013 South Throop Street; 5015 South Throop Street; 5017 South Throop Street; and 5021 South Throop Street. (16th Ward) (11-034-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 30 West 114th Place. (34th Ward) (11-036-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5024 South Marshfield Avenue. (16th Ward) (11-037-21)

Change of Use

7. A resolution recommending a change of use from a retail building, restaurant and dry cleaner to a new Whitney Young Library site for the property located at 415-423 East 79th Street. (6th Ward) (11-038-21)
8. A resolution recommending a change of use from a retail building to a new Edgewater Library site for the property located at 6014 -6016 North Broadway. (48th Ward) (11-039-21)
9. A resolution recommending a change of use from open space to a new addition on Edgebrook School for the property located at 6534-6542 North Minnehaha Avenue. (41st Ward) (11-040-21)

Acquisitions

10. A resolution recommending the acquisition of land from the Chicago Housing Authority to the City of Chicago for future creation of a neighborhood park for the property located at 151 South Rockwell Street and 2540-56 West Jackson Boulevard. (2nd Ward) (11-028-21)

11. A resolution recommending the acquisition of land from the Board of Education to the Chicago Department of Housing and Economic Development for private use and development for the property located at 9200 South Vanderpoel Avenue. (19th Ward) (11-030-21)
12. A resolution recommending the acquisition of land from Chicago Title Land Trust, William Hubbard, Holland Trust and Savings Banks, Aldai Browne and Shimizu Wataru to the Public Building Commission for the property located at 415-423 East 79th Street. (6th Ward) (11-038-21)
13. A resolution recommending the acquisition of land from the Chicago Title Land Trust to the Public Building Commission for the property located at 6014- 6016 North Broadway. (48th Ward) (11-039-21)
14. A resolution recommending the acquisition of land from the Public Building Commission to the Chicago Park District for an addition to Edgebrook School for the property located at 6559-6563 North Central Avenue. (41st Ward) (11-041-21)
15. A resolution recommending the acquisition of land from the Chicago Park District to the Chicago Board of Education for an addition to Edgebrook School for the property located at 6534-6542 North Minnehaha Avenue. (41st Ward) (11-040-21)

Dispositions

17. A resolution recommending the disposition of land from the City of Chicago to the Chicago Park District for future creation of a neighborhood park for the property located at 151 South Rockwell Street and 2540-56 West Jackson Boulevard. (2nd Ward) (11-028-21)
18. A resolution recommending the disposition of land from the City of Chicago to the Chicago Public Schools for parking for the property located at 1810-1818 West Monterey Avenue. (19th Ward) (11-031-21)
19. A resolution recommending the disposition of land from the City of Chicago to the Chicago Public Schools for the property located at 7152 South Ellis Avenue; 7154 South Ellis Avenue and 7156 South Ellis Avenue. (5th Ward) (11-035-21)
20. A resolution recommending the disposition of land from the Chicago Park District to the Board of Education for an addition to Edgebrook School for the property located at 6534-6542 North Minnehaha Avenue. (41st Ward) (11-040-21)
21. A resolution recommending the disposition of land from the Public Building Commission to the Chicago Park District for an addition to Edgebrook School for the property located at 6559-6563 North Central Avenue (41st Ward) (11-041-21)

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 Application No. 595 for the property generally located at 501-509 South Wabash Avenue submitted by Roosevelt University. The Applicant is proposing to construct a 2-story athletic field house in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (2nd Ward) **Approved 12-0, Yeabs – Commissioners Holleb, Migala, Mooney, Nelson, Pacher, Scudiero, Shah, Shiffrin, Slaughter, Stone, Weinstein and Searl**
2. A proposed amendment to Institutional Planned Development No. 921 for the property generally located at 7101-49 South South Chicago, 7200 South Ingleside, 7137-39 South Drexel and 7230-96 South South Chicago Avenue submitted by Comer Science and Education Foundation. The Applicant is proposing to amend the Planned Development to expand the boundary to include Gary Comer College Prep High School and a proposed Youth Garden and Youth Center offices. Prior to establishing PD No. 921 as amended, the Applicant is proposing to rezone the site from RS-3 Residential Single-Unit (Detached House) District and M1-2 Limited Manufacturing/Business Park District to C1-2 Neighborhood Commercial District. (5th Ward) **Approved 11-0, Yeabs – Commissioners Holleb, Migala, Mooney, Nelson, Pacher, Scudiero, Shah, Shiffrin, Slaughter, Stone, and Searl**
3. A proposed Institutional Planned Development for the property generally located at 6537-6557 North Central Avenue, 6501-6547 N. Hiawatha Avenue and 6500-6542 North Minnehaha Avenue submitted by the Public Building Commission of Chicago. The Applicant is proposing to construct a new 2-story addition to the existing Edgebrook Elementary School. Prior to establishing the Planned Development, the Applicant proposes to rezone the site from POS-1 Parks and Open Space District to RS-1 Residential Single (Detached-House) District. (41st Ward) **Approved 12-0, Yeabs – Commissioners Holleb, Migala, Mooney, Nelson, Pacher, Scudiero, Shah, Shiffrin, Slaughter, Stone, Weinstein and Searl**

E. MATTERS DEFERRED IN ACCORDANCE WITH INTER-AGENCY PLANNING REFERRAL ACT, 65 ILCS 5/11-12-4:

16. A resolution recommending the disposition of land from the City of Chicago to the Chicago Park District for the development of a neighborhood park for the property located at 200 East 15th Place; 300 East 16th Street and 1531 South Prairie Avenue. (2nd Ward) (11-029-21)

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

1. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 596 submitted by River East P24, LLC for the property generally located at 500 - 520 North Lake Shore Drive, 500 - 516 East Illinois Street, 501 - 527 North Peshtigo Court and 469 - 485 East Grand Avenue. The applicant proposes to construct a 45-story residential building with 500 dwelling units, 415 parking spaces, and approximately 5,000 square feet of ground-floor retail space in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (42nd Ward)

Adjournment: 2:00 PM