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 seven members present.

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 January 21, 2010.

The Minutes of the December 17, 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 10 WERE APPROVED BY A 7-0 OMNIBUS VOTE.

Negotiated Sales

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 8130 South Western Avenue and is located in the 18th Ward. (10-001-21)
2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as **4542 South Oakenwald Avenue** and is located in the 4th Ward. (10-002-21)

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as **5723 South Morgan Street** and is located in the 16th Ward. (10-003-21)

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as **7036 South Green Street** and is located in the 17th Ward. (10-004-21)

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as **7042-44 South Green Street** and is located in the 17th Ward. (10-005-21)

6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as **8952 South Baltimore Avenue** and is located in the 10th Ward. (10-006-21)

**Acquisitions and Dispositions**

7. A resolution recommending the approval of the acquisition of land by the City of Chicago of Chicago Park District-owned land. The land is commonly known as **1021-1145 West 117th Street** and is located in the 34th Ward. (10-007-21)

**Change of Use**

8. A resolution recommending the approval of a change in use of City of Chicago-owned land from vacant unimproved to Open Space and parking for Charter School. The land is commonly known as at **4275 West 45th Street** and is located in the 14th Ward. (10-010-21)

**Redevelopment/TIF Plans**

9. The proposed Ewing Avenue Tax Increment Financing Redevelopment Area Plan and Project generally bounded by 93rd court on the north, East 130th Street on the south, Indianapolis Boulevard on the east and South Buffalo Avenue and Avenue O on the west and is located in the 10th Ward. (10-008-21)

10. The proposed Calumet River Tax Increment Financing Redevelopment Plan and Project generally bounded by the bishop Ford Expressway/I-94 on the west, Torrence Avenue and the Little Calumet River on the east, east 130th Street and 134th Street on the north and the city limits on the south and is located in the 10th ward (10-009-21)

**D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:**
1. A proposed Map Amendment in the Stevenson Industrial Corridor and proposed amendment to Institutional Planned Development No.1076 submitted by the United Neighborhood Organization, for the property located at 4543-4659 South Kildare Avenue, 4248-62 West 47th Street and 4275 West 45th Street. The applicant is seeking to add an approximately 19,000 square foot parcel, currently zoned M2-2 Light Industry District, to the existing planned development to create more parking and a running track. The applicant proposes to rezone this parcel to B3-5 then to Institutional Planned Development 1076, as amended. (14th Ward) Map amendment Approved 8-0, Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Shiffrin, Shah, Searl PD Approved Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Shiffrin, Shah, Searl

2. A proposed Waterway-Industrial Planned Development Application submitted by Asphalt Operating Services of Chicago, LLC, for the property generally located at 2835 East 106th Street in Planned Manufacturing District No. 6. The applicant proposes to establish a liquid asphalt processing facility and construct a one-story high office / warehouse building and a one story shop building. (10th Ward) Approved 8-0, Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Shiffrin, Shah, Searl

3. 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 accessory and non-accessory off-street parking spaces. (2nd Ward) Applicant requested to be deferred to date certain of 2/18/10, Approved omnibus 8-0

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 amendment to Residential Planned Development No. 961 generally located at 1012 - 1058 West 35th Street and 3457 - 3467 South Aberdeen Street. The applicant, 35th & Morgan Development Corp., proposes to amend the planned development to permit up to 70,000 square feet of commercial and business/retail uses in addition to the currently permitted 158 residential units and 198 off-street parking spaces. The applicant proposes to change the zoning of the site from Residential Planned Development No. 961 to B3-5 Community Shopping District prior to re-establishing the Residential-Business Planned Development No. 961, as amended. (11th Ward) Deferral approved 7-0 omnibus vote

Adjournment: 2:05