

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers, City Hall  
Chicago, Illinois 60602  
JANUARY 21, 2010  
1:00 P.M.  
MINUTES

PRESENT

Linda Searl, Chair  
Gracia Shiffrin  
Smita Shah  
George Migala  
Doris Holleb  
Chris Raguso  
Patricia Scudiero  
John Nelson

ABSENT

Leon Finney  
David Weinstein  
Terry Peterson  
Lyneir Richardson  
Alderman Patrick O'Connor  
Alderman Ray Suarez  
Alderman Mary Ann Smith  
Alderman Edward Burke  
Nancy Pacher  
Alderman Bernard Stone  
Alderman Daniel Solis  
Thomas Powers  
Timothy Mitchell

- I 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.
- 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 January 21, 2010.
- III 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 18<sup>th</sup> 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 4<sup>th</sup> 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 16<sup>th</sup> 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 17<sup>th</sup> 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 17<sup>th</sup> 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 10<sup>th</sup> 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 117<sup>th</sup> Street and is located in the 34<sup>th</sup> 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 45<sup>th</sup> Street and is located in the 14<sup>th</sup> Ward. (10-010 -21)

#### Redevelopment/TIF Plans

9. The proposed Ewing Avenue Tax Increment Financing Redevelopment Area Plan and Project generally bounded by 93<sup>rd</sup> court on the north, East 130<sup>th</sup> Street on the south, Indianapolis Boulevard on the east and South Buffalo Avenue and Avenue O on the west and is located in the 10<sup>th</sup> 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 130<sup>th</sup> Street and 134<sup>th</sup> Street on the north and the city limits on the south and is located in the 10<sup>th</sup> 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 47<sup>th</sup> Street and 4275 West 45<sup>th</sup> 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 106<sup>th</sup> 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. (10<sup>th</sup> 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 28<sup>th</sup> Place, 2824 - 2842 South Prairie Avenue, and 200 - 236 East 29<sup>th</sup> 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 35<sup>th</sup> Street and 3457 - 3467 South Aberdeen Street. The applicant, 35<sup>th</sup> & 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