

**CHICAGO PLAN COMMISSION**  
**121 North LaSalle Street**  
**Chicago, Illinois 60602**  
**May 17, 2007**  
**1:00 P.M.**

**TENTATIVE AGENDA**

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES FROM THE APRIL 18, 2007 CHICAGO PLAN COMMISSION**
- 3. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:**

**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 5643 South Shields Avenue. (3<sup>h</sup> Ward) (07-035-21)
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 7741 South Ridgeland Avenue. (8<sup>h</sup> Ward) (07-035-21)
3. 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 5331 South Winchester Avenue. (16<sup>th</sup> Ward) (07-035-21)

**Negotiated Sales**

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 2629-35 South Dearborn Avenue and is located in the 3<sup>th</sup> Ward. (07-036-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5117-23 South Ashland Avenue is located in the 16<sup>th</sup> Ward. (07-037-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 7220 South Yale Avenue is located in the 17<sup>th</sup> Ward. (07-038-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-

owned land. The land is commonly known as 2517 West 71<sup>st</sup> Street is located in the 18<sup>th</sup> Ward. (07-039-21)

8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3544 West Roosevelt Road is located in the 24<sup>th</sup> Ward. (07-040-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3436 West Jackson Boulevard is located in the 28<sup>th</sup> Ward. (07-041-21)
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3439 West Douglas Boulevard is located in the 24<sup>th</sup> Ward. (07-045-21)
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3815-21 South Prairie Avenue is located in the 20<sup>th</sup> Ward. (07-046-21)
12. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 7207 South Halsted Avenue is located in the 17<sup>th</sup> Ward. (07-048-21)

#### **TIF/Redevelopments/Transfer**

13. The Pershing/King Redevelopment Area(07-042-21)(3rd Ward)
14. The Elston/Armstrong Industrial Corridor Redevelopment Area (07-043-21)(45th Ward)
15. The Armitage/Pulaski Redevelopment Project Area (07-044-21)(20th Ward)
16. 2610-14 East 106<sup>th</sup> Street (**The Hoxie Prairie Garden**)(07-047-21)(10th Ward)

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

1. A proposed Residential Business Planned Development submitted by Banner, LLC, for the property located at 1431 South Blue Island Avenue. The Application allows for the construction of a twelve (12) story building with 130 dwelling units and 8,562 square feet of ground floor retail. The Applicant also proposes to construct a 4,000 square foot TCF Bank branch with nineteen (19) parking spaces. (25<sup>th</sup> Ward)
2. A proposed Residential Planned Development submitted by The Resurrection Project for the property generally located at 2013-2019 South Morgan Street. The applicant proposes to construct both a 7-story residential building with approximately 48

residential dwelling units and 22 off-street parking spaces and a 5-story senior residential building with approximately 75 residential dwelling units and 22 off-street parking spaces on the site. (25<sup>th</sup> Ward)

3. A proposed Lake Michigan Chicago Lakefront Protection District Application submitted by the Catholic Bishop of Chicago for the property located at 739 East 35<sup>th</sup> Street commonly known as St. Joseph's. The Applicant proposes to add 31,000 square feet to the existing 22,000 square foot Chicago Landmark building. (4th Ward)
4. A proposed Residential Planned Development Application submitted by 1301 West Diversey, LLC for the property located at 1301 West Diversey. The application allow for the construction of twenty-five (25) dwelling units, twelve (12) townhomes and thirteen (13) single family homes, with fifty (50) garage parking spaces. (32<sup>nd</sup> Ward)
5. A proposed Lake Michigan Chicago Lakefront Protection District Application submitted by the McDonald's Corporation, for the property located at 6558-60 South Stony Island Avenue. The Applicant proposes to tear down the existing McDonald's restaurant and construct a new 4,709 square foot restaurant. (5<sup>th</sup> Ward)
6. A proposed Lake Michigan Chicago Lakefront Protection District Application submitted by Shoreline Development, LLC for the property located at 7810 South South Shore Drive. The application allows for the construction of an eight (8) story residential building containing thirty-two (32) dwelling units and thirty-five (35) parking spaces. (7<sup>nd</sup> Ward)
7. A proposed Residential Business Central Area Parking Planned Development submitted by 210-218 W Lake LLC, for the property located at 200-18 West Lake Street. The Applicant proposes to develop a 43-story mixed-use building containing 335 rental dwelling units, 152 of which will be efficiency units. The project includes 549 parking spaces consisting of 184 accessory parking spaces and 365 non-accessory parking spaces. The project will also include approximately 10,000 square feet of ground floor retail. (42<sup>nd</sup> Ward)
8. Proposed Planned Manufacturing District No. 15 submitted by the Honorable Richard M. Daley, Mayor of the City of Chicago for the property generally known as the Armitage Industrial Corridor. The proposed zoning change from existing zoning of C1-2, C1-1, C2-2, M1-1, M2-2 and PD 809 to PMD promoted the current industrial/manufacturing nature of the Corridor. (Wards: 37th, 36th, 31st and 29th)

**E. MATTERS DEFERRED TO THE JUNE 21, 2007 CHICAGO PLAN COMMISSION PUBLIC HEARING IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE AND SECTION 16-4-100 OF THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE:**

1. A proposed Amendment to Residential Business Planned Development No. 1005 submitted by Urban R2 Development Company for the property generally located at 618-30 West Washington Street. The applicant proposes to amend the development to increase the dwelling unit count from 190 to 215. The approved project includes a 250-foot mixed-use building to contain approximately 14,000 square feet of ground floor retail, dwelling units and 255 parking spaces. (42nd Ward)