

**CHICAGO PLAN COMMISSION**  
**121 North LaSalle Street**  
**Chicago, Illinois 60602**  
**June 21, 2007**  
**1:00 P.M.**

**TENTATIVE AGENDA**

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES FROM THE MAY 17, 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 5635 South Elizabeth Street. (16<sup>h</sup> Ward) (07-049-21)
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 255 West 106<sup>th</sup> Street. (34<sup>h</sup> Ward) (07-049-21)

**Negotiated Sales**

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3912 West Roosevelt Road and is located in the 24<sup>th</sup> Ward. (07-050-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 6842 South Peoria Street and is located in the 17<sup>th</sup> Ward. (07-051-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 1215 East 65<sup>th</sup> Street and is located in the 20<sup>th</sup> Ward. (07-052-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3024-30 West Fulton Street and is located in the 27<sup>th</sup> Ward. (07-053-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-

owned land. The land is commonly known as 3458 West Fifth Avenue and is located in the 28<sup>th</sup> Ward. (07-054-21)

8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 1756 West 87<sup>th</sup> Street and is located in the 18<sup>th</sup> Ward. (07-059-21)

**Transfers/Redevelopments/Tifs**

9. 3000 and 3200 West Palmer Boulevard (05-055-21)
10. 2056 North Whipple Street and 3317 West Walnut Street (05-057-21)
11. 5814 South Wood Street (07-058-21)

**D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING 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)
2. A proposed amendment to Residential Planned Development No. 840 submitted by Alderman Toni Preckwinkle for the property generally bounded by East 38th Street, East Pershing Road, South Langley Avenue and South Ellis Avenue. The applicant proposes to amend the boundary, reducing the net site area of the development and to increase the dwelling unit count from 663 to 665. (4th Ward)
3. A proposed Residential Planned Development Application submitted by Oakwood Boulevard Associates, LLC for the property generally bounded by East 37th Street, East Pershing Road, South Rhodes Avenue and South Cottage Grove Avenue. The application allows for the construction of approximately 820 dwelling units, including approximately 375 rental units and 347 for-sale units as well as senior housing units, retail, commercial and other designated with 445 parking spaces. (4th Ward)
4. A proposed Residential Business Planned Development submitted by 5026 N. Sheridan LLC, for the property located at 5026 North Sheridan Road. The Applicant proposes to construct an 11-story building with 63 dwelling units, approximately 2,700 square feet of ground floor retail and 63 on-site parking spaces. (46th Ward)

5. A proposed Residential Planned Development submitted by SEC Sheridan Irving Park, LLC for the property located at 943-57 West Irving Park Road. The Applicant proposes to construct a 12-story residential building containing 87 units, 87 parking spaces and neighborhood-orientated business use/residential support use on the ground floor. (46th Ward)
6. 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. (25th Ward)
7. A proposed amendment to Business Planned Development No. 790 at the property generally located at 505-515 North State Street submitted by Royal Tallahassee III 2, LLC. The applicant proposes to construct a 34 story mixed use building with approximately 121 residential units, 259 hotel rooms and 113 off street parking spaces on the site. (42nd Ward)
8. A proposed Residential Business Planned Development submitted by Harlem & Grand, LLC for the property generally located at 7180-7192 West Grand Avenue. The applicant proposes to construct a 6 story mixed use building with approximately 70 residential dwelling units, approximately 9,000 square feet of ground floor retail space and 92 off street parking spaces. (36th Ward)
9. A proposed zoning change in the Brighton Park Industrial Corridor, then a Residential Planned Development, submitted by 51<sup>st</sup> Street Residential, LLC for the property generally located at 5000- 5058 South Homan Avenue. The applicant proposes to change the zoning from M2 1 Light Industry District to RM4.5 Residential Multi Unit District, then to construct up to 273 residential dwelling units in a mix of detached single family, two flat, townhouse, and 8 story condominium buildings, with at least one off street parking space per dwelling unit. (14th Ward)
10. A proposed strategy to coordinate aspects of the local and regional food industry in ways that enhance public health and create food-related business opportunities: Chicago: Eat Local Live Healthy. The strategy redefines issues that, if restructured locally, could improve food quality, lower its cost and increase its availability for consumers. It also presents examples of public- and private-sector cooperation that could provide new employment and sustainable development opportunities. (City-wide)

**E. MATTERS DEFERRED TO THE JULY 19, 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. 896 for the property generally bounded by Cabrini Street on the north, Blue Island Avenue on the east, 15th Street on the south and Ashland Avenue to the west submitted by Alderman Robert Fioretti. The applicant proposes to amend the boundary of the Planned Development along 15th Street between Loomis and Laflin. (2nd Ward)
2. A proposed Residential Planned Development submitted by Loomis-Laflin Lofts, LLC, for the property located at 1500 South Loomis Street. The Applicant proposes to rehabilitate the existing building in addition to a new adjacent structure for a total of 200 dwelling units with one parking space per unit. (2nd Ward)
3. A proposed Manufacturing Planned Development submitted by the Public Building Commission of Chicago for the property generally located at 829 West 120th Street. The applicant proposes use of the site for an approximately 21,000 square foot enclosed structure for the storage and distribution of road salt by the Chicago Department of Streets and Sanitation. (34th Ward)