

# CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers -City Hall  
Chicago, Illinois 60602  
September 20, 2007  
1:00 P.M.

## AGENDA

1. **ROLL CALL**
2. **APPROVAL OF MINUTES FROM THE AUGUST 16, 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 6235 South Wood Street. (15<sup>th</sup> Ward) (07-071-21)
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 5610 South Hoyne Avenue. (15<sup>th</sup> Ward) (07-071-21)

### Negotiated Sales

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3715 West Potomac Avenue and is located in the 26<sup>th</sup> Ward. (07-072-21)
2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 11313 South Parnell Avenue and is located in the 34<sup>th</sup> Ward. (07-073-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 11804 South Peoria Street and is located in the 34<sup>th</sup> Ward. (07-074-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-

owned land. The land is commonly known as 3515 West Fifth Avenue and is located in the 28<sup>th</sup> Ward. (07-075-21)

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5239 West Lexington Street and is located in the 29<sup>th</sup> Ward. (07-076-21)

**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 Planned Development No. 826 at the property generally located at 6601 - 6647 North Kedzie Avenue submitted by Regent Park City Homes II, L.L.C. The applicant proposes to amend the planned development in order to construct a 7-story building with approximately 150 dwelling units for elderly residents, approximately 74 townhouses, approximately 24 detached single-family houses, and approximately 271 off-street parking spaces. (50th Ward)
2. A proposed Residential Planned Development Application submitted by Senior Suites Chicago Corporation for the property generally located at 2701-2707 North Cicero Avenue. The application allows for the construction of 85 senior housing units and 42 accessory parking spaces. (31st Ward)
3. A proposed Residential Business Planned Development and Lake Michigan and Chicago Lakefront Protection Application No. 528 submitted by Lakeshore Tower, LLC for the property located at 5600 North Sheridan Road. The Applicant proposes to construct a 1,500 square foot rooftop penthouse by combining two existing units. The existing dwelling unit count of 133 will decrease to 131. (48th Ward)
4. A proposed Residential Planned Development submitted by 1810 W. Grace St., L.L.C., for the property generally located at 1800 - 1822 West Grace Street and 1801 - 1823 West Berenice Avenue. The applicant proposes to convert an existing loft manufacturing building to a 6-story residential building with approximately 91 residential dwelling units with approximately 91 off-street parking spaces. (47th Ward)
5. A proposed Planned Development Application submitted by Univision Radio Illinois, Inc. for the property located at 243-359 West 127th Street. The applicant proposes to construct 6 self-supporting radio towers, a 4,000 square foot masonry building for storage, and 2 parking spaces. (9th Ward)
6. A proposed Residential Business Planned Development Application submitted by City Center Properties LLC for the property generally located at 4734-58 West 43rd Street. The applicant proposes to construct 3 condominium buildings with 45 units each (135

total) with parking on the ground floor in addition to an approximately 6,000 square foot commercial building with surface parking for 17 cars. (14th Ward)

7. A proposed Manufacturing Planned Development submitted by the Public Building Commission of Chicago for the property located at 5201 South Western Boulevard. The Applicant proposes to construct an approximately 52,000 square foot vehicle maintenance facility for the City of Chicago Department of Fleet Management. (16th Ward)
8. A proposed Institutional Planned Development submitted by Alderman Isaac S. Carothers and The Board of Education of the City of Chicago for the property generally located at 1117 South Central Avenue. The applicant proposes to construct new site improvements to Knute Rockne Stadium, including new metal bleachers, and two buildings containing concessions, toilets, and locker rooms; with a minimum of 42 automobile parking spaces and four bus spaces. (29th Ward)
9. A proposed Institutional Planned Development Application submitted by The Public Building Commission and Alderman Carrie M. Austin for the property generally located at 240 West 104th Street. The Applicant proposes to construct an elementary school (Langston Hughes Davis Developmental School) with parking. (34th Ward)
10. A proposed zoning map amendment submitted by Carroll Street Lofts, LLC for the property generally located at 3021 West Carroll Avenue. The applicant has proposed to change the zoning district from M1-2 Limited Manufacturing/Business Park District to B2-5 Neighborhood Mixed-Use District in order to convert the existing building into 63 live-work condominiums with parking. (27th Ward)
11. A proposed Institutional Planned Development Application submitted by The Public Building Commission and Alderman Walter Burnett, Jr. for the property generally located at 1234-1260 West Adams Street. The Applicant proposes to construct an elementary school (Skinner Elementary School) with parking. (27th Ward)
12. A 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 M1-1 and M1-2 to PMD promotes the current industrial/manufacturing nature of the Corridor. (36th and 29th Wards)
13. A proposed Planned Development Application submitted by the Chicago Police Department for the property generally located at Latitude 41 degrees 53'28", Longitude 87 degrees 36'35", Elevation 584' (approximately at DuSable Harbor and the Chicago River Locks). The Applicant proposes a helipad (100' x 100' in site area) for use by first responders to public emergencies. The site will be a secure law enforcement facility. (42nd Ward)

**E. MATTERS DEFERRED TO THE OCTOBER 18, 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 Residential-Business Planned Development submitted by Castlepoint 1260, L.L.C., for the properties generally located at 1260 and 1300 West Madison Street. The applicant proposes to construct an 11-story mixed-use building with approximately 318 residential dwelling units, approximately 58,161 square feet of ground-floor retail space, and 502 off-street parking spaces; and a 4-story mixed-use building with approximately 33 residential dwelling units and approximately 8,657 square feet of ground-floor retail space. (27th Ward)
2. A proposed Amendment to Residential Institutional Business Planned Development No. 490, as amended submitted by Alderman Brendan Reilly for the property generally located at 850 North Lake Shore Drive. The Applicant proposes to require the re-use of the existing building, "The Lakeshore Athletic Club."(42nd Ward)

Adjournment: