Planning & Development Committee Meeting  
Minutes of October 23, 2017  
7:15 p.m.  
James C. Lytle Council Chambers - Lorraine H. Morton Civic Center


STAFF PRESENT: J. Leonard, M. Masoncup, S. Flax

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Wynne

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN WYNNE, CHAIR
A quorum being present, Ald. Wynne called the meeting to order at 7:25 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF OCTOBER 9, 2017
Ald. Rainey moved to approve the minutes of the October 9, 2017 meeting, seconded by Ald. Wilson.

The committee voted unanimously 7-0, to approve the October 9, 2017 minutes.

III. ITEM FOR CONSIDERATION

(P1) Granting Vacation Rental License to 2120 Madison Place
Staff recommends approval of a Vacation Rental License for the property located at 2120 Madison Place. The Vacation Rental meets all of the Standards and Procedures for license approval.

For Action

The applicant stated that he spoke to his neighbors explaining safety measures with the AirBnB rental. At Ald. Fiske’s request, the applicant specified that he would be present at all times. Deputy City Attorney Masoncup clarified that the rental would be subject to a proposed tax.

Ald. Rue Simmons spoke in support and hopes that more residents will go through this process to obtain a rental license.

Ald. Rue Simmons moved approval of the item, seconded by Ald. Rainey. The Committee voted unanimously, 7-0 to recommend approval.

(P2) Granting Vacation Rental License for 1612 Main Street.
City staff recommends approval of a Vacation Rental License for the property

APPROVED
located at 1612 Main Street. The Vacation Rental meets all of the Standards and Procedures for license approval.

**For Action**

Ald. Rue Simmons moved approval of the item, seconded by Ald. Rainey. The Committee voted unanimously, 7-0 to recommend approval.

(P3) Resolution 82-R-17 to Accept Planning Staff Assistance Services Delivered by the Chicago Metropolitan Agency for Planning for the 2020-2024 Assessment of Fair Housing.

The Housing and Community Development Act Committee and staff recommend approval by City Council of Resolution 82-R-17 to Accept Planning Staff Assistance Services Delivered by the Chicago Metropolitan Agency for Planning (CMAP) for the 2020-2024 Assessment of Fair Housing (AFH). The City is required to perform an AFH prior to its 2020-2024 Consolidated Plan in order to continue to receive its federal entitlement grants. The City would contribute $13,000 of the total AFH budget of $287,000. Funding is from the City's 2017 and 2018 Community Development Block Grant (CDBG) under CDBG Administration Account 215.21.5220.62490.

**For Action**

Ald. Rainey moved approval of the item, seconded by Ald. Wilson. The Committee voted unanimously, 7-0 to recommend approval.

(P4) Ordinance 115-O-17, Granting a Special Use for a Commercial Indoor Recreation Facility, Spenga, at 1026 Davis Street

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 115-O-17 granting special use approval for a Commercial Indoor Recreation Facility, Spenga, at 1026 Davis Street in the D2 Downtown Retail Core District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district. Alderman Wilson requests suspension of the rules for introduction and adoption at the October 23, 2017 City Council meeting.

**For Introduction and Action**

Ald. Rainey moved to suspend the rules and to recommend introduction and action of Ordinance 115-O-17. The Committee voted unanimously, 7-0, to Introduce and Approve Ordinance 115-O-17.

(P5) Ordinance 88-O-17, Granting a Special Use for a Type 2 Restaurant, Nic's Organic Fast Food, a Drive-Through, Active Ground-Floor Use, & Major Zoning Relief at 2628 Gross Point Rd.

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 88-O-17 granting special use approval for a Type 2 Restaurant,
Nic’s Organic Fast Food, a Drive-Through facility, a Type 2 Restaurant as an Active Ground Floor Use, and major zoning relief for a 20’ rear yard setback, reduced pedestrian areas fronting Crawford Ave. and Gross Point Rd., and reduced fenestration/sill height on the Crawford Ave. façade, at 2628 Gross Point Rd. The applicant has complied with all other zoning requirements, and meets all of the standards for special use and major variation in the B1a Business District and the oCSC Central Street Overlay District. 88-O-17 was continued on October 9, 2017 to October 23, 2017. Applicant requests that the Ordinance be held until November 13, 2017, and staff has no objections.

For Introduction

Ald. Fiske stated that the applicant has requested a continuation.

Ald. Wilson moved to hold the item in committee, seconded by Ald. Wilson. The item was held in committee until the next meeting, November 13, 2017.

(P6) Ordinance 103-O-17, Special Use Permit for Planned Development Located at 1450-1508 Sherman Avenue in the D4 Downtown Transition District

The Plan Commission and staff recommend adoption of Ordinance 103-O-17 for approval of the Planned Development to construct a 15-story, 273-unit residential building with 6,800 square feet of ground floor commercial space, and 200 parking spaces. The Plan Commission’s recommendation was based on a previous version of the development plan for a 16-story, 286-unit residential building with 9,321 square feet of ground floor commercial space, and 186 parking spaces located at 1450-1508 Sherman Avenue. The development includes four (4) site development allowances. The Ordinance was held on October 9, 2017 until October 23, 2017, and the corresponding transmittal memorandum has been updated to reflect the revised proposal.

For Introduction

Tracy McKeithen, member of Interfaith Action, spoke neither in favor or against, but requested lowering the AMI levels for affordable units in the building.

Andrew Fisher stated concerns about blocking his view of downtown Chicago.

Peter Gann spoke about the need for Downtown Planning process.

Eric Paset doesn’t see demand for new rental buildings and has concerns about construction noise.

Aaron Rosen is in favor of the building because it is attractive, has human-scale podium, will add residents to the downtown area to help downtown businesses, and advances regional planning principles.
Sari Kadison-Shapiro spoke of traffic, concerns with amount of development downtown, and design.

Paul Barker spoke in opposition to developer interests.

Max Overholt spoke in opposition to the project.

Trish Connolly says the developer could comply with 10 percent of on site affordable units.

Holly Stratton commented on perception of City Council regarding the development.

Chris Pappas, owner of Agea Spa, concerned about parking problems and noise for customers and employees during construction.

Janet Larson, 1501 Oak, concerned about building inspection quality and transient nature of residents in rental buildings.

Will White, 1501 Oak, opposed for reasons listed earlier and believes approval is a done deal.

Thomas Klein spoke of high land price, high density, potential for nuisance property, and zoning process for development.

Carl Klein believes development would reduce property values, needs variances outside of zoning.

Matt Rodgers, neither for or against project, stated that Downtown Plan is only a guiding document and believes that there is already ample opportunity for public input in process.

Gita Tanner is in support of development on the block, but building shouldn't be more than four or five stories tall.

Sara Schastok stated City should revisit the downtown plan as there are many new development proposals in downtown.

Greg Williams is concerned with loading, lack of retail parking and retail spaces.

Erv Choca doesn’t think benefits are worth variances from zoning ordinance.

Dan Newman opposed and believes affordable housing should be priority.
Diane Thodus concerned with economic disparities.

Claire Kelly read statement from Alex Block in opposition to proposal.

Tina Stevenson states that more affordable units should be included.

Andrew Yule, developer, and Paul Alessandro, architect described changes that have reduced building height, Floor Area Ratio, unit count, and increased parking and provided a ziggurat setback at the south end of the building. Public benefits were summarized.

Kiera Kelly introduced presentation by group in opposition to development including business owner opinions and opinion of former Zoning Board of Appeals Chairman. John Worham claims many of the public benefits offered are not real public benefits. Leslie McMillan, banker, spoke about finances and reasons why additional on site affordable units should be provided. Meg Welch indicates affordable housing proposed is not equivalent to Plan Commission recommendation or on site units required by Inclusionary Housing Ordinance. Tim Allison, social scientist, spoke about demographics, income levels, and housing affordability.

Ald. Rainey, 8th Ward, says one of the main reasons for rent rates being high is a low vacancy rate and increased supply would lower vacancy and rents. Units built in the 1950s and 1960s are more affordable than those built more recently.

Community Development Director Johanna Leonard, confirmed, at Ald. Rainey’s request, that the cost of developing units is greater than the $100,000 in-lieu fee.

Ald. Wilson, has received a lot of correspondence both for and against the development and has received legitimate concerns but is bothered by objections such as those to “migrants and transients.” The cost of the affordable housing will raise the rent cost for other residents in the building. A less dense building would be less affordable. The development will not tear down any existing housing and will increase the supply.

Ald. Rue Simmons states that no one project is going to solve our affordable housing issue. Opposition complaints began as aesthetics and zoning but has moved into affordability and race. The 15 on site affordable housing units is a positive, but additional public benefits could be provided.

Ald. Fiske believes office buildings and increased jobs will help with issues in downtown and affordable housing while additional rental housing may not be needed. Not sure that the proposed building is the right building, but a lower building could work. Need for consensus regarding future of downtown.
Ald. Revelle agrees that there is not a consensus vision for downtown. The site does need development and affordable units are important, but scale and mass does not transition to the south. Inquires about the lack of maximum development allowance for density and states importance of ziggurat setback.

Ald. Wynne has asked staff to prepare a memo regarding appropriate public benefits. Agrees with importance of downtown. The positives of the project include the 15 units of affordable housing and the willingness of the developers to listen and make changes, but can't support this building in this location. The building should follow the downtown plan by transitioning to protect the lower density residential areas. Need for clear message to developers about values, many of which were included in downtown plan, to avoid piecemeal development.

Ald. Wilson moved to recommend Introduction of Ordinance 103-O-17, seconded by Ald. Rainey. The Committee voted 4-3 to Introduce Ordinance 103-O-17.

IV. ITEM FOR DISCUSSION
There were no items for discussion.

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
Ald. Fiske moved to adjourn, seconded by Ald. Wilson.

The committee voted unanimously 7-0 to adjourn.

The meeting adjourned at 9:25 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Administrator