



Planning & Development Committee

Monday, April 12, 2021 @ 4:30 PM

Lorraine H. Morton Civic Center, Virtual

**COMMITTEE MEMBER
PRESENT:**

Ann Rainey, 8th Ward Alderman, Donald Wilson, 4th Ward Alderman, Eleanor Revelle, 7th Ward Alderman, Robin Rue Simmons, 5th Ward Alderman, Thomas Suffredin, 6th Ward Alderman, and Melissa Wynne, 3rd Ward Alderman

**COMMITTEE MEMBER
ABSENT:**

Judy Fiske, 1st Ward Alderman

STAFF PRESENT:

Johanna Nyden, Director of Community Development and Cicely Fleming, 9th Ward Alderman

(I) CALL TO ORDER/DECLARATION OF A QUORUM

A quorum being present Alderman Wynne called the meeting to order at 4:35 p.m.
Suspension of the Rules Allowing for Remote Participation

P1. Suspension of the Rules Allowing for Remote Participation

Due to an executive order issued by Governor J.B. Pritzker, and the ongoing COVID-19 pandemic, staff recommends a suspension of the rules regarding in-person attendance requirements for public meetings, allowing for City Council members and City staff to participate in this meeting remotely.

For Action

Moved by 4th Ward Alderman Donald Wilson
Seconded by 3rd Ward Alderman Melissa Wynne

Ayes: 4th Ward Alderman Donald Wilson, 3rd Ward Alderman Melissa Wynne, 8th Ward Alderman Ann Rainey, 7th Ward Alderman Eleanor Revelle, 5th Ward Alderman Robin Rue Simmons, and 6th Ward Alderman Thomas Suffredin

Carried 6-0 on a recorded vote

(II) APPROVAL OF MINUTES

PM1. Approval of the Minutes of the Regular Planning & Development Committee meeting

of March 22, 2021

Staff recommends approval of the Minutes of the Regular Planning & Development Committee meeting of March 22, 2021

For Action

Moved by 8th Ward Alderman Ann Rainey
Seconded by 4th Ward Alderman Donald Wilson

Ayes: 8th Ward Alderman Ann Rainey, 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, 5th Ward Alderman Robin Rue Simmons, 6th Ward Alderman Thomas Suffredin, and 3rd Ward Alderman Melissa Wynne

Carried 6-0 on a recorded vote

(III) PUBLIC COMMENT

Tina Paden spoke in regards to item P2 stating that this item should be on hold because there was no public input. It was only briefly presented at Alderman Braithwaite's meeting.

Carlis Sutton also spoke on item P2 indicating that if there was a variance approved that he would like to know what the proposed variance would require. Secondly, there is enough land to be developed without having to request a variance and he is concerned about the location of the development.

(IV) ITEMS FOR CONSIDERATION

P1. **Ordinance 22-O-21 - 1012-1018 Church Street Planned Development - Northlight Theatre**

Staff recommends City Council adoption of Ordinance 22-O-21 to extend the time for the commencement of construction of the Planned Development at 1012-1018 Church Street, originally approved on October 14, 2019. The Ordinance would grant a two-year extension for the building permit issuance to October 14, 2023.

For Introduction

Moved by 3rd Ward Alderman Melissa Wynne
Seconded by 8th Ward Alderman Ann Rainey

Ayes: 8th Ward Alderman Ann Rainey, 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, 5th Ward Alderman Robin Rue Simmons, 6th Ward Alderman Thomas Suffredin, and 3rd Ward Alderman Melissa Wynne

Carried 6-0 on a recorded vote

P2. **Ordinance 34-O-21, Granting a Special Use for a Mixed-Use Business Model that includes a Business/Vocational School, Sunshine Enterprises, in the I1 Industrial/Office District and oRD Redevelopment Overlay District**

The Zoning Board of Appeals recommends the City Council adoption of Ordinance 34-O-21, granting a Special Use for a Mixed-Use Business Model with a Business/Vocational School, Sunshine Enterprises, in the I1 Industrial/Office District and oRD Redevelopment Overlay District. The applicant has complied with all zoning requirements and meets the Standards for Special Use for these districts.

For Introduction

Alderman Wilson indicated that the City is not the one putting businesses in these locations, rather the businesses go through the process that is required of them to be established.

Alderman Revelle pointed out that only one of the businesses in this location is requesting the special use and all the other businesses can go in by right without having to go through City Council. She was surprised at how busy the alley is and it would be good to do a traffic study once we get beyond the pandemic and the businesses are in place to see if improvements can be made.

Alderman Wynne said that this is a re-adaptive use that allows multiple businesses to start that may not be able to do it solo. She agrees with Alderman Revelle that traffic should be looked at to ensure it is not overwhelming.

Alderman Rainey stated that the criticism is confusing to her because we have been told that what we need are more entrepreneurs and service-oriented small businesses. These are all neighborhood services that people can use and she is supportive of it.

Moved by 7th Ward Alderman Eleanor Revelle
Seconded by 6th Ward Alderman Thomas Suffredin

Ayes: 8th Ward Alderman Ann Rainey, 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, 6th Ward Alderman Thomas Suffredin, and 3rd Ward Alderman Melissa Wynne

Abstained: 5th Ward Alderman Robin Rue Simmons

Carried 5-0 on a recorded vote

(V) ITEMS FOR DISCUSSION

P1. Expanding Mailed Notices for Land Entitlement Cases to Include Rental Units

Staff seeks direction if there is a desire from City Council to investigate additional options for inclusion of rental units for mailed notices when noticing for land entitlement hearings. Staff can study the feasibility of obtaining a tool that can provide these lists as well as potential increases in cost for this change. Additionally, this change would require a text amendment to the City Code.

For Discussion

Johanna Nyden, Community Development Director, gave background information stating that this was a request by Alderman Fleming to send mailed notices to housing units that are

occupied by renters. Currently, the software that is utilized pulls the taxpayer and owner information. Staff would need to look at the cost and it would require a text amendment.

Alderman Wilson asked how it would be feasible to pull in the rental registration information.

Ms. Nyden responded that it would be very challenging to collect this information within a property radius and we wouldn't necessarily have the individuals that we could address to each unit. It would not be consistent across the board. She indicated we would have to explore what the options are to obtain this information.

Alderman Revelle asked what the phrase land entitlement hearing was referring to.

Ms. Nyden indicated that it is for any meeting we send a notification for - ZBA and Plan Commission, etc.

Alderman Revelle then asked who pays for the postcards.

Ms. Nyden responded that the applicant pays for the postcards to be sent.

Alderman Revelle said that it would probably significantly increase their cost. There have been several of these in her ward and the residents didn't always get the postcards and the sign posted on the property is helpful. Maybe the apartment and condos could post a sign as an alternate approach.

Alderman Rainey suggested that we provide a form letter to the management and ask them to share with all of their tenants. Asking for every single resident in some of these larger buildings like E2 would be an enormous expense.

Alderman Fleming joined the meeting to say that this request stemmed from the Pearlman building where the sign was posted out on the property facing the street but the residents don't generally walk out there and didn't see it. She indicated that she shares Alderman Rainey's request to notify residents through a sign in the lobby or something that goes to the residents from the landlords or management companies.

Alderman Wynne agreed that something could be posted in the lobby and notified by the landlords.

(VI) ITEMS FOR COMMUNICATION

(VII) ADJOURNMENT

Alderman Rainey moved adjournment of the meeting, seconded by Alderman Revelle. The meeting was adjourned at 5:05 p.m.